



Date Received at PFS: \_\_\_\_\_  
 IBC Transmittal No. (by PFS): \_\_\_\_\_  
 Project No. (by PFS): \_\_\_\_\_

ADDITIONAL OR MODIFIED ACCEPTANCE (MODULARS/PANELIZED)

This form is to be used only when the manufacturer is seeking acceptance of an additional model, modified model or model name change which uses a previously accepted building system.

Current PFS Building System Acceptance #: 579  
 Model Name/ No. COLONIAL CTM-L # 17066  
 Manufacturer's Name: Westchester Modular Homes  
 Plant(s) at which model will be produced Wingdale, NY 12594

Check One: \_\_\_\_\_ NEW MODEL  Revised Model\*

TECHNICAL DATA			
	Conforms		
	Yes	No	N/A
Floor Plan Showing:			
Braced Wall Method or Shearwalls	✓		
Building Size (LxW Dimensions)	✓		
Room Sizes, Light & Ventilation Schedule	✓		
Exit Requirements	✓		
Electrical Outlet Spacing & Smoke Detector	✓		
Location of Labels & Data Plates	✓		
Use Group, Type Const., Total Sq.Ft. Area	✓		
Plumbing System Design or Reference No. ( <u>Page 5A/B</u> )	✓		
Heat Loss Calculations or Reference No. ( <u>Attached</u> )	✓		
HVAC/Furnace Size/Model No. ( <u>By B/P</u> )			✓
Thermal Performance Calculations or Reference No. ( <u>Attached</u> )	✓		
Electrical Load Calculations or Reference No. ( <u>Typical</u> )	✓		
Service Size and Location ( <u>200 Amp - in Basement</u> )	✓		
Applicable Building Codes <u>SEE COVER PAGE</u>	✓		
Submit model to the following states: <u>MAINE</u>			
*Description of Modification: _____			
Requested by: <u>MIKE GALLAGHER</u> Date: <u>05/05/17</u>			
(designer)			

**For PFS Use**

Staff Plan Reviewer \_\_\_\_\_ IBC Certification #: \_\_\_\_\_ Date: 5/17/2017

Structural Calculation(s) Reviewed By: \_\_\_\_\_ P.E. #: \_\_\_\_\_ Date: \_\_\_\_\_

Remarks: \_\_\_\_\_

*\*\* (1) copy sent to IBC within 15 days of approval.*

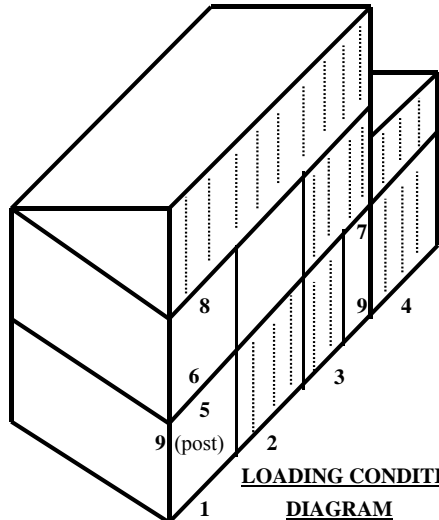
VERBAL APPROVAL GIVEN  By Whom: \_\_\_\_\_ To Whom: \_\_\_\_\_ Date: \_\_\_\_\_

MODEL WAS DEVIATED  Revision Number: \_\_\_\_\_

THIS FORM SHALL BE FILLED OUT COMPLETELY WITH EACH MODEL ACCEPTANCE OR MODIFICATION PRIOR TO SUBMITTAL TO PFS.

# WMH STRUCTURAL CALCULATION SHEET

SERIAL NO: **17066**      Truss #1      LOCATION: **Main House**  
 STATE: **ME**      FORMULAS AND FACTORS PER 2005 NDS



**LOADING CONDITION**

**DIAGRAM**

Width (ft) = **14**      Roof Pitch: **9**

Truss Type: **H** "H" = Hinged  
 "C" = Cape/Storage

DESIGN LOADING (PSF)			
	LL	DL	TL
1ST FL	40	10	50
CEILING	0	7	7
2ND FL	30	10	40
ROOF-EXT	376	130	506
ROOF-MAT	289	100	389
EXT WALL	0	50	50
MAT WALL	0	40	40

**TRUSS REACTIONS**

R1 = **1087** lbs      R2 = **836** lbs  
 Spacing = **24** in. o.c.

Truss: **HM983404**

Roof LL =  $P_g * 0.7 * C_t * \text{Unbal. Load}$  (assumes  $C_e$  and  $I = 1.0$ )

(Load in psf)	$P_g$	*0.7	$C_t$	Unbal.	Rf LL
Design Snow Load	<b>55</b>	0.7	<b>1.1</b>	1.5	<b>64</b>
Actual Snow Load	<b>50</b>	0.7	<b>1.1</b>	1.5	<b>58</b>

(Load in psf)	Top Chord		Bot. Chord		Total
	LL	DL	LL	DL	
Design Load	<b>64</b>	10	0	10	<b>84</b>
Actual Load	<b>58</b>	10	0	10	<b>78</b>

Total Load Reduction Factor =  $\frac{\text{Actual}}{\text{Design}} = \frac{78}{84} = 0.93$

Live Load Reduction Factor =  $\frac{\text{Live Load}}{\text{Total Load}} = \frac{58}{78} = 0.74$

**Adjusted Loads**

W1 (tot) = **506** lbs/lf      W2 (tot) = **389** lbs/lf  
 W1 (live) = **376** lbs/lf      W2 (live) = **289** lbs/lf

**LOAD COMBINATION SUMMARY CHART (lbs/lf)**

Loading Condition	1st Floor		1st Fl Wall		Clg	2nd Floor		2nd Fl Wall		Roof/Ext		Roof/Mate		Total-Ext		Total-Mate	
	Total	Live	Ext	Mate		Total	Total	Live	Ext	Mate	Total	Live	Total	Live	Total	Live	
<b>1</b>	350	280												350	280	350	280
<b>2</b>	350	280	50	40	49	280	210							607	368	597	368
<b>3</b>	350	280	50	40	49	280	210	50	40	506	376	389	289	1068	649	953	584
<b>4</b>	350	280	50	40						506	376	389	289	742	492	637	427
<b>5</b>					49									49	0	49	0
<b>6</b>						280	210							280	210	280	210
<b>7</b>						280	210	50	40	506	376	389	289	689	439	584	374
<b>8</b>										506	376	389	289	506	376	389	289
<b>9</b>					49	280	210	50	40	506	376	389	289	739	439	633	374

Notes:

1. Floor and ceiling loads above are calculated using the following:

[Box Width (ft)] / 2 x Design Load      Example:      1st Floor = 14 / 2 x 50 = 350 lbs/lf

2. Roof loads are taken from Max Gravity Reactions listed on truss drawing and adjusted to account for spacing versus Design snow load as shown above.

3. Load totals given for conditions with multiple live loads incorporate a reduction factor of .75 applied to the live loads only.



SERIAL NO: 17066

**Beam Calculations - Truss: HM983404**

**Main House**

Microlam Design Values	17066 SPF #2 Design Values	Formulas used in Calculations
F <sub>b</sub> = 2925 psi	F <sub>b</sub> = 875 psi	A = (b)(d)      A <sub>REQD</sub> = Max Shear/F <sub>v</sub> '      I <sub>REQD</sub> (TL) = Δ <sub>TL</sub> (1.875(W <sub>TL</sub> L)/E
F <sub>v</sub> = 285 psi	F <sub>v</sub> = 135 psi	S = (b)(d) <sup>2</sup> /6      S <sub>REQD</sub> = 12(W) <sup>2</sup> /8(F <sub>v</sub> ')      I <sub>REQD</sub> (LL) = Δ <sub>LL</sub> (1.875(W <sub>TL</sub> L)/E
E = 2,000,000 psi	E = 1,400,000 psi	I = (b)(d) <sup>3</sup> /12

**Beam #1:** Location: **Dining/Kitchen** **FLOOR ABOVE**

Loading Parameters:	Beam Type:	Loading Conditions:
Loading Condition: <b>7</b> (from cover sheet)	<b>M</b> ("M" for Microlam)	W <sub>TL</sub> = <b>584.3</b> plf
Length of Beam: <b>12.3</b> ft = L	("S" for SPF#2)	W <sub>LL</sub> = <b>374.3</b> plf
Beam Location: <b>M</b> ("M" for Mate Line)		
Support Wall Height: <b>9</b> ft	Max Shear = WL/2 lbs = 3594 lbs	Max Defl (TL) = L(12)/240 in = 0.62 in
	Max Moment = WL <sup>2</sup> /8 ft-lbs = 11051 ft-lbs	Max Defl (LL) = L(12)/360 in = 0.41 in

Member Analyzed:	Microlam Adjustment Factors	Adjusted Microlam Design Values
<b>Mircolam Beam PASSES</b>		
<b>Quantity</b> <b>Depth</b>	CD(fb) = 1.15      Cr(Fb) = 1	F <sub>b</sub> = 3363.8 psi
2 @ 1-1/2x <b>9.25</b> in	CD(fv) = 1.15	F <sub>v</sub> = 327.8 psi
	CF(Fb) = 1	E = 2,000,000 psi
<b>Required Properties Of Beam</b>		<b>Required Posts</b>
A = 37 in <sup>2</sup> >      A <sub>(REQD)</sub> = 10.96 in <sup>2</sup> 30%		2x3's = 5
S = 57 in <sup>3</sup> >      S <sub>(REQD)</sub> = 39.4 in <sup>3</sup> 69%		or 2x4's = 2
I = 263.8 in <sup>4</sup> >      I <sub>TL(REQD)</sub> = 244.66 in <sup>4</sup> 93%		or 2x6's = N/A
	I <sub>LL(REQD)</sub> = 235.05 in <sup>4</sup> 89%	

**Beam #2:** Location: **Dining/Kitchen** **CEILING**

Loading Parameters:	Beam Type:	Loading Conditions:
Loading Condition: <b>5</b> (from cover sheet)	<b>M</b> ("M" for Microlam)	W <sub>TL</sub> = <b>49</b> plf
Length of Beam: <b>12.3</b> ft = L	("S" for SPF#2)	W <sub>LL</sub> = <b>0</b> plf
Beam Location: <b>M</b> ("M" for Mate Line)		
Support Wall Height: <b>9</b> ft	Max Shear = WL/2 lbs = 301 lbs	Max Defl (TL) = L(12)/180 in = 0.82 in
	Max Moment = WL <sup>2</sup> /8 ft-lbs = 927 ft-lbs	Max Defl (LL) = L(12)/240 in = 0.62 in

Member Analyzed:	Microlam Adjustment Factors	Adjusted Microlam Design Values
<b>Mircolam Beam PASSES</b>		
<b>Quantity</b> <b>Depth</b>	CD(fb) = 0.9      Cr(Fb) = 1	F <sub>b</sub> = 2632.5 psi
1 @ 1-1/2x <b>5.5</b> in	CD(fv) = 0.9	F <sub>v</sub> = 256.5 psi
	CF(Fb) = 1	E = 2,000,000 psi
<b>Required Properties Of Beam</b>		<b>Required Posts</b>
A = 8.3 in <sup>2</sup> >      A <sub>(REQD)</sub> = 1.17 in <sup>2</sup> 14%		2x3's = 1
S = 7.6 in <sup>3</sup> >      S <sub>(REQD)</sub> = 4.2 in <sup>3</sup> 55%		or 2x4's = 1
I = 20.8 in <sup>4</sup> >      I <sub>TL(REQD)</sub> = 15.41 in <sup>4</sup> 74%		or 2x6's = N/A
	I <sub>LL(REQD)</sub> = 0 in <sup>4</sup> 0%	

**Beam #3:** Location: **Floor Girders** **FLOOR**

Loading Parameters:	Beam Type:	Loading Conditions:
Loading Condition: <b>3</b> (from cover sheet)	<b>S</b> ("M" for Microlam)	W <sub>TL</sub> = <b>953.3</b> plf
Length of Beam: <b>6.5</b> ft = L	("S" for SPF#2)	W <sub>LL</sub> = <b>584.3</b> plf
Beam Location: <b>M</b> ("M" for Mate Line)		
Support Wall Height: <b>8</b> ft	Max Shear = WL/2 lbs = 3098 lbs	Max Defl (TL) = L(12)/240 in = 0.33 in
	Max Moment = WL <sup>2</sup> /8 ft-lbs = 5035 ft-lbs	Max Defl (LL) = L(12)/360 in = 0.22 in

Member Analyzed:	SPF #2 Adjustment Factors	Adjusted SPF #2 Design Values
<b>SPF #2 Beam PASSES</b>		
<b>Quantity</b> <b>Depth</b>	CD(fb) = 1.15      Cr(Fb) = 1	F <sub>b</sub> = 1106.9 psi
2 @ 2x <b>10</b> in	CD(fv) = 1.15	F <sub>v</sub> = 155.3 psi
	CF(Fb) = 1.1	E = 1,400,000 psi
<b>Required Properties Of Beam</b>		<b>Required Posts</b>
A = 37 in <sup>2</sup> >      A <sub>(REQD)</sub> = 19.95 in <sup>2</sup> 54%		2x3's = 4
S = 57 in <sup>3</sup> >      S <sub>(REQD)</sub> = 54.6 in <sup>3</sup> 96%		or 2x4's = 2
I = 263.8 in <sup>4</sup> >      I <sub>TL(REQD)</sub> = 84.15 in <sup>4</sup> 32%		or 2x6's = N/A
	I <sub>LL(REQD)</sub> = 77.36 in <sup>4</sup> 29%	



Job <b>77906</b>	Truss <b>HM983404</b>	Truss Type <b>HINGE MONO</b>	Qty <b>1</b>	Ply <b>1</b>	West Chester 212 9 HS 14 Designer:SM (PA 30586)
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Universal Forest Products Inc., Grand Rapids, MI 49525, Steve Minahan 7.610 e Jan 29 2015 Mitek Industries, Inc. Mon Apr 27 12:14:42 2015 Page 1 of 1

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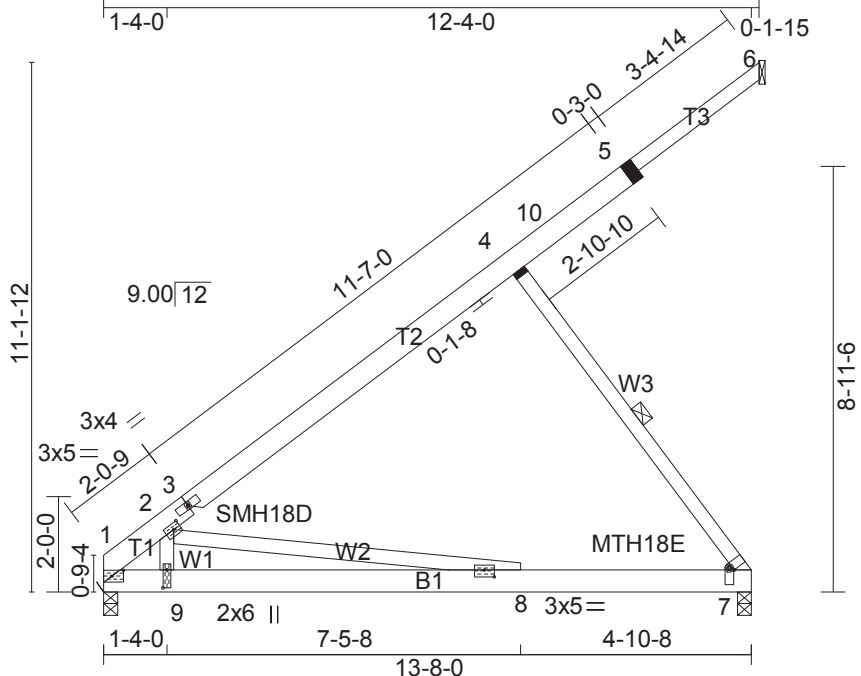


Plate Offsets (X,Y)-- [1:0-2-15,0-1-8], [2:0-1-12,0-1-8], [7:0-0-11,0-1-2], [8:0-2-8,0-1-12], [9:0-4-8,0-1-0]

<b>SPACING--</b> 2-0-0 <b>LOADING (psf)</b> TCLL 42.3 (Ground Snow=55.0) TCDL 10.0 BCLL 0.0 * BCDL 10.0	<b>SPACING--</b> 1-4-0 <b>LOADING (psf)</b> TCLL 63.5 (Ground Snow=82.5) TCDL 15.0 BCLL 0.0 * BCDL 15.0	<b>SPACING--</b> 1-0-0 <b>LOADING (psf)</b> TCLL 84.7 (Ground Snow=110.0) TCDL 20.0 BCLL 0.0 * BCDL 20.0	<b>SPACING--</b> 2-0-0 Plate Grip DOL 1.15 Lumber DOL 1.15 Rep Stress Incr YES Code IBC2009/TPI2007	<b>CSI.</b> TC 0.99 BC 0.49 WB 0.80 (Matrix)	<b>DEFL.</b> in (loc) l/defl L/d Vert(LL) -0.28 8-9 >577 240 Vert(TL) -0.72 8-9 >226 180 Horz(TL) 0.01 7 n/a n/a	<b>PLATES GRIP</b> MT20 197/144 MT18HS 197/144  Weight: 68 lb FT = 0%
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<b>LUMBER-</b> TOP CHORD 2x6 SPF No.2 *Except* T3: 2x4 SPF No.2 BOT CHORD 2x6 SPF 2100F 1.8E WEBS 2x4 SPF Stud	<b>BRACING-</b> TOP CHORD Structural wood sheathing directly applied or 3-5-6 oc purlins. Except: [P] 4-2-0 oc bracing: 4-6 BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing. WEBS 1 Row at midpt 4-7
<b>REACTIONS.</b> (lb/size) 1=984/0-3-8, 7=713/0-3-8, 6=0/Mechanical Max Horz 1=625(LC 9), 6=-260(LC 14) Max Uplift 1=-270(LC 9), 7=-616(LC 9) Max Grav 1=1087(LC 14), 7=836(LC 14)	
<b>FORCES.</b> (lb) - Maximum Compression/Maximum Tension TOP CHORD 1-2=-1676/291, 2-3=-1141/158, 3-4=-1085/139, 4-10=-667/135, 5-10=-618/136, 5-6=-332/153 BOT CHORD 1-9=-840/880, 8-9=-840/880, 7-8=-456/523 WEBS 2-9=0/793, 2-8=-664/389, 4-7=-872/760	

**REQUIRED FIELD JOINT CONNECTIONS** - Maximum Compression (lb)/ Maximum Tension (lb)/ Maximum Shear (lb)/ Maximum Moment (lb-in)  
4=872/760/0/0

- NOTES-**
- 1) Wind: ASCE 7-05; 120mph @24in o.c.; TCDL=3.0psf; BCDL=3.0psf; (Alt. 147mph @16in o.c.; TCDL=4.5psf; BCDL=4.5psf); (Alt. 150mph @12in o.c.; TCDL=6.0psf; BCDL=6.0psf); h=30ft; Cat. II; Exp C; 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=55.0 psf (ground snow); Ps=42.3 psf (roof snow); Category II; Exp C; 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 basic load combinations, which include cases with reductions for multiple concurrent live loads.
  - 6) All plates are MT20 plates unless otherwise indicated.
  - 7) See HINGE PLATE DETAILS for plate placement.
  - 8) Provisions must be made to prevent lateral movement of hinged member(s) during transportation.
  - 9) All additional member connections shall be provided by others for forces as indicated.
  - 10) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
  - 11) \* 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.
  - 12) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 270 lb uplift at joint 1 and 616 lb uplift at joint 7.
  - 13) This truss has been designed in accordance with the 2009 IBC Section 2303.4.6, 2009 IRC Section 802.10.2.
  - 14) Graphical purlin representation does not depict the size or the orientation of the purlin along the top and/or bottom chord.
  - 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.
  - 17) Revision of HM983403; removed RST clip from print.




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\ufp.tpe

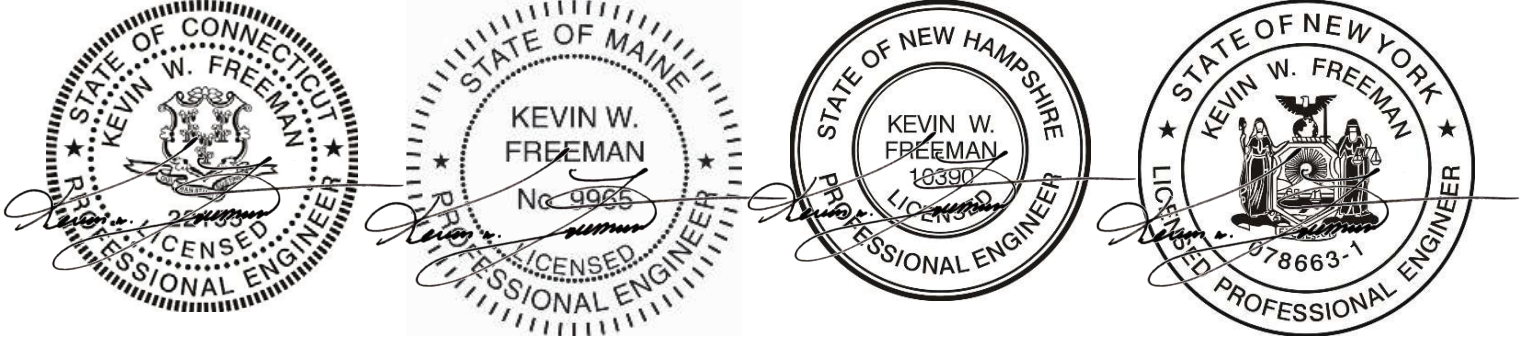




# UNIVERSAL FOREST PRODUCTS, INC.

Job 77906	Truss HM983404	Customer WEST CHESTER	MFG 212
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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 a design 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.



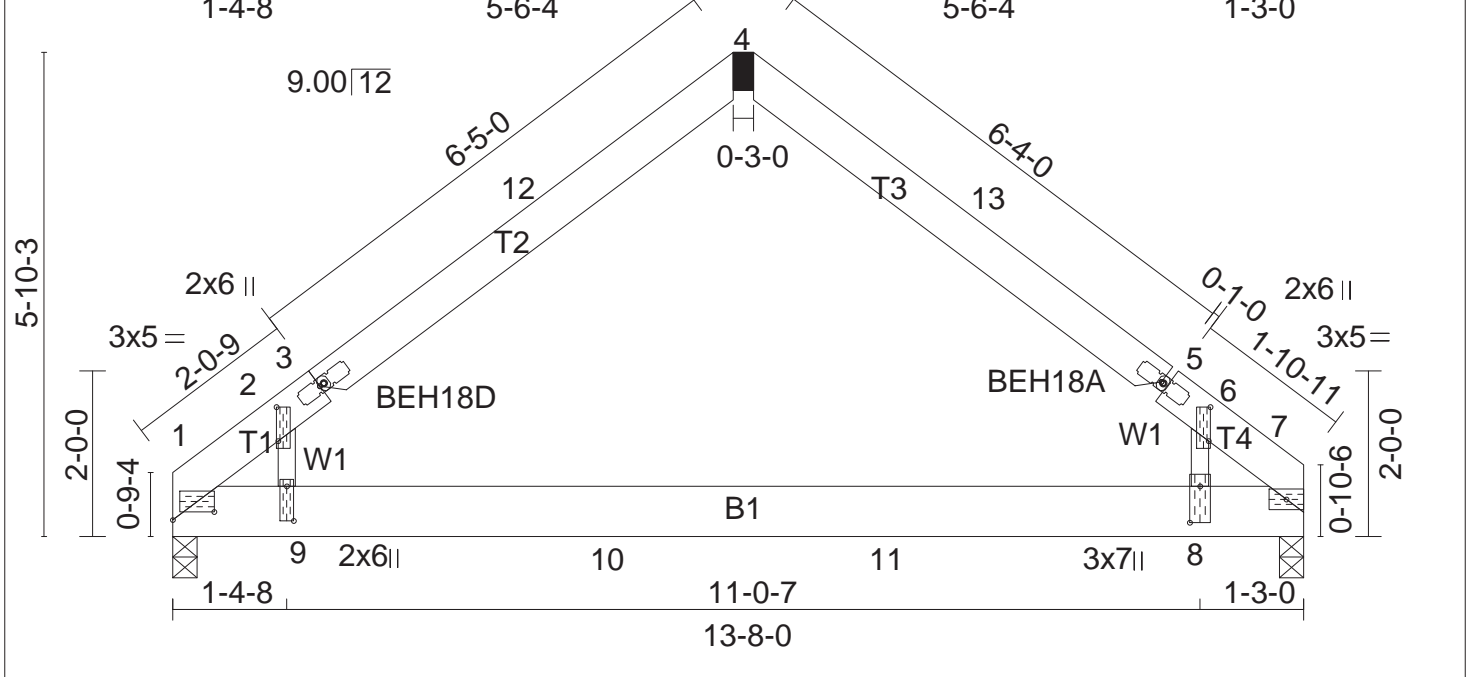


Plate Offsets (X,Y): [1:0-6-0,0-1-3], [2:0-4-15,0-0-4], [3:0-0-11,0-0-0], [5:0-0-5,0-0-0], [6:0-4-15,0-0-4], [8:0-5-4,0-1-8], [9:0-5-0,0-1-0]

SPACING: 2-0-0 LOADING (psf)	SPACING: 1-4-0 LOADING (psf)	SPACING: 1-0-0 LOADING (psf)	SPACING 2-0-0 Plates Increase 1.15 Lumber Increase 1.15 Rep Stress Incr YES Code IBC2009/TPI2007	CSI TC 0.40 BC 0.80 WB 0.27 (Matrix)	DEFL in (loc) l/defl L/d Vert(LL) 0.34 8-9 >467 240 Vert(TL) -0.65 8-9 >246 180 Horz(TL) 0.00 7 n/a n/a	PLATES GRIP MT20 197/144 MI18 141/138  Weight: 65 lb FT = 0%
TCLL 42.3 (Ground Snow=55.0) TCDL 10.0 BCLL 0.0 * BCDL 10.0	TCLL 63.5 (Ground Snow=82.5) TCDL 15.0 BCLL 0.0 * BCDL 15.0	TCLL 84.7 (Ground Snow=110.0) TCDL 20.0 BCLL 0.0 * BCDL 20.0				

**LUMBER**  
TOP CHORD 2 X 6 SPF No.2  
BOT CHORD 2 X 8 SPF No.2  
WEBS 2 X 3 SPF Stud

**BRACING**  
TOP CHORD Structural wood sheathing directly applied or 6-0-0 oc purlins.  
BOT CHORD Rigid ceiling directly applied or 7-2-13 oc bracing. [P]

**REACTIONS** (lb/size) 1=744/0-3-8 (min. 0-1-8), 7=742/0-3-8 (min. 0-1-8)  
Max Horz 1=-308(LC 7)  
Max Uplift 1=-372(LC 9), 7=-369(LC 10)  
Max Grav 1=836(LC 2), 7=832(LC 2)

**FORCES** (lb) - Maximum Compression/Maximum Tension  
TOP CHORD 1-2=-509/210, 2-3=-672/332, 3-12=-603/297, 4-12=-439/304, 4-13=-455/309, 5-13=-610/302, 5-6=-644/291, 6-7=-437/214  
BOT CHORD 1-9=-146/374, 9-10=-135/364, 10-11=-135/364, 8-11=-135/364, 7-8=-131/376  
WEBS 2-9=-404/541, 6-8=-503/622

**REQUIRED FIELD JOINT CONNECTIONS** - Maximum Compression (lb)/ Maximum Tension (lb)/ Maximum Shear (lb)/ Maximum Moment (lb-in)  
4=307/311/265/0

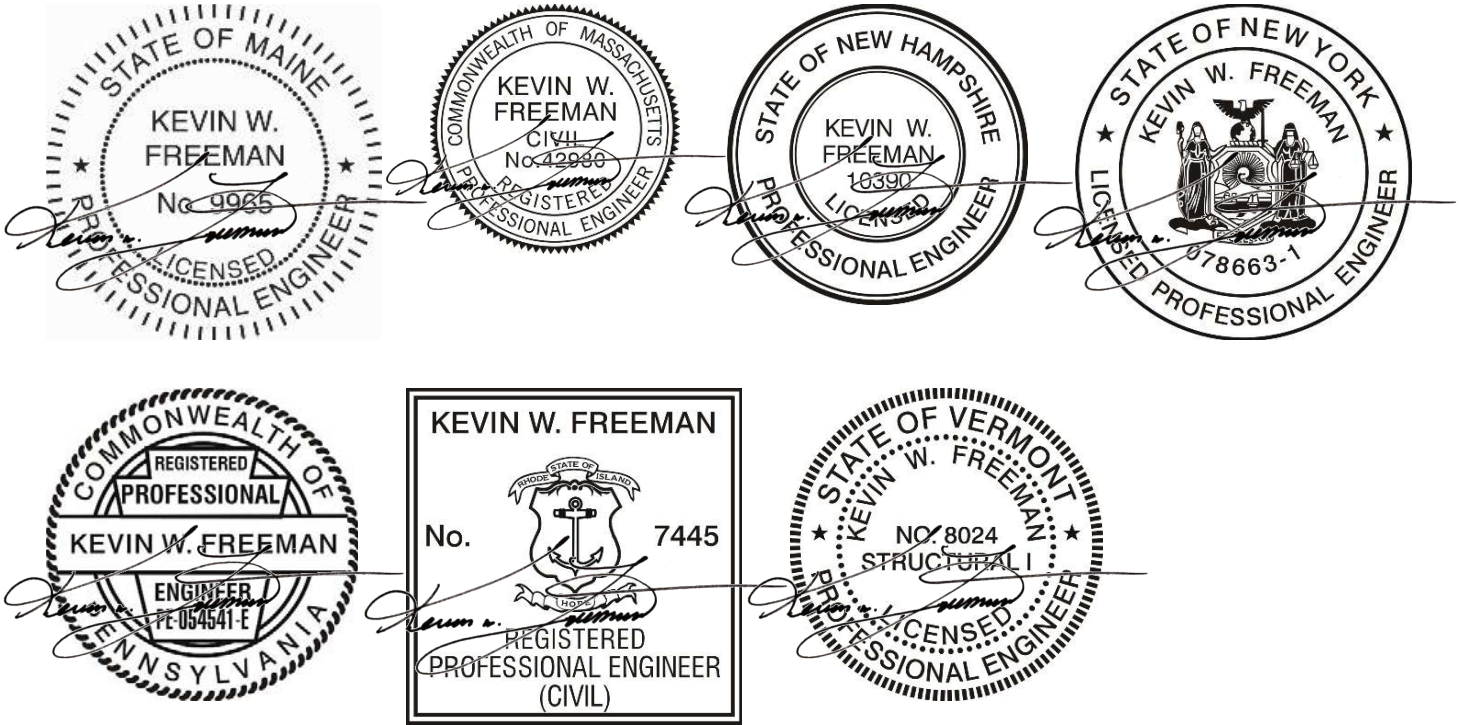
- NOTES**
- 1) Wind: ASCE 7-05; 120mph @ 24in o.c.; TCCL=3.0psf; BCDL=3.0psf; (Alt. 147mph @ 16in o.c.; TCCL=4.5psf; BCDL=4.5psf); (Alt. 150mph @ 12in o.c.; TCCL=6.0psf; BCDL=6.0psf; Cat. II; Exp C; enclosed; MWFRS (low-rise) gable end zone and C-C Exterior(2) zone; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
  - 2) TCCL: ASCE 7-05; P<sub>g</sub>=55.0 psf (ground snow); P<sub>s</sub>=42.3 psf (roof snow); Category II; Exp C; 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 basic load combinations, which include cases with reductions for multiple concurrent live loads.
  - 6) All plates are MT20 plates unless otherwise indicated.
  - 7) See BEH18 DETAILS for plate placement.
  - 8) Provisions must be made to prevent lateral movement of hinged member(s) during transportation.
  - 9) All additional member connections shall be provided by others for forces as indicated.
  - 10) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
  - 11) \* 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, with BCDL = 10.0psf.
  - 12) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 372 lb uplift at joint 1 and 369 lb uplift at joint 7.
  - 13) This truss has been designed in accordance with the 2009 IBC Section 2303.4.6, 2009 IRC Section 802.10.2.
  - 14) 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.
  - 15) If shown, field installed members are an integral part of this design. To ensure proper performance, all field installed members must be installed prior to applying any loading to the truss.
  - 16) Revision of P799901; updated code.





UNIVERSAL FOREST PRODUCTS, INC.

Job 58735	Truss P799902	Customer WEST CHESTER	MFG 212
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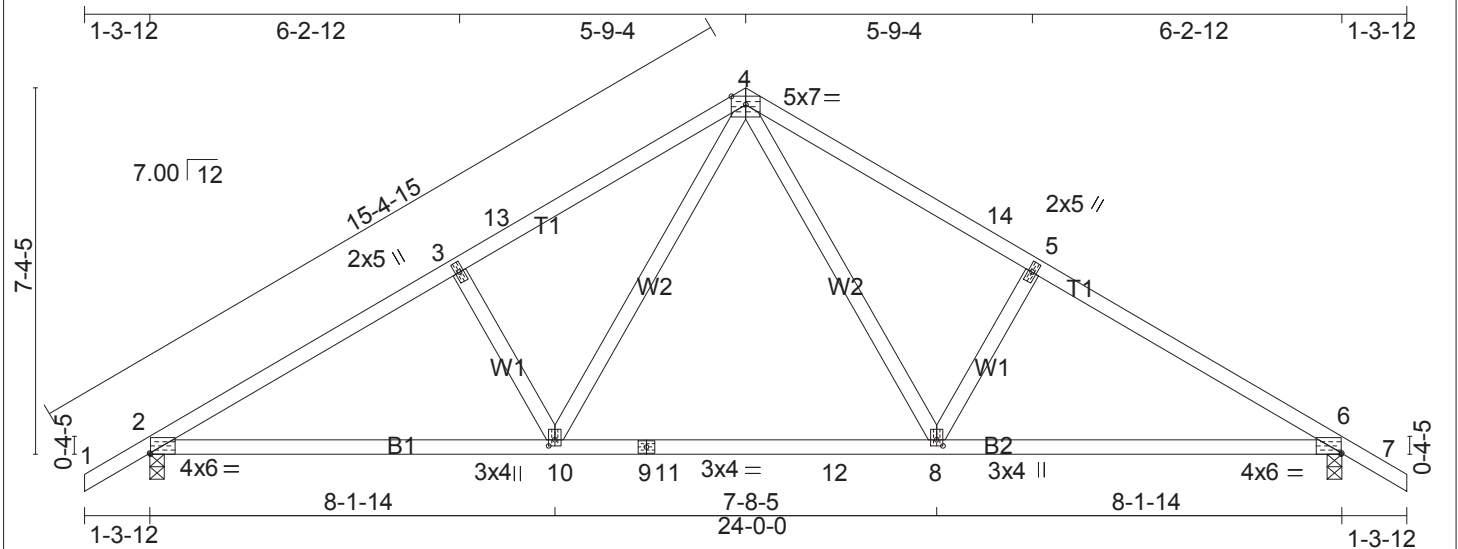


Plate Offsets (X,Y): [2:0-0-2,Edge], [6:0-0-2,Edge], [8:0-1-8,0-1-8], [10:0-1-8,0-1-8]

<b>SPACING:</b> 2-0-0 <b>LOADING (psf)</b> TCLL 42.3 (Ground Snow=55.0) TCDL 10.0 BCLL 0.0 * BCDL 10.0	<b>SPACING:</b> 1-4-0 <b>LOADING (psf)</b> TCLL 63.5 (Ground Snow=82.5) TCDL 15.0 BCLL 0.0 * BCDL 15.0	<b>SPACING:</b> 1-0-0 <b>LOADING (psf)</b> TCLL 84.7 (Ground Snow=110.0) TCDL 20.0 BCLL 0.0 * BCDL 20.0	<b>SPACING</b> 2-0-0 Plates Increase 1.15 Lumber Increase 1.15 Rep Stress Incr YES Code IBC2009/TPI2007	<b>CSI</b> TC 0.94 BC 0.92 WB 0.62 (Matrix)	<b>DEFL</b> in (loc) l/defl L/d Vert(LL) -0.20 8-10 >999 240 Vert(TL) -0.34 6-8 >838 180 Horz(TL) 0.08 6 n/a n/a	<b>PLATES GRIP</b> MT20 197/144  Weight: 89 lb FT = 0%
--	--	---	---	---	---	--

**LUMBER**  
 TOP CHORD 2x4 SPF No.2  
 BOT CHORD 2x4 SPF No.2  
 WEBS 2x4 SPF Stud

**BRACING**  
 TOP CHORD Structural wood sheathing directly applied.  
 BOT CHORD Rigid ceiling directly applied or 2-2-0 oc bracing. [P]

**REACTIONS** (lb/size) 2=1399/0-3-8 (min. 0-2-14), 6=1399/0-3-8 (min. 0-2-14)  
 Max Horz 2=414(LC 8)  
 Max Uplift 2=828(LC 9), 6=828(LC 10)  
 Max Grav 2=1824(LC 19), 6=1824(LC 20)

**FORCES** (lb) - Maximum Compression/Maximum Tension  
 TOP CHORD 1-2=0/122, 2-3=-2444/1083, 3-13=-2034/1101, 4-13=-1871/1117, 4-14=-1871/1117, 5-14=-2034/1101, 5-6=-2444/1083, 6-7=0/122  
 BOT CHORD 2-10=-840/1917, 9-10=-375/1264, 9-11=-375/1264, 11-12=-375/1264, 8-12=-375/1264, 6-8=-711/1917  
 WEBS 3-10=-801/507, 4-10=-463/1039, 4-8=-463/1039, 5-8=-801/507

- NOTES** (12)
- 1) Wind: ASCE 7-05; 120mph (3-second gust) @24in o.c.; TCDL=3.0psf; BCDL=3.0psf; (Alt. 147mph @16in o.c.; TCDL=4.5psf; BCDL=4.5psf); (Alt. 150mph @12in o.c.; TCDL=6.0psf; BCDL=6.0psf); h=30ft; Cat. II; Exp C; 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=55.0 psf (ground snow); Ps=42.3 psf (roof snow); Category II; Exp C; 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 17.0 psf or 2.00 times flat roof load of 42.3 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) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
  - 8) \* 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, with BCDL = 10.0psf.
  - 9) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 828 lb uplift at joint 2 and 828 lb uplift at joint 6.
  - 10) This truss has been designed in accordance with the 2009 IBC Section 2303.4.6, 2009 IRC Section 802.10.2.
  - 11) In the LOAD CASE(S) section, loads applied to the face of the truss are noted as front (F) or back (B).
  - 12) This truss has been designed to meet the 2003 IBC Section 2308.10.7.1; 2003 IRC R802.10.2

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

This building 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 copyright 2013 by: Universal Forest Products, Inc.

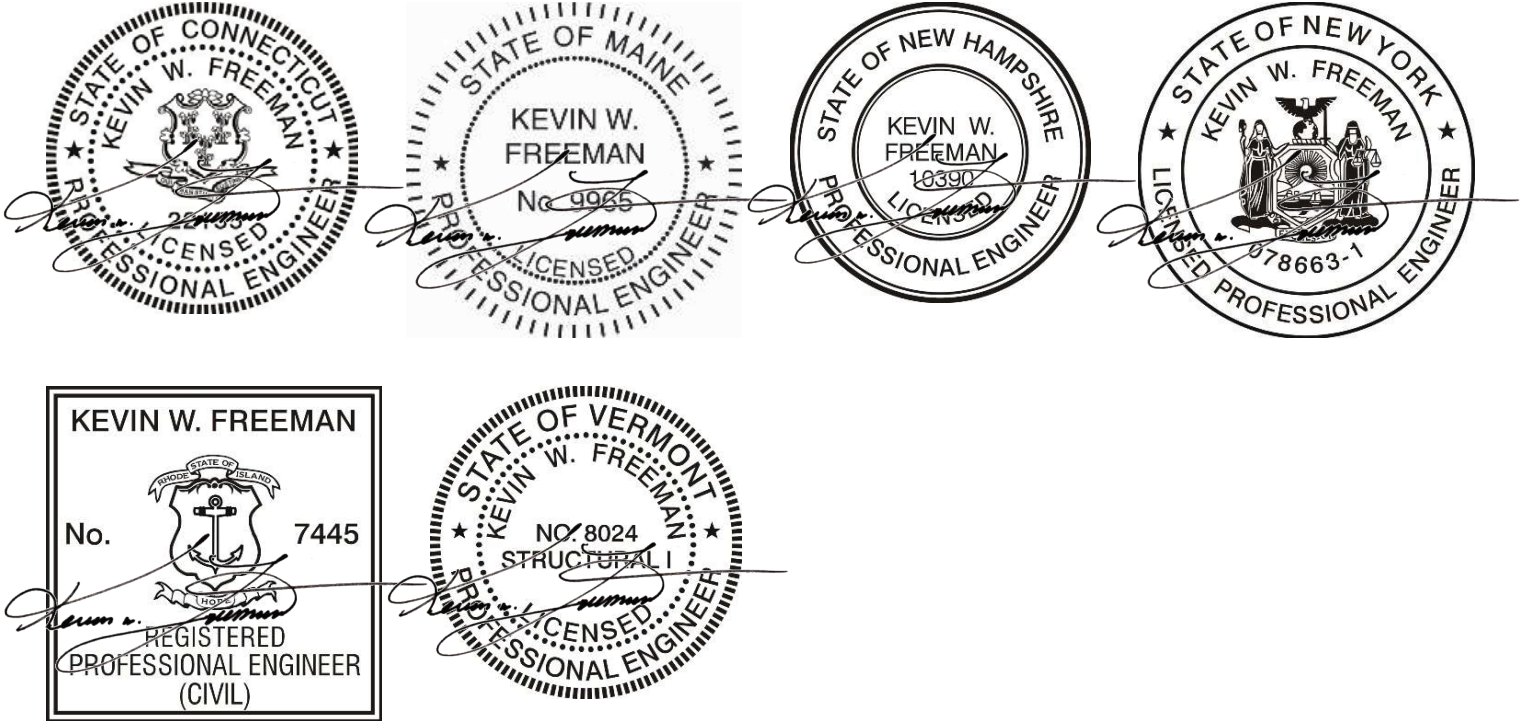




## UNIVERSAL FOREST PRODUCTS, INC.

Job 67131	Truss P1268101	Customer WEST CHESTER	MFG 212
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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 a design 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.



	F	P	Column A LIV RM	Column B DIN RM	Column C KIT	Column D WIC	Column E ENTRY	Column F G.BATH	Column G M.BATH	Column H H.BATH								
Height	A	A	9	B 9	B 9	B 8	B 9	B 8	B 8	B 9								
Length	C	G	23.7	T 12.2	T 19.8	T 5	T 5.5	T 5.8	T 5.7	T 8.2								
Width	T	E	13	U 13.2	U 13.8	U 9	U 13	U 9	U 13.5	U 5.5								
Length Exposed Wall	O	N	36.7	H 25.4	H 33.6	H 5	H 18.5	H 5.8	H 18	H 8.3								
Wdw & Dr Area -Glass	R	O	58.8	52.2	8		6	1.7	9.9	0								
Wall Constr Uo	4.50	1	330	1485	229	1031	302	1359	40	180	167	752	46	207	144	648	75	338
Type of Glass Ug	22.50	1	58.8	1323	52.2	1175	8	180	0	0	6	135	1.7	38	9.9	223	0	0
Ceiling Constr Uo	2.34	2		0	0	0	45	105	0	52	122	77	180					0
Floor Constr Uo	4.23	2	308	1303	161	681	273	1155	0	72	305	0	0	0	0	45	190	
Door Opening	5.94	1	39	232	0	0	0	0	20	119	0	0	0	0	0	0	0	
One Wall (W/Glass)	1.08	3		0	0	0	360	389	0	418	451	0	406	438				
Two Walls	1.62	3	2773	4492	1449	2347	2459	3984	0	644	1043	0	616	998	0	0	0	
Three Walls or Foyer	2.16	3		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total BTUH				8835	5234	6678	674	5234	2354	818	2049	966						

Room Name	F	P	Column I MSTR BR	Column J BDRM 2	Column K BDRM 3	Column L BDRM 4	BTUH	BTUH	BTUH	Watts	Watt	Watts					
Height	A	A	8	B 8	B 8	B 8	B	Col.	Actual	Lgth	Used	Actual	Lgth	Used			
Length	C	G	18.8	T 13.9	T 13.9	T	T	A	9719	16	9920	2850	12	3000			
Width	T	E	13	U 13	U 13	U	U	B	5757	10	6200	1688	7	1750			
Length Exposed Wall	O	N	33.8	H 26.9	H 26.9	H	0	H	C	7346	12	7440	2154	9	2250		
Wdw & Dr Glass Area	R	O	25.7	19.8	19.8			D	741	2	1240	217	1	250			
Wall Constr Uo	4.50	1	270	1215	215	968	215	968	0	0	E	2589	5	3100	759	4	1000
Type of Glass Ug	22.50	1	25.7	578	19.8	446	19.8	446	0	0	F	900	2	1240	264	2	500
Ceiling Constr Uo	2.34	2	244	571	181	424	181	424	0	0	G	2254	4	2480	661	3	750
Floor Constr Uo	4.23	2		0	0	0	0	0	0	H	1063	2	1240	312	2	500	
Door Opening	5.94	1		0	0	0	0	0	0	I	6084	10	6200	1784	8	2000	
One Wall (W/Glass)	1.08	3		0	0	0	0	0	0	J	4599	8	4960	1349	6	1500	
Two Walls	1.62	3	1955	3167	1446	2343	1446	2343	0	0	K	4599	8	4960	1349	6	1500
Three Walls or Foyer	2.16	3		0	0	0	0	0	0	L	0	0	0	0	0	0	
Total BTUH				5531	4181	4181		0 TL BTU	45651	79	48980	13387	60	15000			



1	ELEVATIONS	TOTAL AREA	= 1850 SQ FT
2	FOUNDATION PLAN	USE GROUP	= SINGLE FAMILY
3A,3B	FLOOR PLAN	CONST. TYPE	= VB
3C	GARAGE PLAN	GROUND SNOW LOAD	= 50 LB/SF
4	CROSS SECTION	WIND SPEED	< 100MPH
4D	BRACED WALLS PLAN	FLOOR LIVE LOAD	
5A,5B	PLUMBING PLAN	1st FL.	= 40 LB/SF
6A,6B	ELECTRICAL PLAN	2nd FL.	= 30 LB/SF
7C,7D	FHW HEATING PLAN		
8	STD. NOTES & DETAILS		



\*\*\*BUILDER IS RESPONSIBLE FOR ANY AND ALL ITEMS NOTED AS "BY B/P"\*\*\*

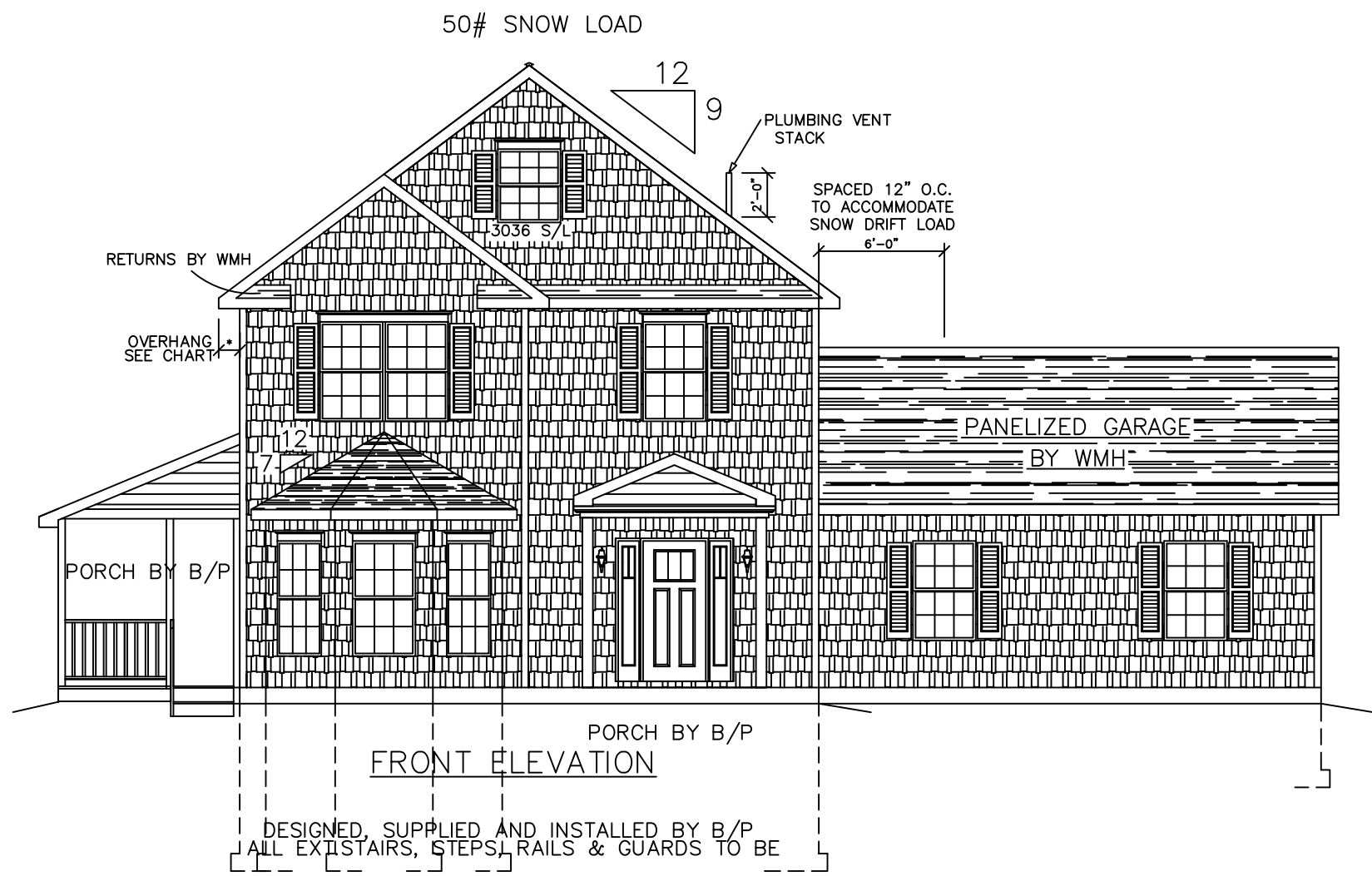
- \* DESIGNED TO THE FOLLOWING:
- 2009 INTERNATIONAL RESIDENTIAL CODE W/EXCEPTIONS
  - 2011 NATIONAL ELECTRICAL CODE W/EXCEPTIONS
  - 2009 UNIFORM PLUMBING CODE W/EXCEPTIONS
  - 2011 NFPA 31, STD FOR THE INSULATION OF OIL BURNING EQUIPMENT
  - 2011 NFPA 54, NATIONAL FUEL GAS CODE
  - 2010 NFPA 211, STD FOR CHIMNEYS, FIREPLACES, VENTS & SOLID FUEL BURNING APPLIANCES
  - 2011 STATE OF MAINE OIL & SOLID FUEL BOARD LAW & RULES

SEE STANDARD NOTES & DETAILS DWG #8

THIRD PARTY INSPECTION AGENCY		SERIAL No. 17066	
PE / RA		PRODUCTION No.	DATE
DESIGNER: MJG	BUILDER: SILVER BEACH LLC DBA SILVER BEACH HOMES 83 WELLMWOOD RD PORTLAND ME 04103	REVISION	DATE
DATE: 05/05/17	HOMEOWNER: BOUCHARD/MEOLI		
SCALE: N/A	SITE: 291 SUMMIT STREET PORTLAND, ME 04103	CHECK	DATE
PAGE: 0	<b>MAINE 2 STORY COVER SHEET</b>		
	Westchester Modular Homes Inc 30 Reagans Mill Road, Wingdale, New York, 12594 Tel (845)832-9400 Fax (845)832-6698		

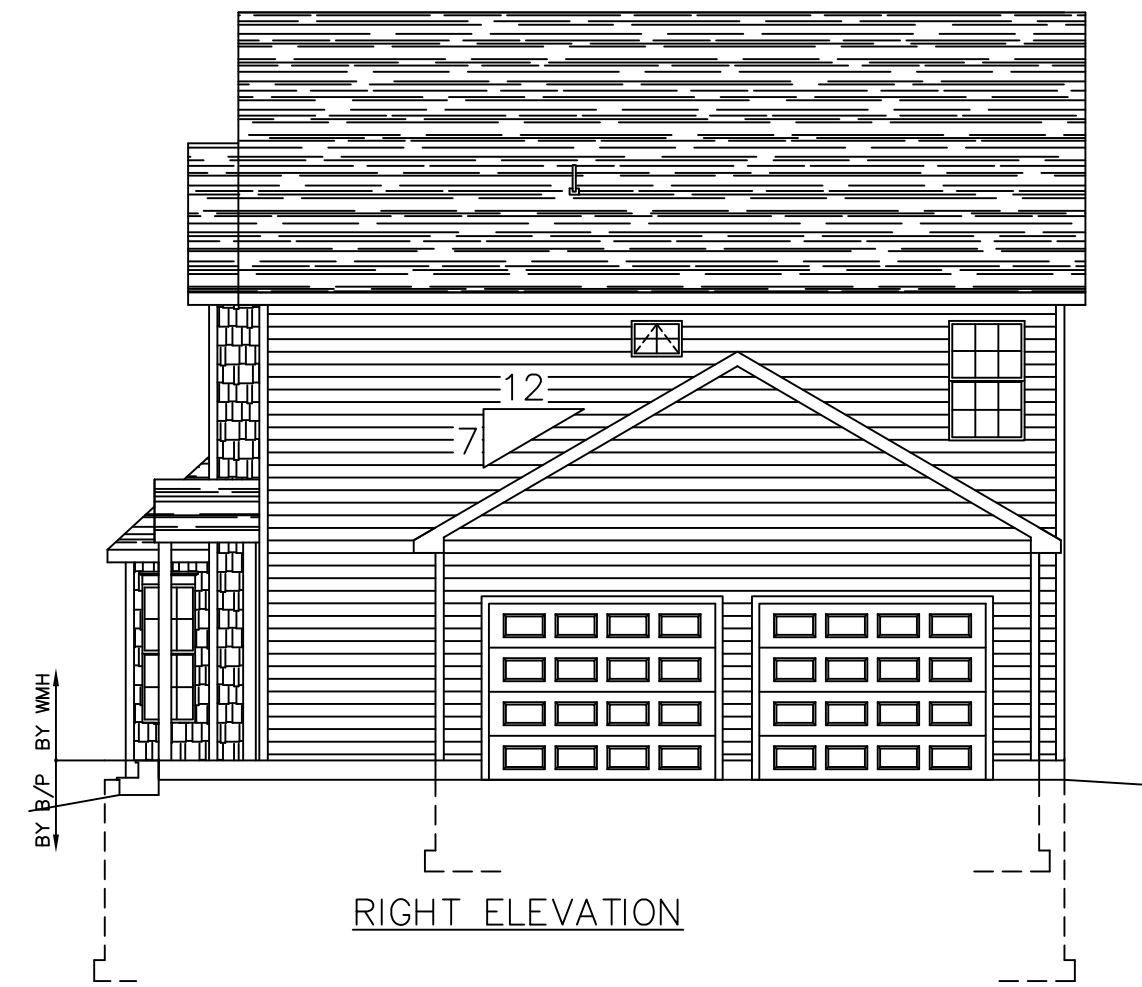
OVERHANG DIMENSION (\*)

ROOF PITCH	HOUSE WIDTH		
	24'-0"	26'-0"	27'-8"
5/12	16"	11"	16"
7/12	16"	11"	16"
9/12	12"	11"	12"
12/12	8 3/4"	8 3/4"	8 3/4"

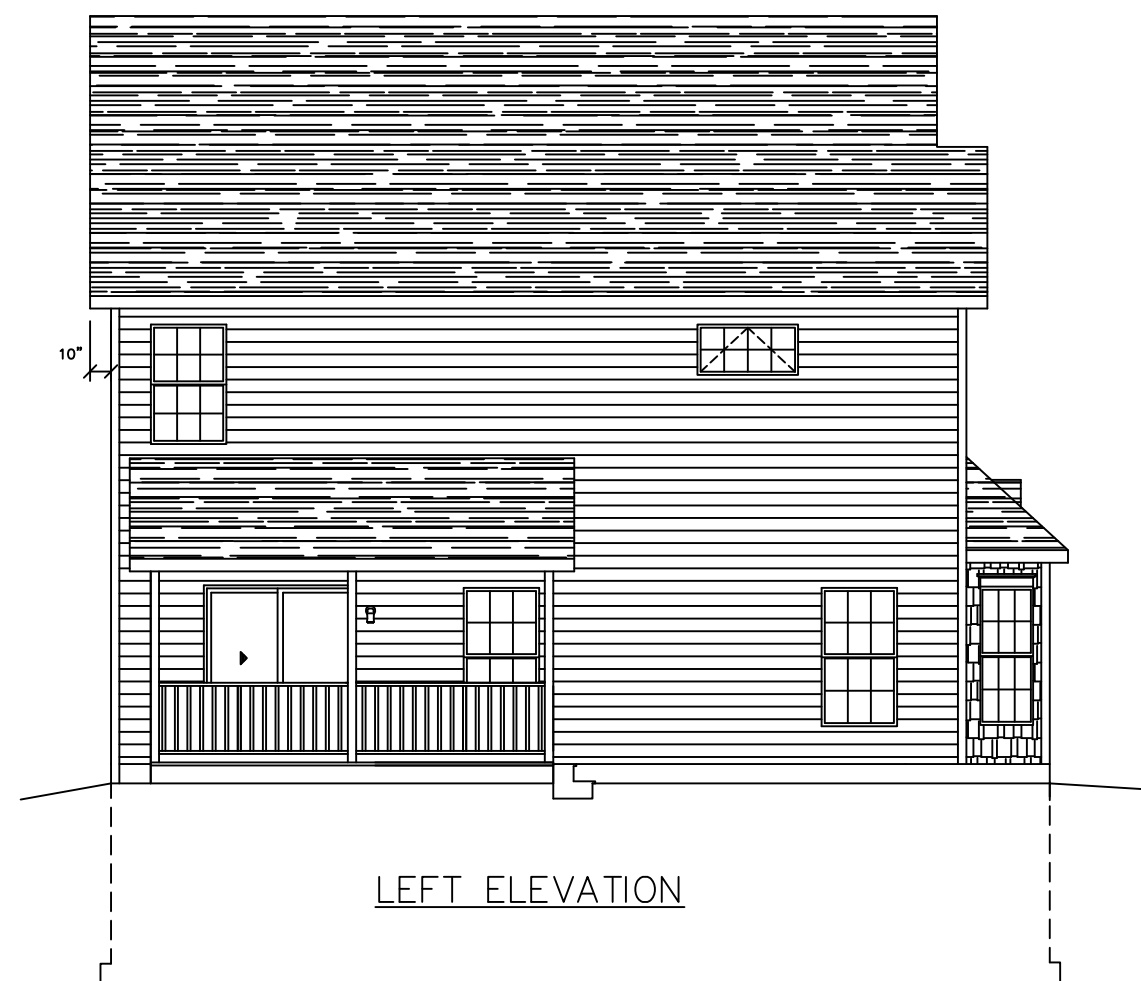


DESIGNED, SUPPLIED AND INSTALLED BY B/P  
ALL EXISTAIRS, STEPS, RAILS & GUARDS TO BE

NOTE: ALL PORCH ROOFS MUST  
BE SELF SUPPORTING, CANNOT  
USE THE MODULES



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

THIRD PARTY INSPECTION AGENCY

PE / RA



SERIAL No. **17066**

PRODUCTION No.

REVISION	DATE	CHECK	DATE
MC	07/28/16		

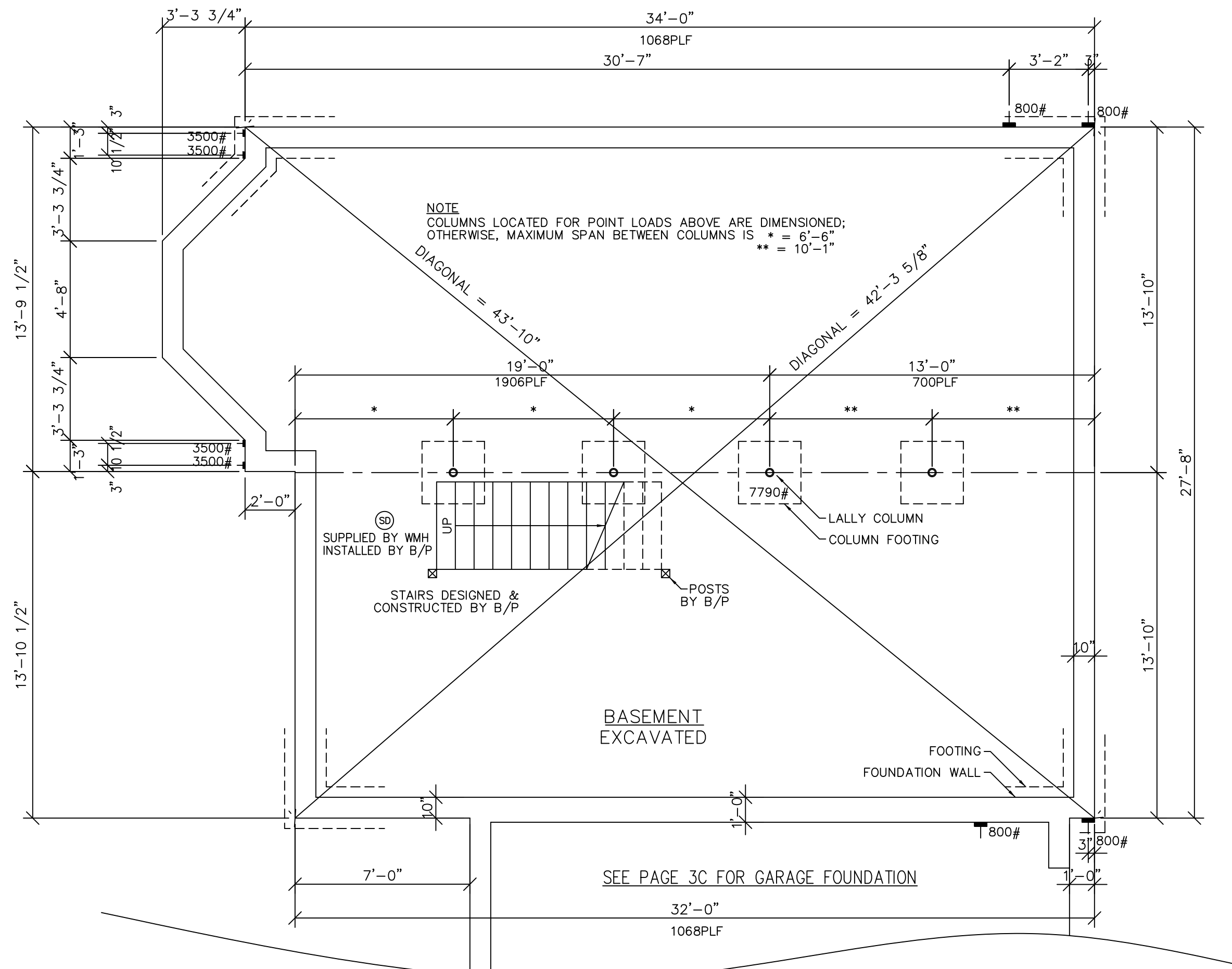
BUILDER: SILVER BEACH LLC  
DBA SILVER BEACH HOMES  
83 WELLWOOD RD  
PORTLAND ME 04103

HOMEOWNER: BOUCHARD/MEOLI  
SITE: 291 SUMMIT STREET  
PORTLAND, ME 04103

**RICHMOND** CTM-L  
**ELEVATIONS**

Westchester Modular Homes Inc  
30 Reagans Mill Road, Wingdale, New York, 12594  
Tel (914)832-9400 Fax (914)832-6698

USE GROUP: SINGLE FAMILY  
CONST. TYPE: VB  
DESIGNER: MJC  
DATE: 05/05/17  
SCALE: 1/8" = 1'-0"  
PAGE: 1



NOTE  
 COLUMNS LOCATED FOR POINT LOADS ABOVE ARE DIMENSIONED;  
 OTHERWISE, MAXIMUM SPAN BETWEEN COLUMNS IS \* = 6'-6"  
 \*\* = 10'-1"

STAIRS DESIGNED & CONSTRUCTED BY B/P  
 SUPPLIED BY WMH INSTALLED BY B/P  
 LALLY COLUMN  
 COLUMN FOOTING  
 POSTS BY B/P

BASEMENT EXCAVATED

SEE PAGE 3C FOR GARAGE FOUNDATION

FOUNDATION NOTES:

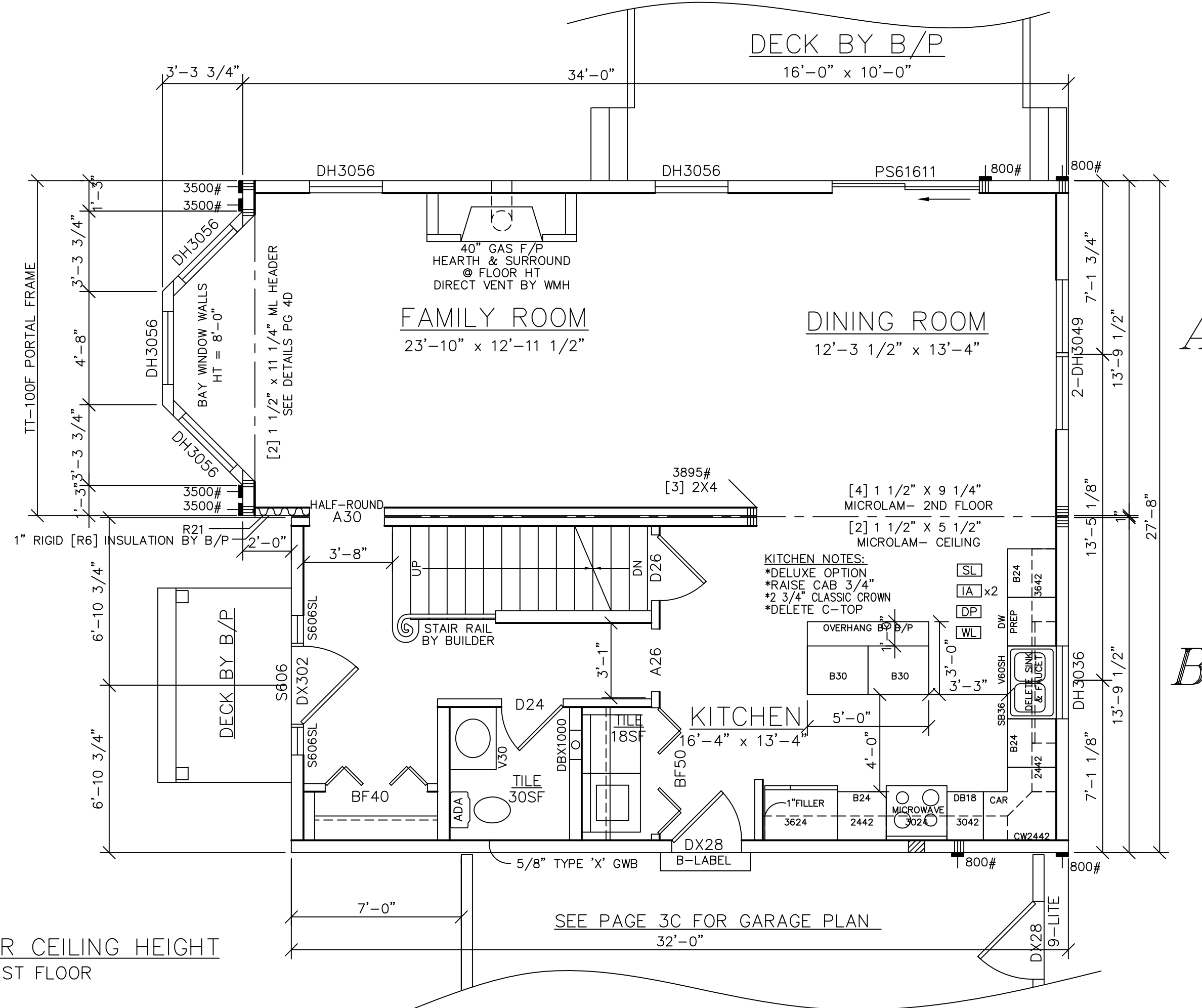
- 1) THE FOUNDATION PLAN IS PROVIDED FOR FOUNDATION DESIGN PARAMETERS ONLY. COMPLETE FOUNDATION ENGINEERING BASED ON SPECIFIC SITE CONDITIONS, APPLICABLE LOCAL AND STATE CODES, TO BE REVIEWED AND APPROVED BY A REGISTERED ARCHITECT OR ENGINEER IN THE STATE OF HOUSE DESIGNATION.
- 2) THE BUILDER/PURCHASER SHALL BE RESPONSIBLE FOR DESIGN, CONSTRUCTION AND CODE COMPLIANCE OF ALL FOUNDATION ELEMENTS INCLUDING (BUT NOT LIMITED TO) STRUCTURAL, PLUMBING, ELECTRICAL, HEATING, ENERGY CONSERVATION AND FIRE SEPARATION.
- 3) MINIMUM COLUMN FOOTING SIZE SHALL BE 2'-6" x 2'-6" x 10" DEEP.
- 4) CONCRETE STRENGTH TO BE A MINIMUM 3000 PSI.
- 5) LALLY COLUMN SHALL BE MINIMUM 3 1/2"Ø STEEL PIPE.
- 6) FOUNDATION SILL SHALL BE PRESERVATIVE TREATED LUMBER (SUPPLIED AND INSTALLED BY B/P PRIOR TO HOUSE DELIVERY AND SET). THERE SHALL BE NO PROTRUSION ABOVE TOP OF SILL PLATE.
- 7) THE BUILDER/PURCHASER SHALL BE RESPONSIBLE FOR ENCLOSING THE BASEMENT STAIRS AND INSULATING THE BASEMENT STAIR WALLS IN ACCORDANCE WITH ALL APPLICABLE ENERGY CODE REQUIREMENTS

THE MAXIMUM RISER HEIGHT OF 8 1/4" AND A MINIMUM TREAD DEPTH OF 9" AND A 1" NOSING WILL BE PROVIDED ON A TREADS WITH TREAD WIDTH LESS THAN 10". THIS EXCEPTION SHALL APPLY WHEN THE STAIRS ARE A COMPONENT OF A FACTORY DESIGN WHICH SPECIFIES THE NECESSARY BASEMENT HEIGHT AND THE DESIGN HAS BEEN CERTIFIED BY THE BOARD-APPROVED INSPECTION AGENCY.

SEE STANDARD NOTES & DETAILS DWG #8

USE GROUP: SINGLE FAMILY		HOMEOWNER: BOUCHARD/MEOLI		SERIAL No. <b>17066</b>		THIRD PARTY INSPECTION AGENCY	
CONSTR. TYPE: VB		BUILDER: SILVER BEACH LLC DBA SILVER BEACH HOMES 83 WELLMWOOD RD PORTLAND ME 04103		PRODUCTION No.		PE / RA	
DESIGNER: MJG		SITE: 291 SUMMIT STREET PORTLAND, ME 04103		REVISION		DATE	
DATE: 05/05/17		<b>RICHMOND CTM-L</b> <b>FOUNDATION PLAN</b>		CHECK		DATE	
SCALE: 1/4" = 1'-0"				PAGE: <b>2</b>			
				<b>Westchester Modular Homes Inc</b> 30 Reagans Mill Road, Wingdale, New York, 12594 Tel (845)832-9400 Fax (845)832-6698			

FRONT



9'-0" FIRST FLOOR CEILING HEIGHT  
ENTIRE FIRST FLOOR

100 MPH WIND ZONE

SHEARWALL LEGEND	
ALL FIELD NAILING IS 12" OC	
INTERIOR GWB FASTENED WITH ADHESIVE PER MANUFACTURER'S SPECIFICATIONS. GWB ADDITIONAL LATERAL LOAD RESISTANCE: 100PLF	
	HOLDDOWN LOCATION AND REQUIRED LOAD (BY B/P-U.O.N.)

- NOTES:
- \*R21 INSULATION\*
  - \*ANDERSEN 200 SERIES WINDOWS\*
  - \*INTERIOR DOORS ARE 6 PANEL SOLID SMOOTH CORE\*
  - \*FOAM ATTIC RAFTER BAFFLES\*
  - \*UPGRADE TRIM\*

ACCESSIBILITY COMPLIANT  
FIXTURES ARE PER OWNER  
REQUEST AND NOT A CODE  
REQUIREMENT

LIGHT & VENTILATION SCHEDULE (SF)

ROOM	AREA	LIGHT SUPPLIED	VENT SUPPLIED
FAMILY ROOM	307	58.8	33.8
DINING ROOM	163	52.2	27.1
KITCHEN	212	8.0	7.2

- MAINE ENERGY STANDARDS FOR MODULAR HOME:
- VENTILATION
- BATHROOM FANS TO BE MINIMUM OF 50CFM & 3 SONES MAX
  - KITCHEN EXHAUST SHALL BE A MINIMUM 100CFM, VENTED TO EXTERIOR
- INSULATION
- BASEMENT STAIR ENCLOSURE (by Builder) SHALL BE INSULATED AS FOLLOWS:
    - A) WALLS - R11
    - B) UNDER STAIR - R19
    - C) BASEMENT DOOR TO HAVE SWEEP & WEATHER STRIPPING

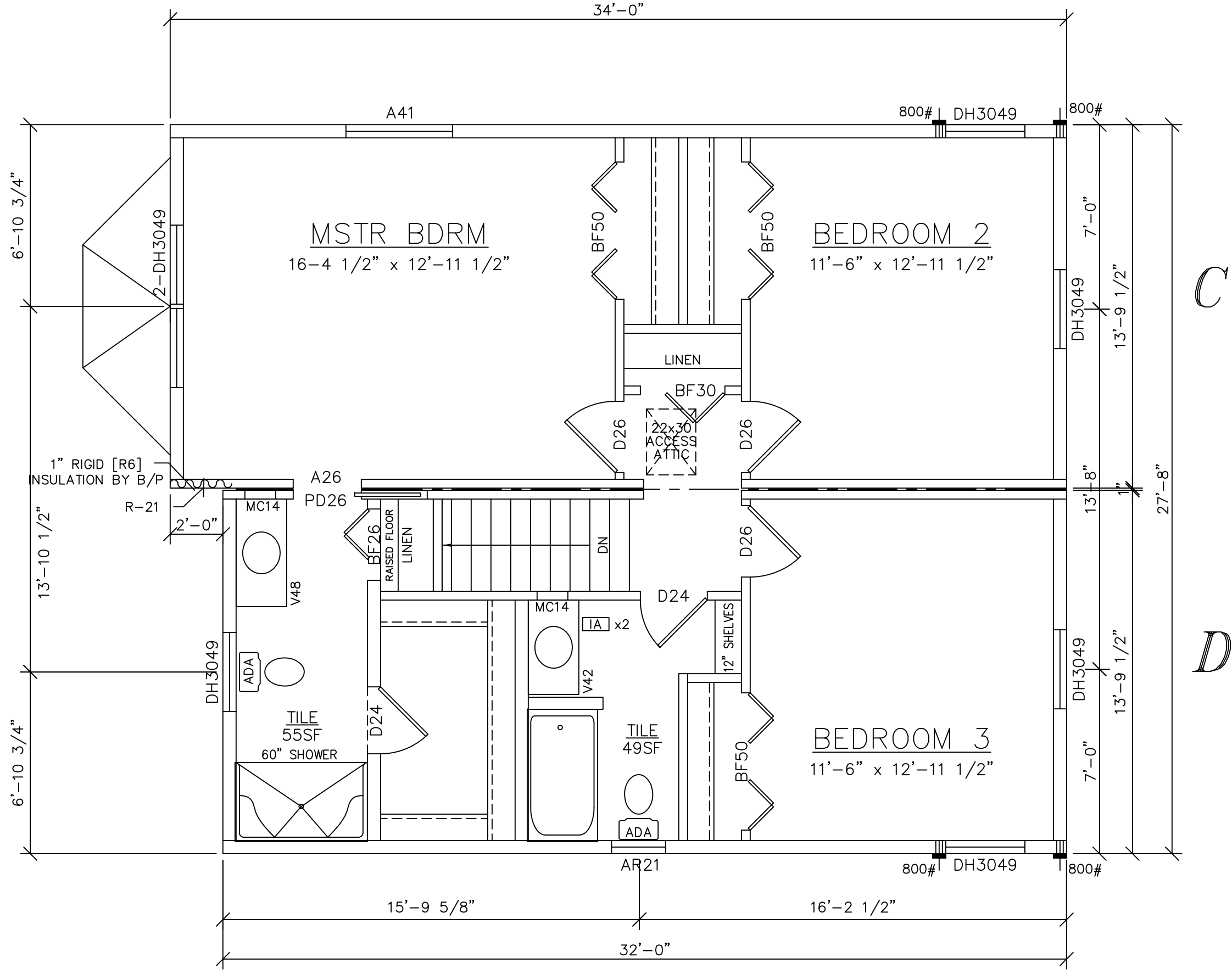
SEE STANDARD NOTES & DETAILS DWG #8

THIRD PARTY INSPECTION AGENCY			
PE / RA			
SERIAL No.	17066		
PRODUCTION No.			
REVISION	DATE	CHECK	DATE
HOMEOWNER:	BOUCHARD/MEOLI		
BUILDER:	SILVER BEACH LLC DBA SILVER BEACH HOMES 83 WELLMOOD RD PORTLAND ME 04103		
DESIGNER:	M/JG		
DATE:	05/05/17		
SCALE:	1/4" = 1'-0"		
PAGE:	3A		
<p><b>RICHMOND CTM-L</b> FIRST FLOOR PLAN</p>		<p>Westchester Modular Homes Inc 30 Reagans Mill Road, Wingdale, New York, 12594 Tel (845)832-9400 Fax (845)832-6698</p>	

LIGHT & VENTILATION SCHEDULE (SF)			
ROOM	AREA	LIGHT SUPPLIED	VENT SUPPLIED
MSTR BDRM	212	25.7	13.52
BEDROOM 2	149	19.8	11.52
BEDROOM 3	149	19.8	11.52

- NOTES:  
 \*R21 INSULATION\*  
 \*ANDERSEN 200 SERIES WINDOWS\*  
 \*INTERIOR DOORS ARE 6 PANEL SOLID SMOOTH CORE\*  
 \*FOAM ATTIC RAFTER BAFFLES\*  
 \*UPGRADE TRIM\*

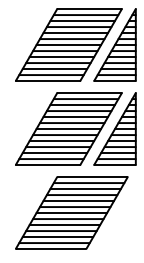
FRONT



SEE STANDARD NOTES & DETAILS DWG #8

USE GROUP: SINGLE FAMILY	BUILDER: SILVER BEACH LLC DBA SILVER BEACH HOMES 83 WELLMOOD RD PORTLAND ME 04103	HOMEOWNER: BOUCHARD/MEOLI	SERIAL No. <b>17066</b>	THIRD PARTY INSPECTION AGENCY
CONSTR. TYPE: VB	DESIGNER: MJG	SITE: 291 SUMMIT STREET PORTLAND, ME 04103	PRODUCTION No.	PE / RA
DATE: 05/05/17	DATE:	DATE:	REVISION	
SCALE: 1/4" = 1'-0"	SCALE:	SCALE:	DATE	
PAGE: <b>3B</b>	PAGE:	PAGE:	CHECK	DATE
			STD REVISION	08/29/06

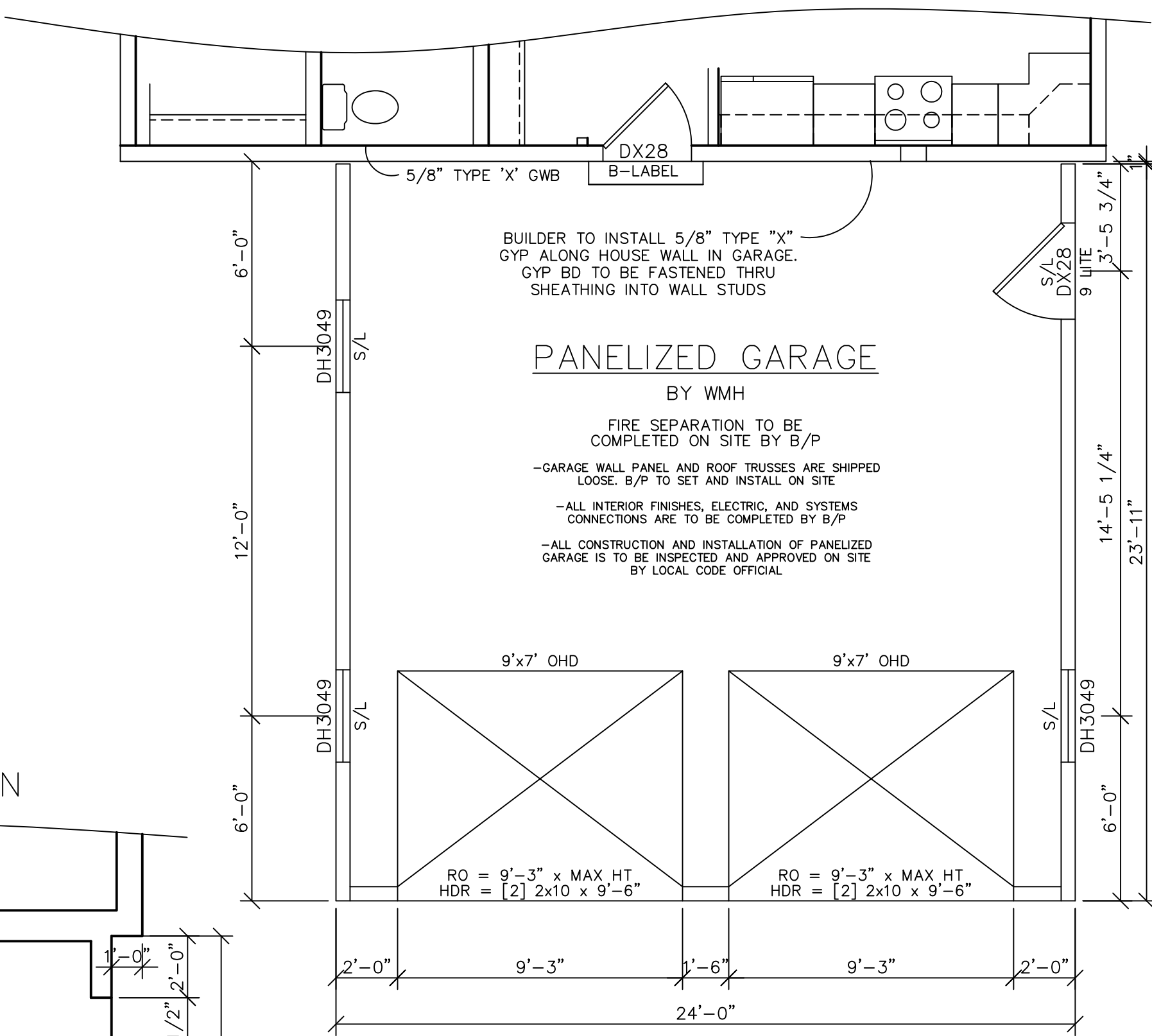
**RICHMOND**  
**SECOND FLOOR PLAN**



Westchester Modular Homes Inc  
 30 Reagans Mill Road, Wingdale, New York, 12594  
 Tel (845)832-9400 Fax (845)832-6698



SEE PAGE 3A FOR HOUSE PLAN



**PANELIZED GARAGE**

BY WMH

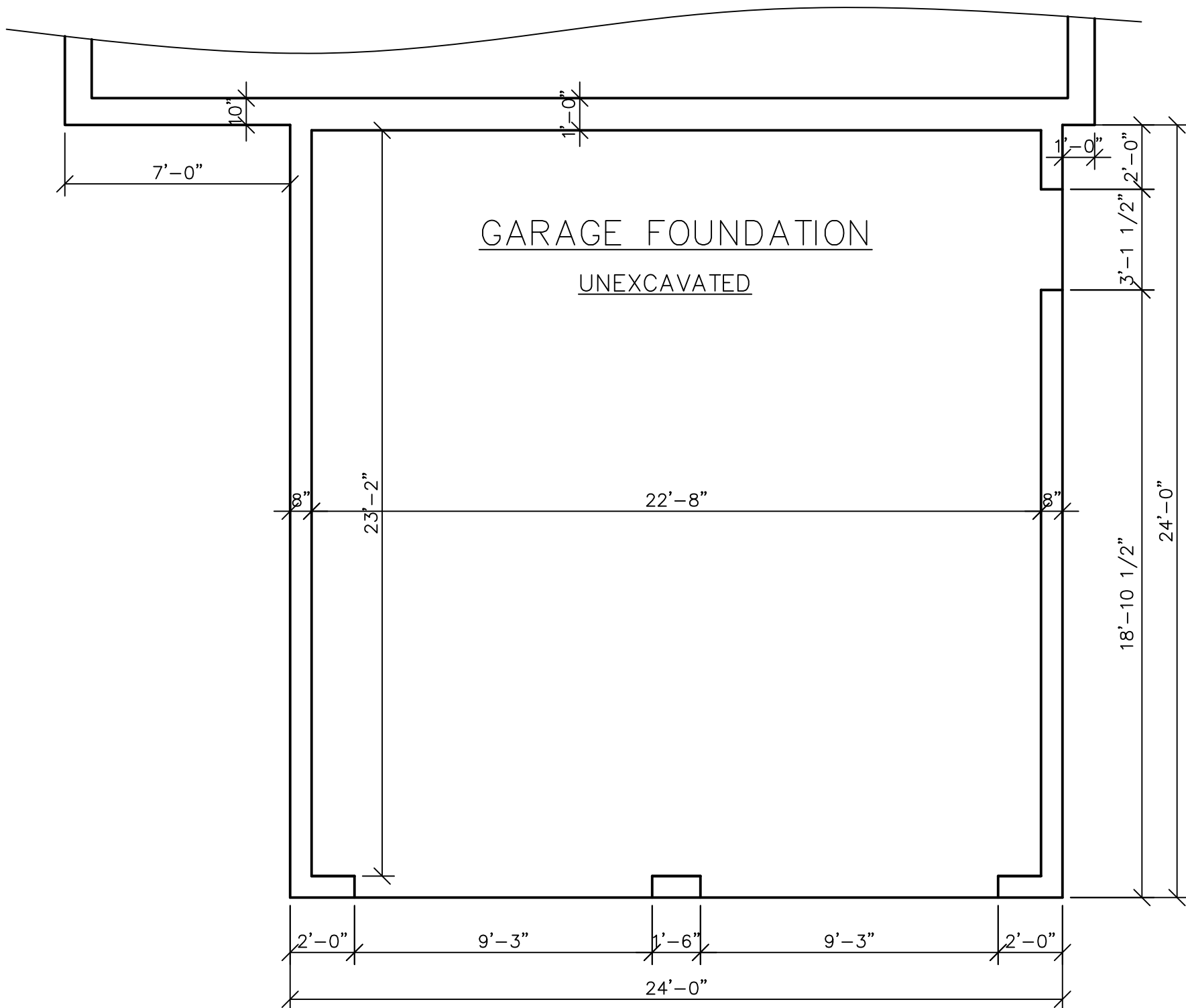
FIRE SEPARATION TO BE COMPLETED ON SITE BY B/P

-GARAGE WALL PANEL AND ROOF TRUSSES ARE SHIPPED LOOSE. B/P TO SET AND INSTALL ON SITE

-ALL INTERIOR FINISHES, ELECTRIC, AND SYSTEMS CONNECTIONS ARE TO BE COMPLETED BY B/P

-ALL CONSTRUCTION AND INSTALLATION OF PANELIZED GARAGE IS TO BE INSPECTED AND APPROVED ON SITE BY LOCAL CODE OFFICIAL

SEE PAGE 2 FOR HOUSE FOUNDATION



**GARAGE FOUNDATION**

UNEXCAVATED

SEE STANDARD NOTES & DETAILS DWG #8

USE GROUP: <b>SINGLE FAMILY</b>		HOMEOWNER: BOUCHARD/MEOLI		SERIAL No. <b>17066</b>		THIRD PARTY INSPECTION AGENCY	
CONST. TYPE: <b>VB</b>		BUILDER: SILVER BEACH LLC DBA SILVER BEACH HOMES 83 WELLMOOD RD PORTLAND ME 04103		PRODUCTION No.		PE / RA	
DESIGNER: <b>MJG</b>		SITE: 291 SUMMIT STREET PORTLAND, ME 04103		REVISION		DATE	
DATE: 05/05/17		<b>RICHMOND CTM-L</b>		CHECK		DATE	
SCALE: 1/4" = 1'-0"		<b>GARAGE PLAN</b>		DATE		DATE	
PAGE: <b>30</b>				CHECK		DATE	
		Westchester Modular Homes Inc 30 Reagans Mill Road, Wingdale, New York, 12594 Tel (845)832-9400 Fax (845)832-6698					

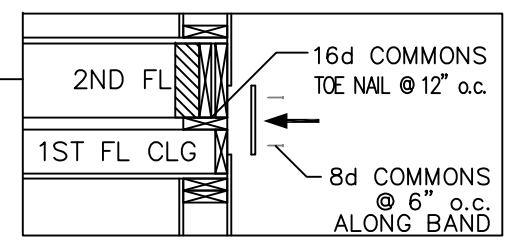
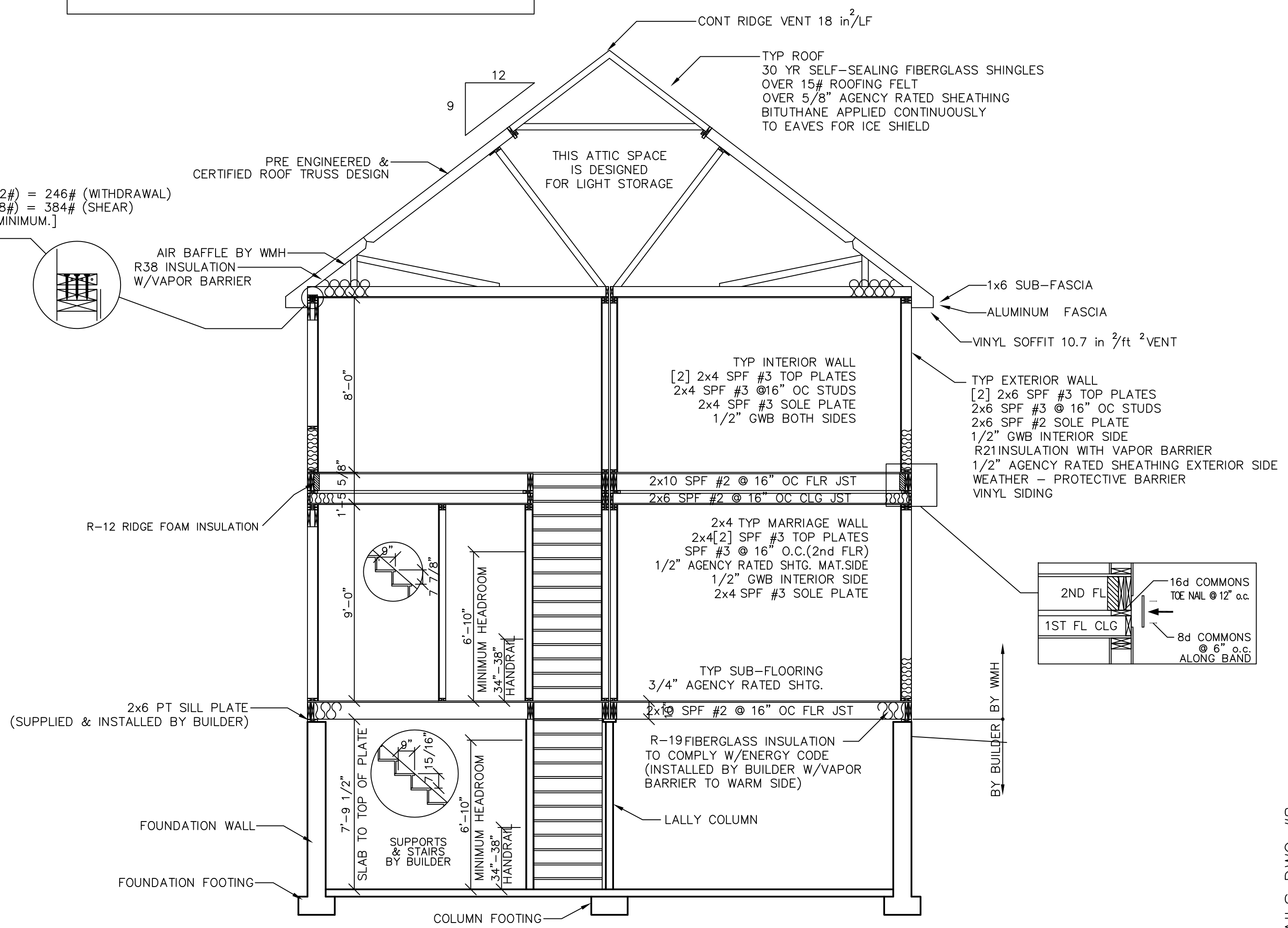




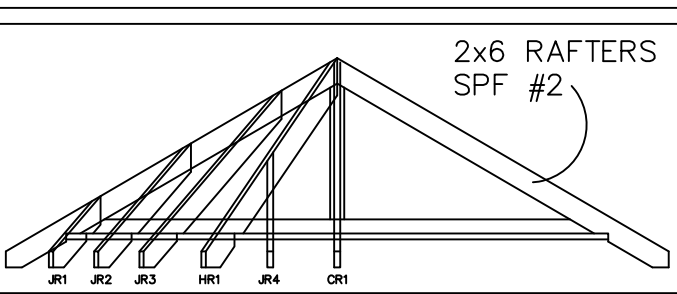
[6] NAILS PER SHINGLE FOR HIGH WIND FASTENING PER MANUFACTURER'S SPECIFICATIONS

(3) 16d FACE-NAILS = (3)(82#) = 246# (WITHDRAWAL)  
 (3) 16d END-NAILS = (3)(128#) = 384# (SHEAR)  
 [BOTH GREATER THAN 175# MINIMUM.]

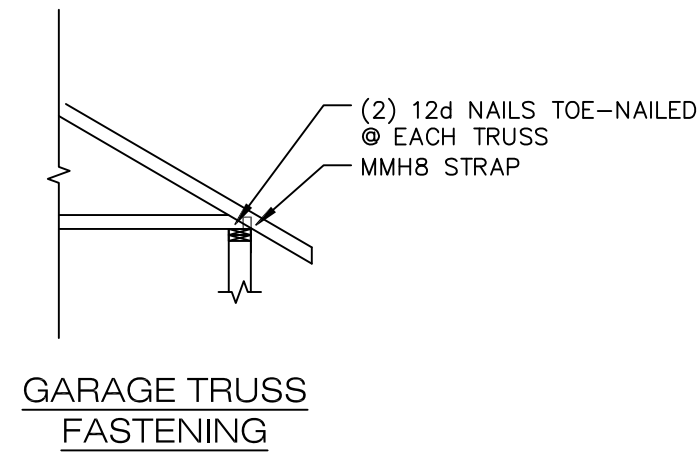
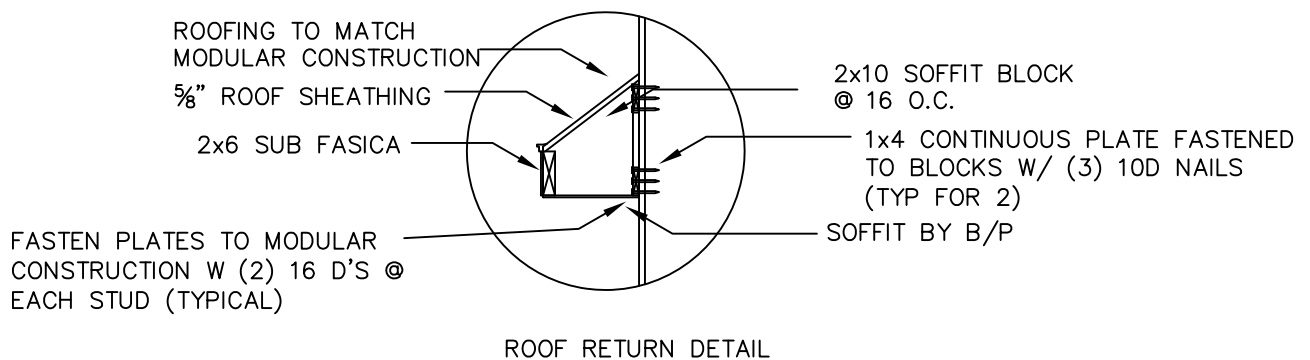
2x6 BLOCK BETWEEN EVERY OTHER TRUSS w/ (3) 16d FACE-NAILS AND (3) 16d END-NAILS AT EACH END OF BLOCK



BONNET ROOF FRAMING DETAILS



Note:  
 All fastening to be per IRC Table R602.3(1)  
 -Rafter to Plates: 2/16d toe-nail  
 -Rafter to Ridge: 4/16d toe-nail  
 -Plate to Wall Plate 10d @ 24" o.c.



THIRD PARTY INSPECTION AGENCY



PE / RA

SERIAL No. 17066  
 PRODUCTION No.

REVISION	DATE	CHECK	DATE

SEE STANDARD NOTES & DETAILS DWG #8

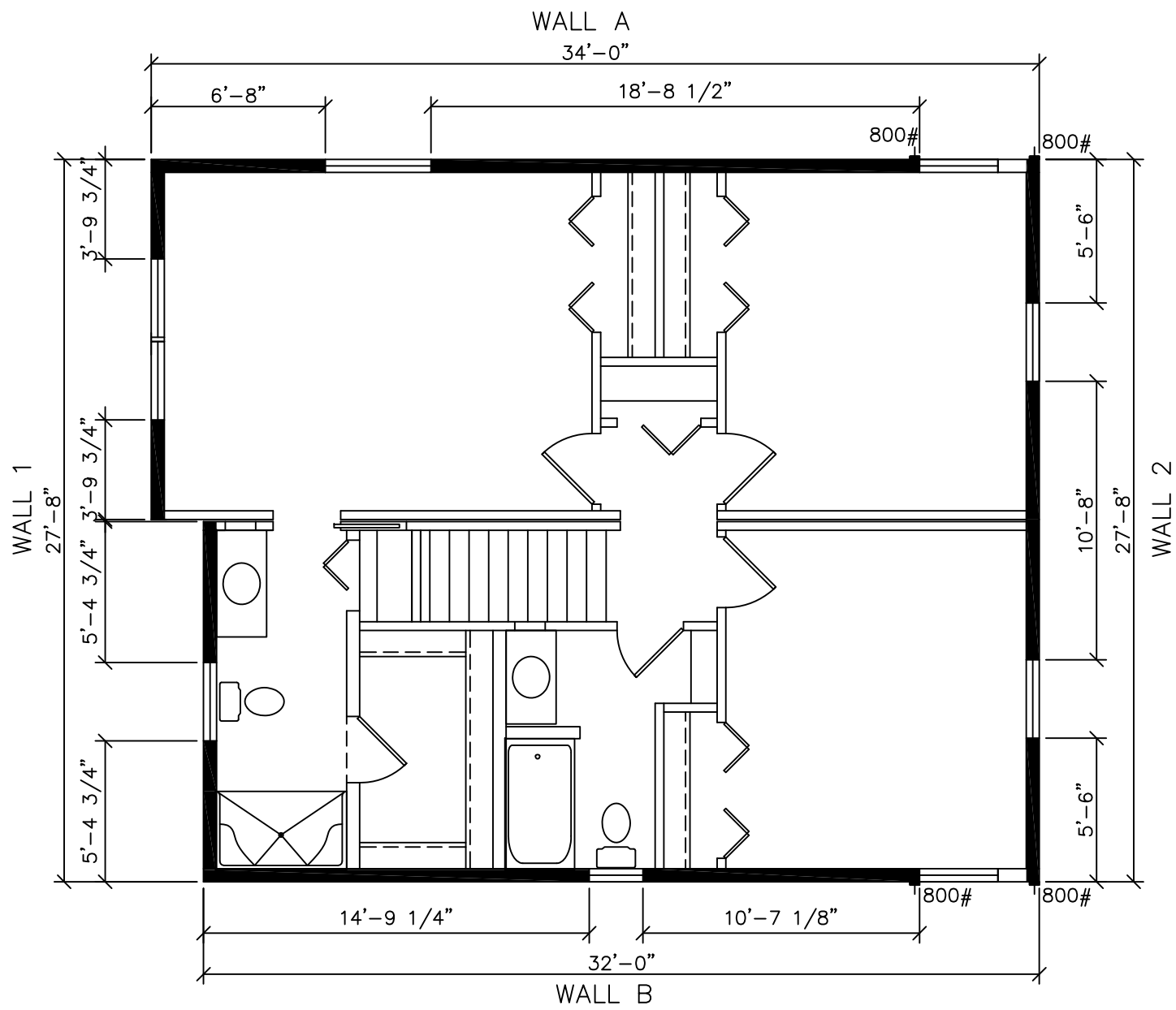
HOMEOWNER:  
 BOUCHARD/MEOLI  
 SITE:  
 291 SUMMIT STREET  
 PORTLAND, ME 04103

BUILDER:  
 SILVER BEACH LLY  
 DBA SILVER BEACH HOMES  
 83 WELLMOOD RD  
 PORTLAND ME 04103

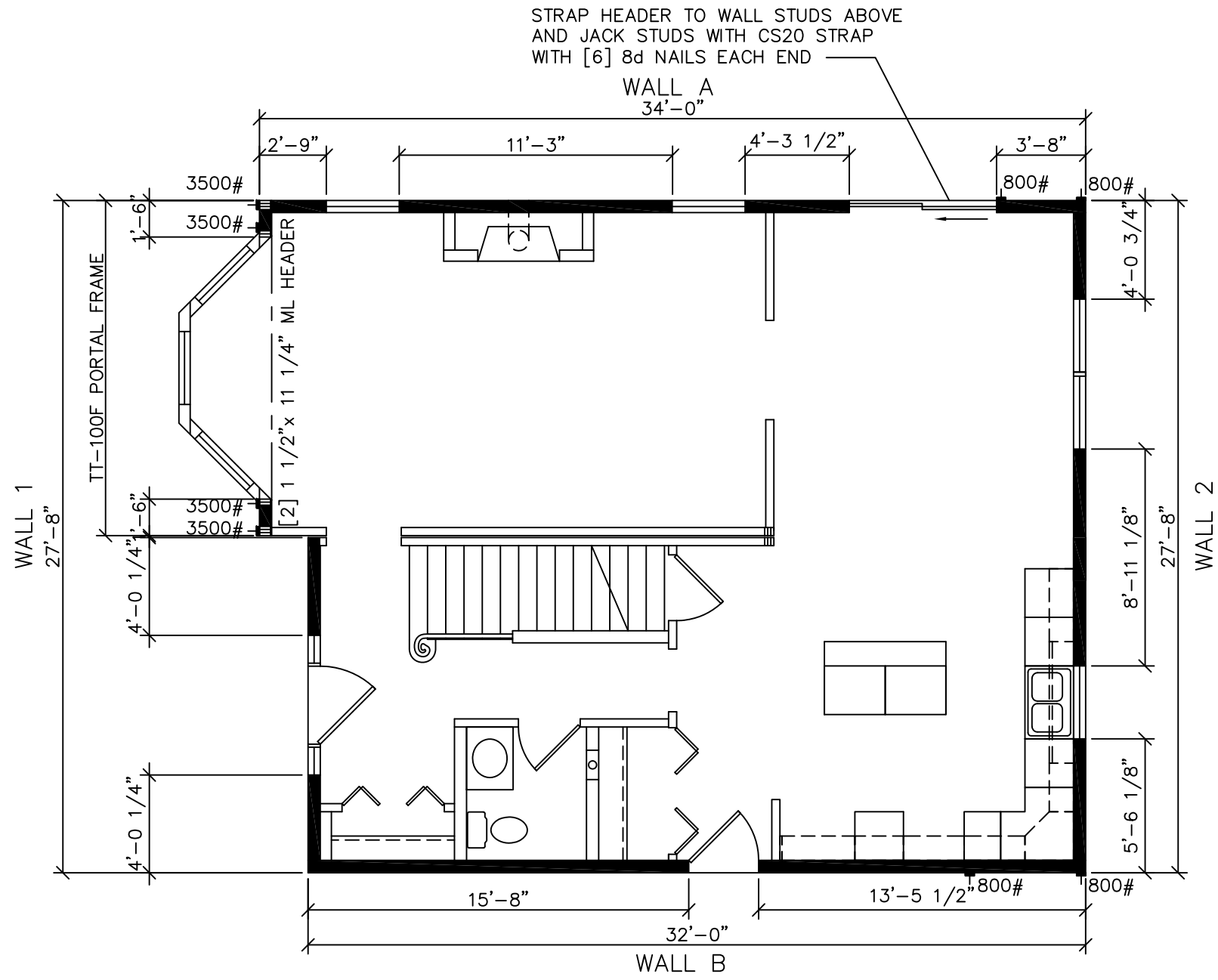
**RICHMOND CTM-L**  
**CROSS SECTION**

Westchester Modular Homes Inc  
 30 Reagans Mill Road, Wingdale, New York, 12594  
 Tel (845)832-9400 Fax (845)832-6698

USE GROUP: SINGLE FAMILY  
 CONST. TYPE: VB  
 DESIGNER: MJG  
 DATE: 05/05/17  
 SCALE: 1/4" = 1'-0"  
 PAGE: 4



SECOND FLOOR BRACED WALLS



FIRST FLOOR BRACED WALLS

Design Parameters	
Structure Type	1-2 Family Detached
# Stories	2
Seismic Design Category	B
Wind Speed (3 Second Gust)	<100
Wind Exposure	B
Mean Roof Height	23 ft
Eave to Ridge Height	10 ft
Roof/Ceiling Dead Load	12 ft
GWB on Interior of Walls	YES

Wall Bracing Requirements - 2009 International Residential Code

Braced Wall Lines - Ranch, Cape, or Second Story

Wall Bracing North/South Direction Wall Height: 8 ft

Adjustment Factors: CS METHOD

Wall Line	Spacing	Required Braced Wall (ft) Tabulated	Required Braced Walls (ft) Adjusted	Braced Walls Provided (ft)	Passes
Wall #1	34	6.6ft	5.9ft	18.1ft	Passes
Wall #2	34	6.6ft	5.9ft	21.6ft	Passes

Wall Bracing East/West Direction

Adjustment Factors:

Wall Line	Spacing	Required Braced Wall (ft) Tabulated	Required Braced Walls (ft) Adjusted	Braced Walls Provided (ft)	Passes
Wall A	27.6	5.5ft	5.0ft	25.2ft	Passes
Wall B	27.6	5.5ft	5.0ft	25.3ft	Passes

Braced Wall Lines - First Floor of a Two Story

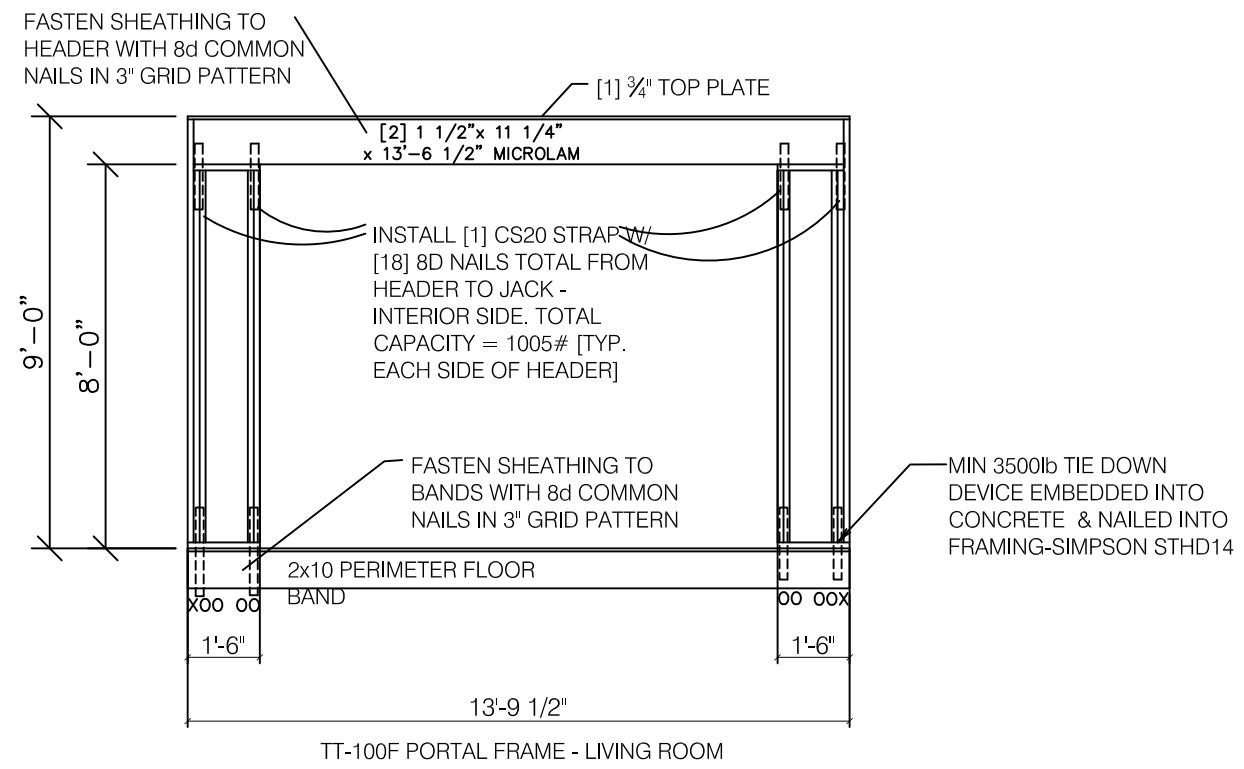
Wall Bracing North/South Direction Wall Height: 9 ft

Adjustment Factors: CS METHOD - WALL #1 HAS TT-100F PORTALS

Wall Line	Spacing	Required Bracing Wall (ft) Tabulated	Required Wall Bracing (ft) Adjusted	Braced Walls Provided (ft)	Passes
Wall #1	34	12.5ft	11.9ft	12.2ft	Passes
Wall #2	34	12.5ft	11.9ft	18.5ft	Passes

Wall Bracing East/West Direction

Wall Line	Spacing	Required Bracing Wall (ft) Tabulated	Required Wall Bracing (ft) Adjusted	Braced Walls Provided (ft)	Passes
Wall A	27.8	10.4ft	9.9ft	21.8ft	Passes
Wall B	27.8	10.4ft	9.9ft	29.1ft	Passes



SEE STANDARD NOTES & DETAILS DWG #8

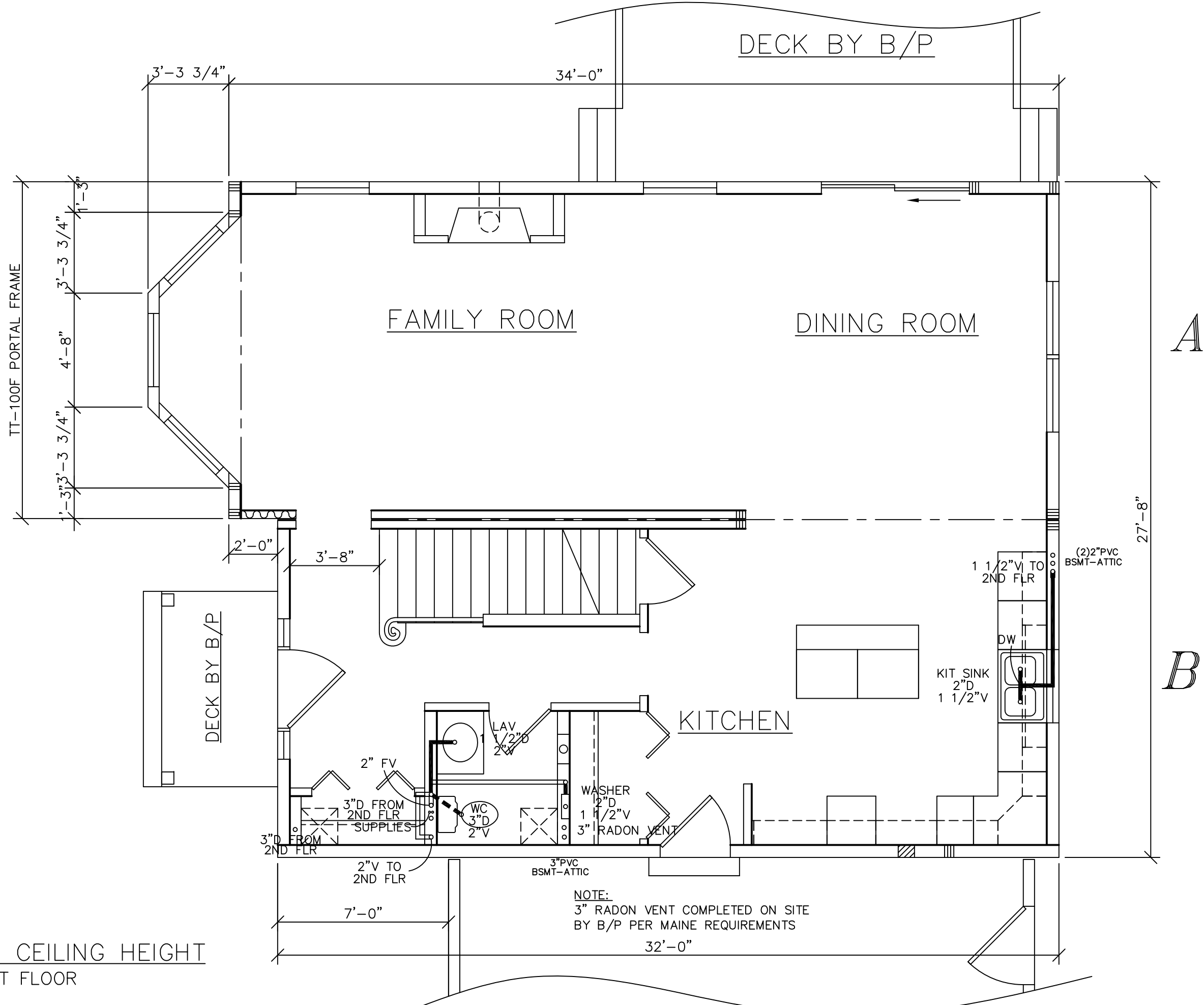
USE GROUP: SINGLE FAMILY	HOMEOWNER: BOUCHARD/MEOLI	SERIAL No. <b>17066</b>	THIRD PARTY INSPECTION AGENCY
CONSTR. TYPE: VB	BUILDER: SILVER BEACH LLC DBA SILVER BEACH HOMES 83 WELLWOOD RD PORTLAND ME 04103		PE / RA
DESIGNER: MJG	SITE: 291 SUMMIT STREET PORTLAND, ME 04103	PRODUCTION No.	
DATE: 5/5/17		REVISION	DATE
SCALE: 1/4" = 1'-0"		CHECK	DATE
PAGE: 4D			

**RICMOND CTM-R BRACED WALLS**

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30 Reagans Mill Road, Wingdale, New York, 12594  
Tel (845)832-9400 Fax (845)832-6698



*FRONT*



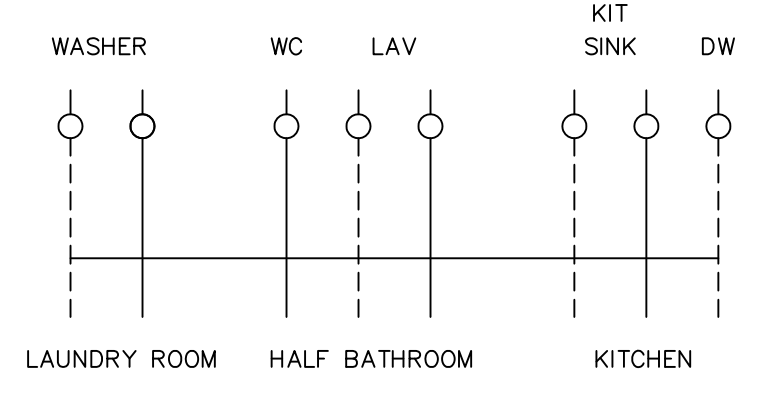
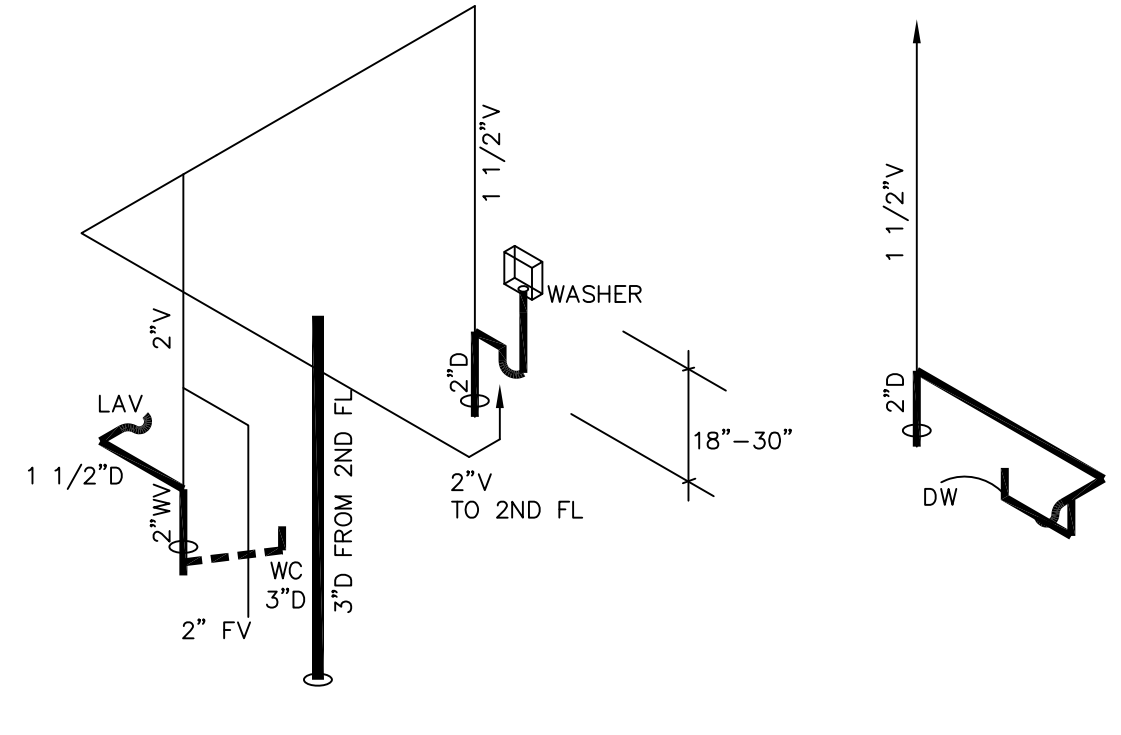
9'-0" FIRST FLOOR CEILING HEIGHT  
ENTIRE FIRST FLOOR

\*ALL VENTS THRU ROOF  
SHALL BE 24" ABOVE  
ROOF SURFACE

- DRAIN BY BP
- DRAIN BY WMH
- ==== VENT BY BP
- ==== VENT BY WMH

**DWV DIAGRAM**

- VIEW 'A' - NTS
- D = DRAIN
- V = VENT
- FV = FUTURE VENT
- SP = STAND PIPE
- DW = DISH WASHER
- WC = WATER CLOSET
- FC = FIELD CONNECTION BY B/P
- B/P = BUILDER/PURCHASER



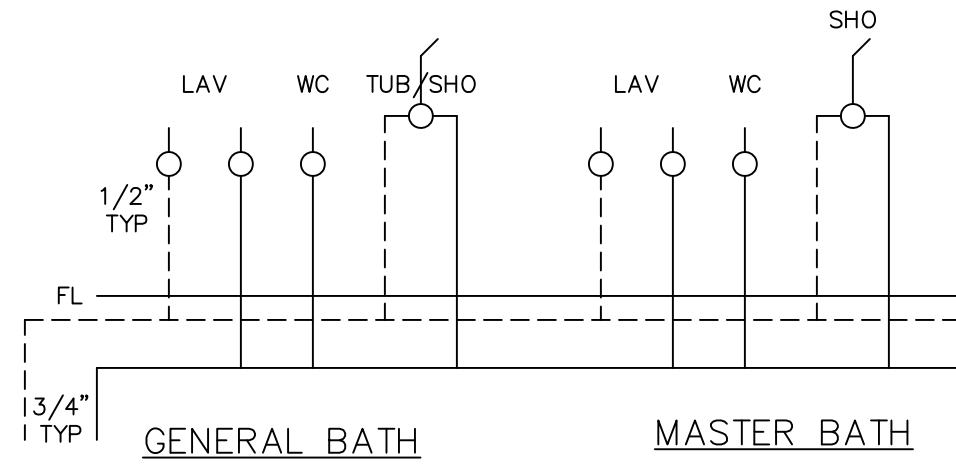
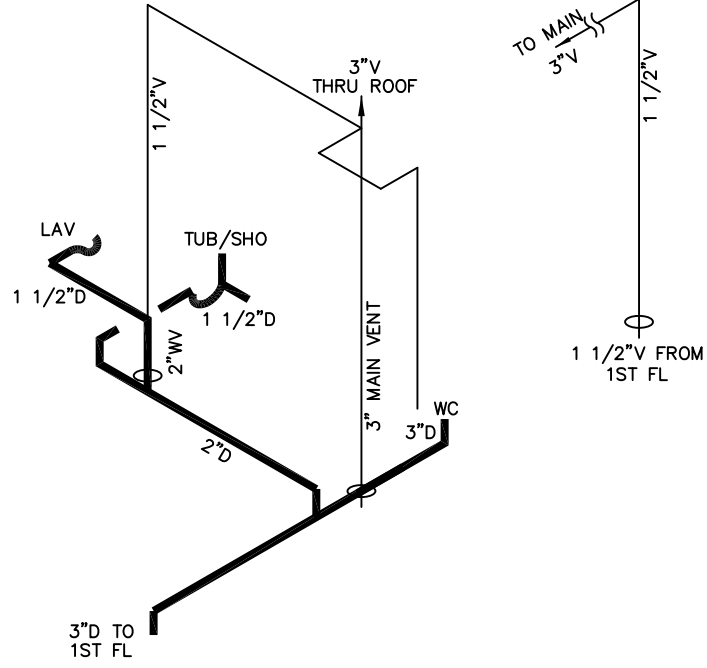
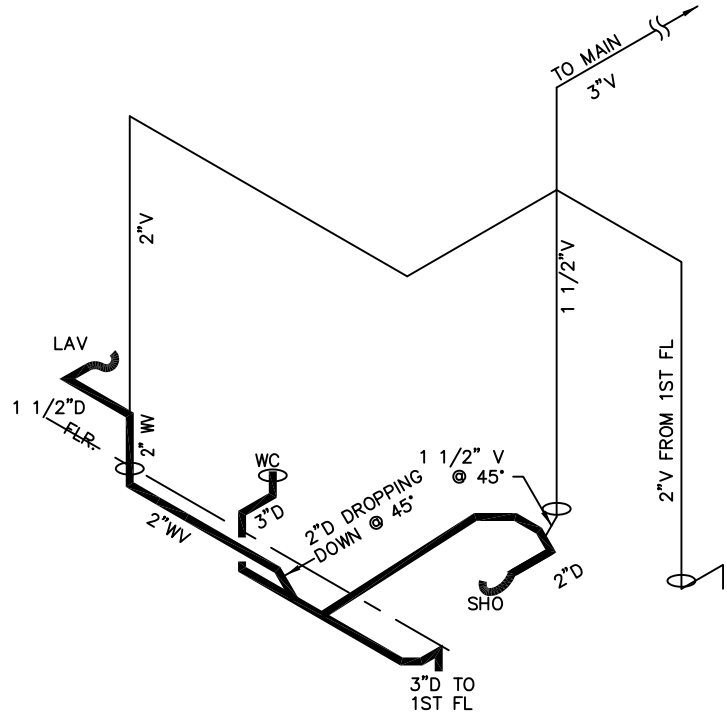
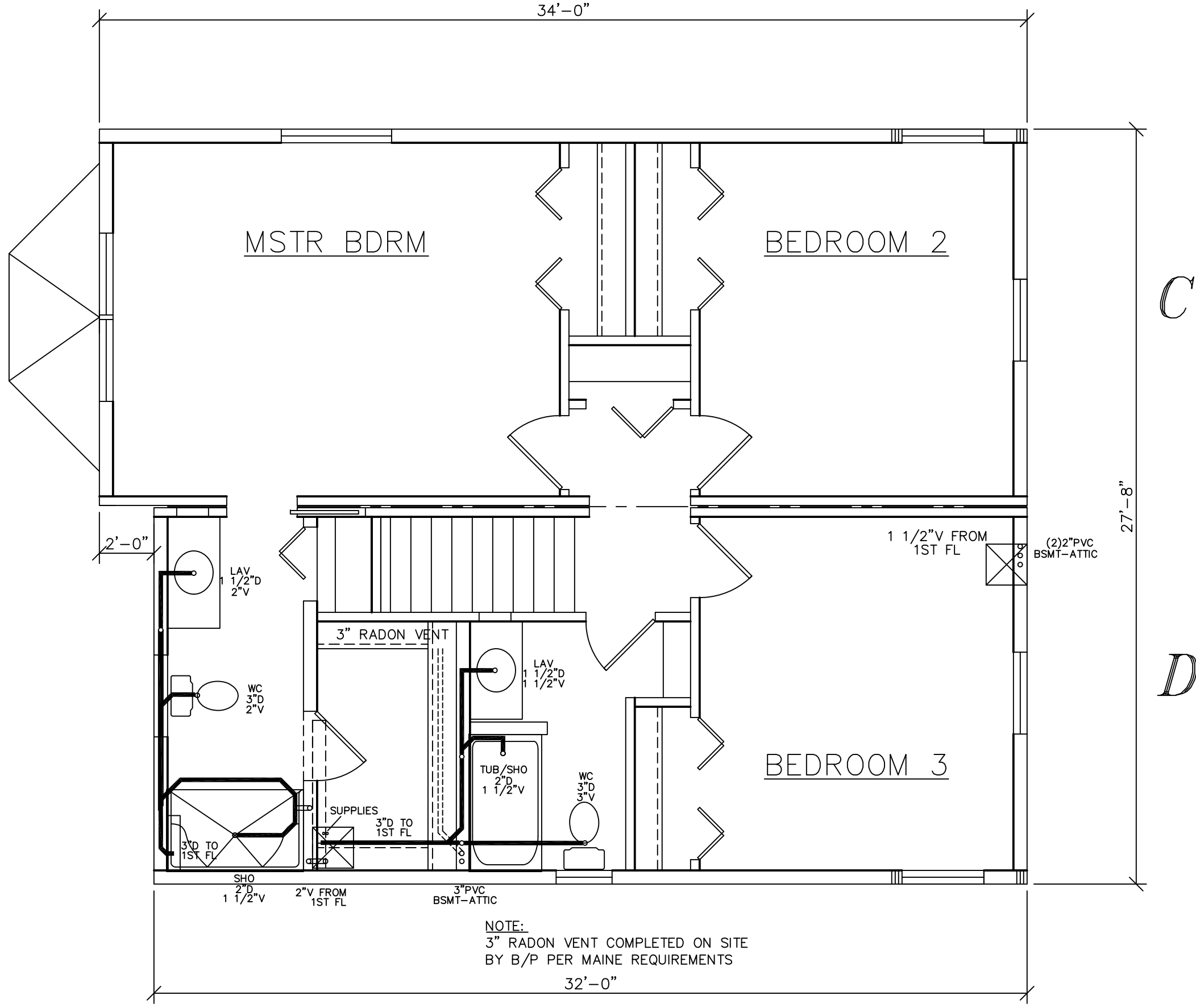
**SUPPLY DIAGRAM**

- VIEW 'A' - NTS
- FL = FLOOR LINE
- ⊘ = 1/2" SHUT OFF VALVE
- COLD
- HOT

SEE STANDARD NOTES & DETAILS DWG #8

<b>THIRD PARTY INSPECTION AGENCY</b>  	
<b>PE / RA</b>	
SERIAL No. <b>17066</b>	PRODUCTION No.
REVISION	DATE
CHECK	DATE
HOMEOWNER: BOUCHARD/MEOLI  SITE: 291 SUMMIT STREET PORTLAND, ME 04103	
<b>BUILDER:</b> SILVER BEACH LLC DBA SILVER BEACH HOMES 83 WELLSWOOD RD PORTLAND ME 04103	
<b>RICMOND CTM-L</b> FIRST FLOOR PLUMBING PLAN	
Westchester Modular Homes Inc 30 Reagans Mill Road, Wingdale, New York, 12594 Tel (845)832-9400 Fax (845)832-6698	
USE GROUP: SINGLE FAMILY	CONST. TYPE: VB
DESIGNER: MJG	DATE: 05/05/17
SCALE: 1/4" = 1'-0"	PAGE: 5A

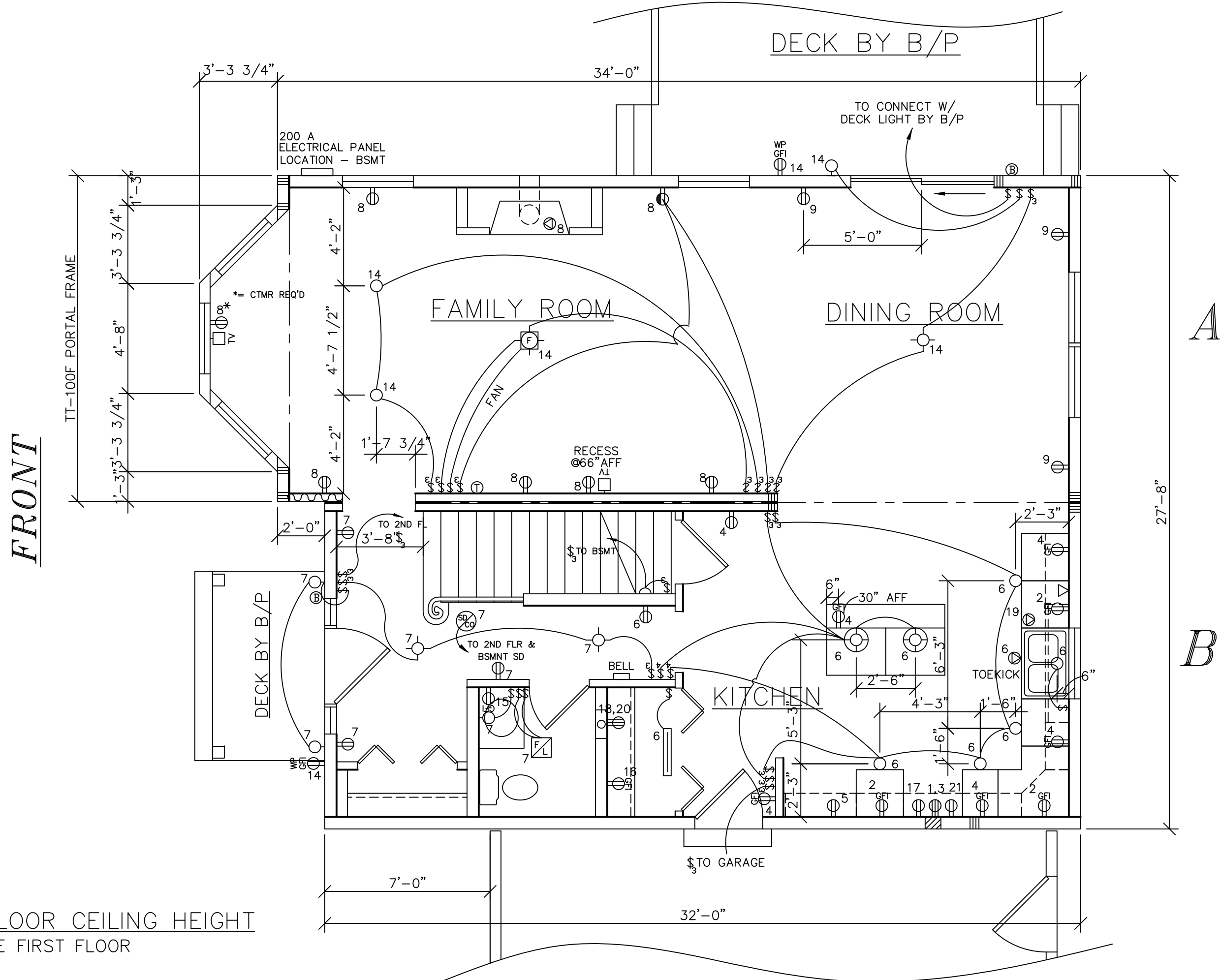
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SEE STANDARD NOTES & DETAILS DWG #8

USE GROUP: <b>SINGLE FAMILY</b>		HOMEOWNER: BOUCHARD/MEOLI		SERIAL No. <b>17066</b>		THIRD PARTY INSPECTION AGENCY	
CONST. TYPE: <b>VB</b>		BUILDER: SILVER BEACH LLC DBA SILVER BEACH HOMES 83 WELLMOOD RD PORTLAND ME 04103		PRODUCTION No.		PE / RA	
DESIGNER: <b>MJG</b>		SITE: 291 SUMMIT STREET PORTLAND, ME 04103		REVISION		DATE	
DATE: 05/05/17		<b>RICHMOND CTM-L</b> <b>SECOND FLOOR PLUMBING PLAN</b>		CHECK		DATE	
SCALE: 1/4" = 1'-0"		<b>Westchester Modular Homes Inc</b> 30 Reagans Mill Road, Wingdale, New York, 12594 Tel (845)832-9400 Fax (845)832-6698		DATE		DATE	
PAGE: <b>5B</b>				DATE		DATE	





9'-0" FIRST FLOOR CEILING HEIGHT  
ENTIRE FIRST FLOOR

THIRD PARTY INSPECTION AGENCY



PE / RA

SERIAL No. **17066**

PRODUCTION No.

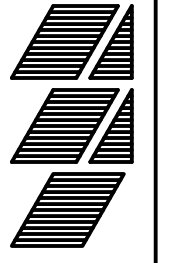
REVISION	DATE	CHECK	DATE

HOMEOWNER:  
BOUCHARD/MEOLI  
SITE:  
291 SUMMIT STREET  
PORTLAND, ME 04103

BUILDER:  
SILVER BEACH LLC  
DBA SILVER BEACH HOMES  
83 WELLMOOD RD  
PORTLAND ME 04103

**RICHMOND CTM-L**  
1st.FL ELECTRICAL PLAN

Westchester Modular Homes Inc  
30 Reagans Mill Road, Wingdale, New York, 12594  
Tel (845)832-9400 Fax (845)832-6698



SEE STANDARD NOTES & DETAILS DWG #8

USE GROUP: SINGLE FAMILY  
CONST. TYPE: VB  
DESIGNER: MJG  
DATE: 05/05/17  
SCALE: 1/4" = 1'-0"  
PAGE: 6A

LEGEND

- PANEL BOX
- 110V DUPLEX RECEPTICAL
- 110V DUPLEX RECEPTICAL - SPLIT WIRED
- 220V RECEPTICAL
- WALL LIGHT
- CEILING LIGHT SURFACE MOUNTED
- RECESSED LIGHT AT CEILING
- SWITCH, SINGLE POLE
- SWITCH, THREE WAY
- SWITCH, FOUR WAY
- FAN/LIGHT FIXTURE
- RANGE/HOOD FIXTURE
- FAN/LIGHT & HEAT CEILING UNIT
- SPECIAL PURPOSE CONNECTION
- JUNCTION BOX
- AC/DC SMOKE DETECTOR
- BELL
- DOOR BELL BUTTON
- TELEPHONE OUTLET
- TELEVISION CABLE OUTLET
- THERMOSTAT
- VACUUM SYSTEM OUTLET
- CEILING FAN & LIGHT
- CEILING FAN
- SMOKE/CARBON MONOXIDE DETECTOR
- FLOOD LIGHTS

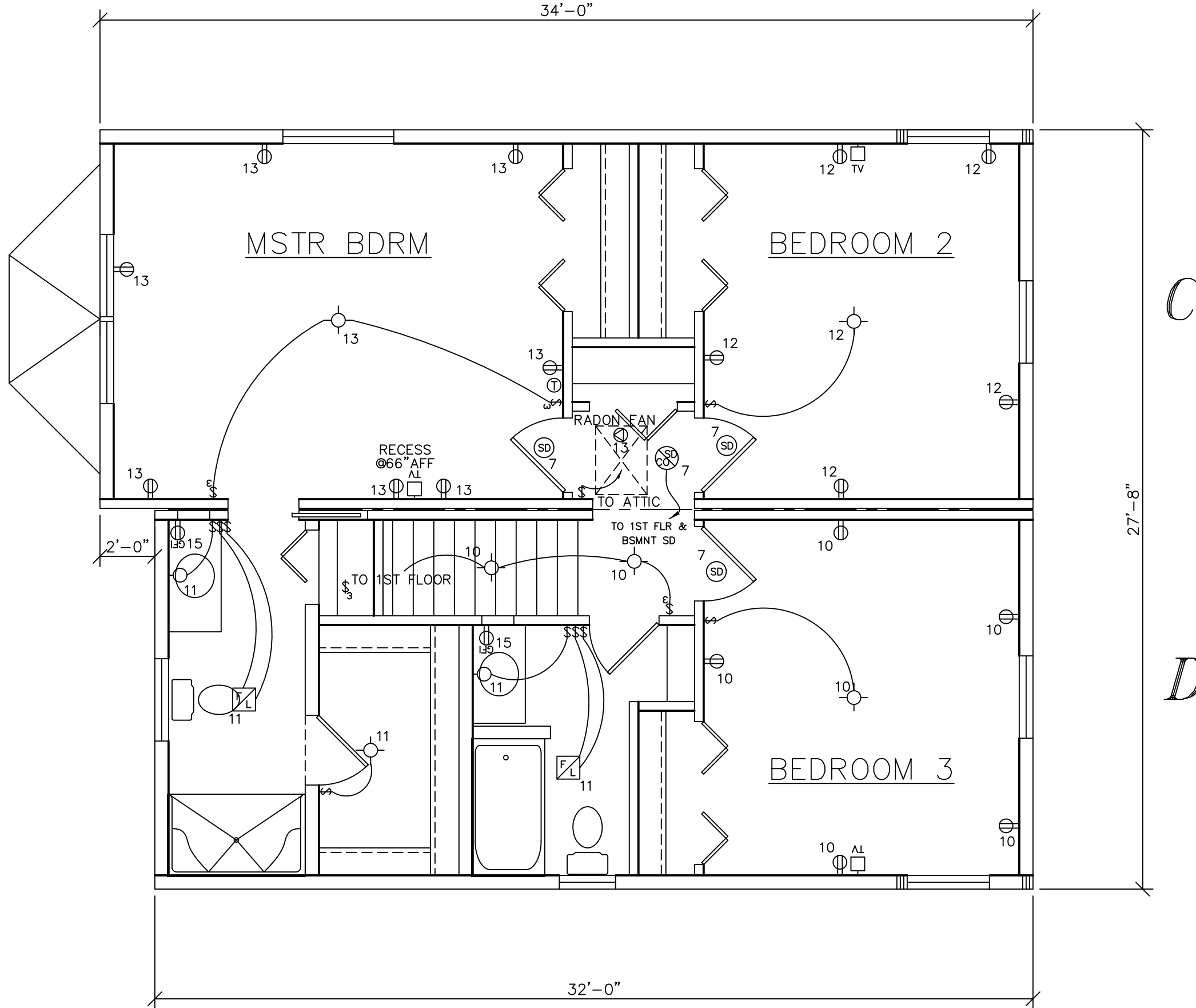
CIRCUIT DIRECTORY

NO.	AMP	WIRE	CIRCUIT	CIRCUIT	WIRE	AMP	NO.
1	40	8-4	RANGE	KIT COUNT [AFI]	12-2	20	2
3				KIT COUNT, KIT [AFI]	12-2	20	4
5	20	12-2	REFRIGERATOR	GL-KITCHEN, HALL [AFI]	14-2	15	6
7	15	14-2	GL-H.BATH, ENTRY,SD/CO[AFI]	GL-FAMILY ROOM[AFI]	14-2	15	8
9	20	12-2	DINING [AFI]	GL-BEDROOM 3, HALL [AFI]	14-2	15	10
11	15	14-2	GL-MSTR/GL BATH, CLOSET[AFI]	GL-BEDROOM 2[AFI]	14-2	15	12
13	15	14-2	GL-MSTR BDRM [AFI]	GL-FAMILY RM, EXT. GFIs[AFI]	14-2	15	14
15	20	12-2	BATH GFIs	WASHER	12-2	20	16
17	20	12-2	MICROWAVE	DRYER	10-4	30	18
19	20	12-2	DISHWASHER				20
21	20	12-2	GAS RANGE				22
23							24
25							26
27							28
29							30
31							32
33							34
35							36
37							38
39							40

2011 N.E.C.

- \* ALL SMOKE DETECTORS TO BE PHOTOELECTRIC \*
- \* ALL OUTLETS TO BE TAMPER RESISTANT \*
- \* ALL LIGHT FIXTURE BOXES TO BE HEAVY DUTY [50# MIN.] \*
- \* ALL EXT. GFI RECEPTACLES TO BE UV RATED \*
- \* MAX (2) WIRES PER HOLE THRU PLATES [WHEN CAULKED] \*
- \* NEUTRAL REQUIRED AT ALL LIGHTING CONTROLS \*

FRONT



WMH TO PROVIDE JUNCTION BOX AND CIRCUIT FOR FUTURE RADON FAN BY B/P - CIRCUIT #13

2011 N.E.C.

- \* ALL SMOKE DETECTORS TO BE PHOTOELECTRIC \*
- \* ALL OUTLETS TO BE TAMPER RESISTANT \*
- \* ALL LIGHT FIXTURE BOXES TO BE HEAVY DUTY [50# MIN.] \*
- \* ALL EXT. GFI RECEPTACLES TO BE UV RATED \*
- \* MAX (2) WIRES PER HOLE THRU PLATES [WHEN CAULKED] \*
- \* NEUTRAL REQUIRED AT ALL LIGHTING CONTROLS \*

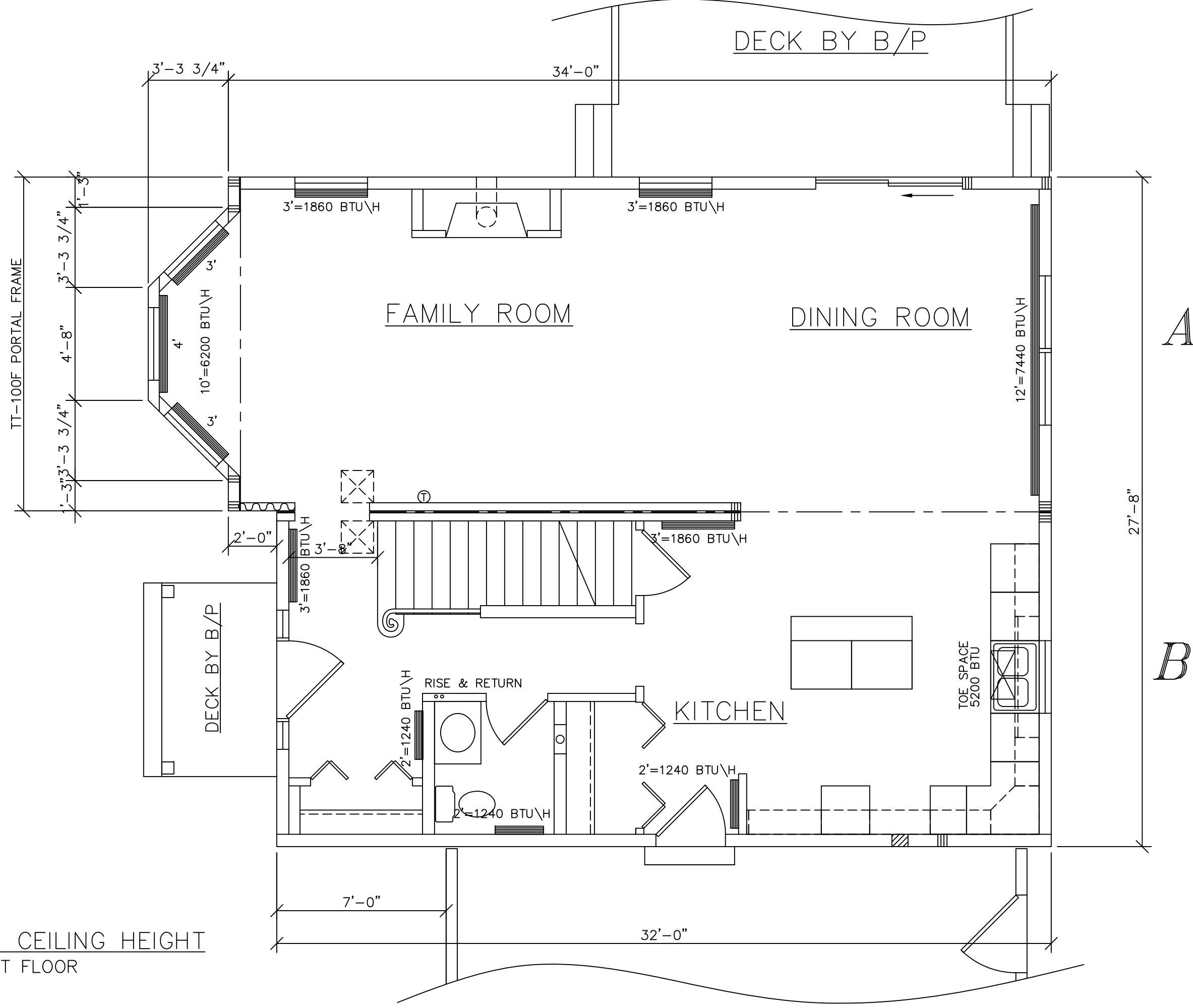
SEE STANDARD NOTES & DETAILS DWG #8

USE GROUP: SINGLE FAMILY		BUILDER: SILVER BEACH LLC DBA SILVER BEACH HOMES 83 WELLWOOD RD PORTLAND ME 04103		HOMEOWNER: BOUCHARD/MEOLI SITE: 291 SUMMIT STREET PORTLAND, ME 04103		SERIAL No. <b>17066</b>		THIRD PARTY INSPECTION AGENCY	
CONST. TYPE: VB		<b>RICHMOND CTM-L</b> 2nd.FL ELECTRICAL PLAN		PRODUCTION No.		PE / RA			
DESIGNER: MJG		DATE: 05/05/17		REVISION		DATE		CHECK	
SCALE: 1/4" = 1'-0"		PAGE: 6B		REVISION		DATE		CHECK	
WESTCHESTER MODULAR HOMES INC 30 REAGANS MILL ROAD, WINGDALE, NEW YORK, 12594 TEL (845)832-9400 FAX (845)832-6698				REVISION		DATE		CHECK	
DATE: 05/05/17		SCALE: 1/4" = 1'-0"		REVISION		DATE		CHECK	

LEGEND	
	THERMOSTAT
	FHW BASEBOARD UNIT
	ACCESS PANEL THRU FLOOR
	ACCESS PANEL THRU CEILING

9'-0" FIRST FLOOR CEILING HEIGHT  
ENTIRE FIRST FLOOR

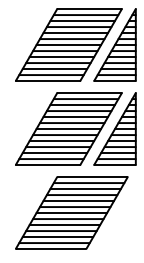
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SEE STANDARD NOTES & DETAILS DWG #8

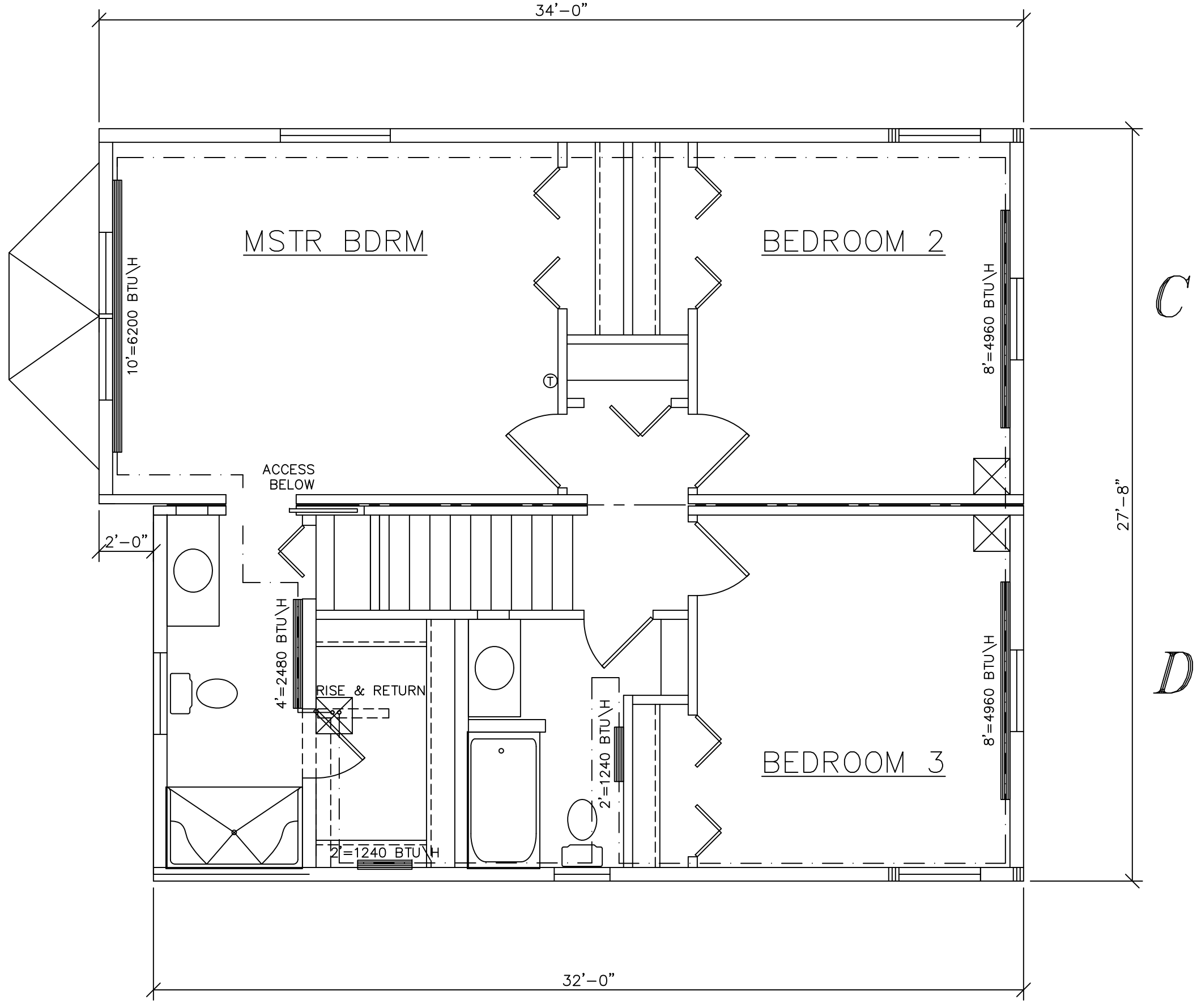
USE GROUP: SINGLE FAMILY	BUILDER: SILVER BEACH LLC DBA SILVER BEACH HOMES 83 WELLMOOD RD PORTLAND ME 04103	HOMEOWNER: BOUCHARD/MEOLI	THIRD PARTY INSPECTION AGENCY
CONSTR. TYPE: VB	SITE: 291 SUMMIT STREET PORTLAND, ME 04103		
DESIGNER: MJG	SERIAL No. <b>17066</b>		 DATE 5/17/17 <b>PFS CORPORATION</b> Bloomsburg, PA
DATE: 05/05/17	PRODUCTION No.		
SCALE: 1/4" = 1'-0"	REVISION		PE / RA
PAGE: <b>7C</b>	DATE		
	CHECK		
	DATE		
	DATE		

**RICHMOND CTM-L**  
**FIRST FLOOR FHW HEATING**





Westchester Modular Homes Inc  
30 Reagans Mill Road, Wingdale, New York, 12594  
Tel (845)832-9400 Fax (845)832-6698

*FRONT*



SEE STANDARD NOTES & DETAILS DWG #8

USE GROUP: SINGLE FAMILY	BUILDER: SILVER BEACH LLC DBA SILVER BEACH HOMES 83 WELLMOOD RD PORTLAND ME 04103	HOMEOWNER: BOUCHARD/MEOLI	THIRD PARTY INSPECTION AGENCY
CONSTR. TYPE: VB	SITE: 291 SUMMIT STREET PORTLAND, ME 04103	SERIAL No. <b>17066</b>	PE / RA
DESIGNER: MJG	<b>RICHMOND CTM-L</b>	PRODUCTION No.	
DATE: 05/05/17	<b>SECOND FLOOR FHW HEATING</b>	REVISION	
SCALE: 1/4" = 1'-0"		DATE	
PAGE: <b>7D</b>	Westchester Modular Homes Inc 30 Reagans Mill Road, Wingdale, New York, 12594 Tel (845)832-9400 Fax (845)832-6698	CHECK	
		DATE	
		DATE	



WINDOW SCHEDULE

WINDOW NO.	MFG'R	TYPE	GLASS	VENT	"U"VALUE	SHGC	OPENING
DH3036	ANDERSEN	200 D.H.	6.8	4.06	0.19	0.19	4.06 SF
DH3049	ANDERSEN	200 D.H.	9.9	5.76	0.30	0.19	5.76 SF
DH3056	ANDERSEN	200 D.H.	11.8	6.77	0.30	0.19	6.77 SF
A-41	ANDERSEN	400 AWNING	5.9	2.00	0.28	0.32	1.96 SF
AR21	ANDERSEN	400 AWNING	1.7	0.90	0.28	0.32	0.86 SF

EXTERIOR DOOR SCHEDULE

DOOR NO.	DOOR SIZE	DOOR TYPE
DX28	2'-8" x 6'-8"	INSULATED, METAL, FIRE DOOR
DX302	3'-0" x 6'-8"	INSULATED, METAL, 6 PANEL + 2 SLIGHT
PS61611	3'-0" x 6'-11"	WOOD, SLIDING GLASS DOOR

FLOOR PLAN NOTES

- Label locations are designated by:
  - State Labels
  - Third Party Inspection Agency
  - Data Plate
- Maximum height of egress window sills is 3'-6" Above Finished Floor
- Refer to order selection form for specific appliances supplied with this house.
- Bath room fans are rated at 50 CFM.
- Attic Access(es) on Cape Models are to be done on site by Builder Purchaser.
- If applied, any part to be finished by builder on site, shall be in compliance with all applicable building code requirements and under jurisdiction of the local building inspector. ( garage, additions, porch, etc )
- All interior and exterior Handrails and/or Guardrails are installed by Builder/Purchaser

SUPPLY NOTES

- Materials are type A PEX.
- Water supply shall be securely attached to the building at no greater distances between support intervals than specified:
  - Horizontal pipe at 32"
  - Vertical pipe at mid-story (10' max).
- Water heater to be supplied and installed by B/P.
- All supply lines are stubbed through the first floor. Supply lines below first floor supplied and installed by B/P.
- All hot water lines in unheated spaces shall be insulated by B/P.
- All tubs and/or showers to be supplied with anti-scald valves
- All devices installed with self closing valves (i.e. washer, dishwasher) shall have a water hammer arresting device on the supply line supplied and installed by B/P on site, in accordance with all State and local applicable codes.
- All fixture supply lines 1/2" diameter shall have individual shut off valves.

DWV NOTES

- Materials are PVC schedule 40.
- Drainage and Vent piping shall be securely attached to the building at no greater support intervals than specified.
  - Horizontal pipe at 4'-0" for Ø2" or larger
  - Horizontal pipe at 3'-0" for Ø1 1/2" or smaller
  - Vertical pipe at 4'-0"
- All drainage connections horizontal to horizontal and vertical to horizontal are long sweep or double 45 fittings.
- Horizontal vent pipe connections to vertical vent branch or stack shall occur at least 24" above the floor rim of the highest fixture served by the horizontal vent.

ELECTRICAL NOTES

- Electrical panel is rated 200 amps.
- Non-metallic sheathed cable is type NM-B.
- Wires are installed with insulated staples.
- Electric service shall be grounded by B/P in compliance with NEC, state and local codes.
- All electrical components shall be listed and/or labeled by a nationally recognized testing lab and shall be installed in accordance with manufacturer instructions and locations/use instructions.
- Electric panel shall be located and mounted in basement by B/P, unless noted otherwise.
- A service disconnect shall be installed at a readily accessible location nearest the point of entrance of the service conductors.
- Telephone and television cable options run to the electric panel location.
- Door bell wires shall be connected in basement by B/P.

- Door bell button at split entry front doors shall be installed by B/P
- One [1] GF1 circuit shall be installed in basement by B/P.
- A clothes washer circuit shall be installed in basement by B/P if washer location is not incorporated into house.
- Receptacles shall not be installed directly over electric baseboard heaters.
- circuit breakers for electric baseboard heaters are only installed in panels of houses with electric baseboard systems.
- Smoke detectors are interconnected and installed on a lighting circuit with no intervening switches on that circuit.
- Smoke detectors shall have a battery back-up power source.
- Basement smoke detectors are supplied by WMH and installed by B/P.

EBB - HEATING NOTES

- Electric baseboard heating circuits are 20 Amp, 220 Volts with 12-2 non-metallic sheathed cable type NM-B.
- Maximum wattage per circuit shall be 3750 watts.
- Baseboards are rated at 250 watts per linear foot.
- Minimum thermostat range is 45° to 75° F.
- General lighting receptacles shall not be located above electric baseboard heating units.

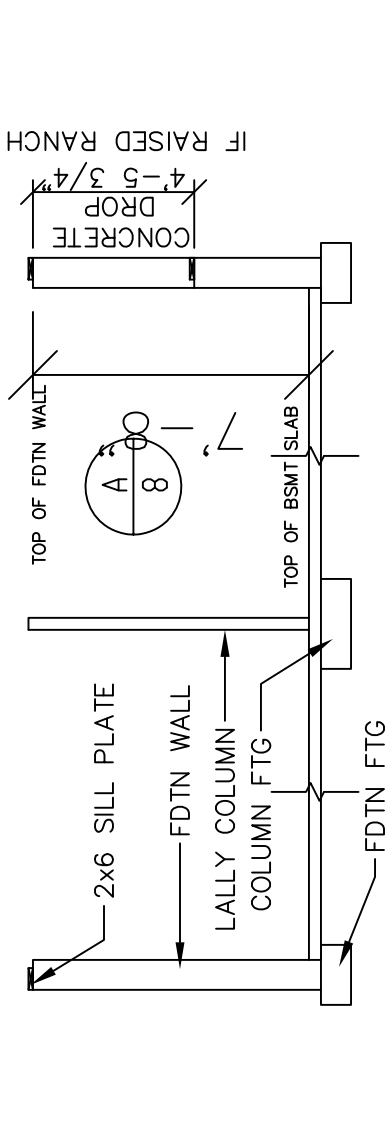
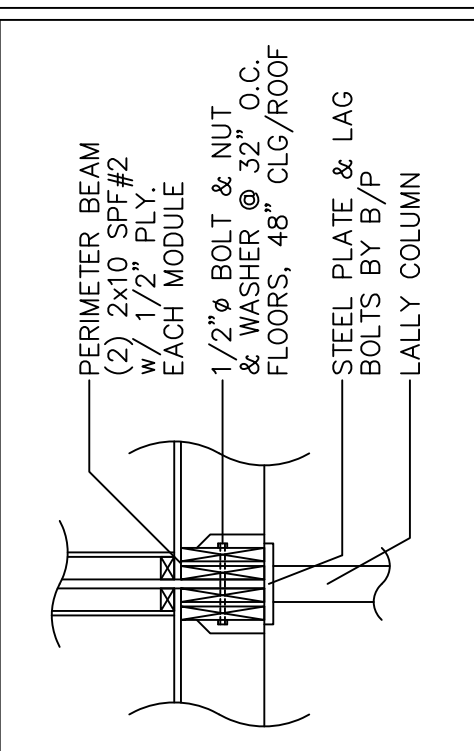
FHW - HEATING NOTES

- Baseboard ratings are based on 190° F water temperature at 1 GPM flow rate with 65° entering air.
- First floor baseboard units are installed with heating pipes stubbed thru floor. Second floor heating pipes between baseboard units are installed in floor and/or wall panels. B/P is responsible for interconnection between modules and floors. Balance of heating system is to be designed, supplied and installed by B/P.
- All heating pipes in unheated spaces shall be insulated by B/P.
- Minimum thermostat range is 45° to 75° F.
- Access panels are for the Builder/Purchaser to use in the interconnection of the heating system. These panels may be permanently attached and finished over by B/P after heating system is completed.

FOUNDATION NOTES

- The foundation plan is provided for foundation design parameters only. Complete foundation engineering based on specific site conditions, applicable local and state codes, to be reviewed and approved by a registered architect or engineer in the state of house designation.
- The Builder/Purchaser shall be responsible for design, construction and code compliance of all foundation elements including (but not limited to) structural, plumbing, electrical, heating, energy conservation and fire separation
- Minimum column footing size shall be 2'-6" x 2'-6" x 10" deep.
- Concrete strength shall be 3000 psi or greater.
- Lally column shall be minimum Ø3 1/2" steel pipe (supplied and installed by B/P prior to house delivery and set). There shall be no protrusion above top of sill plates.


PERIMETER BEAM DETAIL



USE GROUP: SINGLE FAMILY	BUILDER: SILVER BEACH LLC DBA SILVER BEACH HOMES 83 WELLWOOD RD PORTLAND ME 04103	HOMEOWNER: BOUCHARD/MEOLI	SERIAL No. <b>17066</b>
CONST. TYPE: VB	DATE: 05/05/16	SITE: 291 SUMMIT STREET PORTLAND, ME 04103	PRODUCTION No.
DESIGNER: MJG	SCALE: N/A		REVISION DATE
			CHECK DATE

PE / RA THIRD PARTY INSPECTION AGENCY

**PFS APPROVED**  
 DATE 5/17/17  
**PFS CORPORATION**  
 Bloomsburg, PA



**STANDARD NOTES & DETAILS**  
 Westchester Modular Homes Inc  
 30 Reagans Mill Road, Wingdale, New York, 12594  
 Tel (914)832-9400 Fax (914)832-6698

8