



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 #: 596
 Model Name/ No. Kim#4355
 Manufacturer's Name: Excel Homes of Maine LLC; Oxford Operations
 Plant(s) at which model will be produced 56 Mechanicfalls Road Oxford, ME 04270

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>Typical</u>)	✓		
Heat Loss Calculations or Reference No. (<u>Attached</u>)	✓		
HVAC/Furnace Size/Model No. (<u>On-site by others/ Heat Pumps</u>)			✓
Thermal Performance Calculations or Reference No. (<u>Maine Energy Code</u>)	✓		
Electrical Load Calculations or Reference No. (<u>Typical</u>)	✓		
Service Size and Location (<u>200 AMP/ BASEMENT</u>)	✓		
Applicable Building Codes <u>See Floor Plan</u>	✓		
Submit model to the following states: <u>Maine</u>			
*Description of Modification: _____			
Requester: <u>SHERRILYN PAGE</u> Date: <u>2-24-15</u>			
(designer)			

For PFS Use

Staff Plan Reviewer _____ IBC Certification #: _____ Date: _____

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.

THIS HOME HAS BEEN DESIGNED SPECIFICALLY FOR:

COPE

19 HODGINS STREET
LOT B2 (120 VERANDA ST. SUBDIVISION)
PORTLAND, ME 04103

BUILDER:

MTR DEVELOPMENT, LLC

PTL#: Kim 4355 STATE: ME
 PD QN SN SD

BUILDER:
MTR DEV., LLC

CUSTOMER/PROJECT:
COPE

Keiser
HOMES
Keiser Home Brand
Built By Excel Homes of Maine.

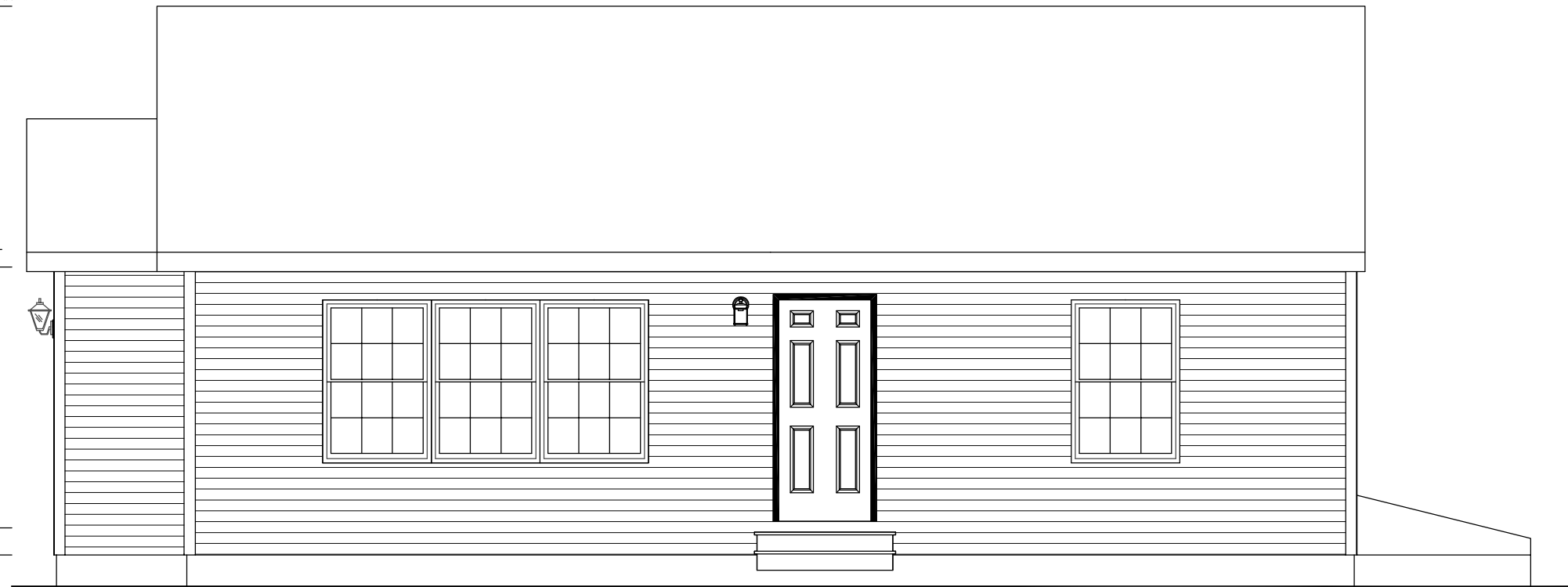
* THERE ARE NO LOT LINE FIRE SEPARATION REQUIREMENTS

PFS CORPORATION
Approval Limited to Factory Built Portion Only
State: Maine
Signature: *Harold Raup*
Title: Staff Plan Reviewer
Date: 2/27/15

+/- 16'-10" TOP OF SILL TO PEAK

8'-0" 1ST FLOOR CEILING HEIGHT

1ST FLOOR FLOOR
TOP OF SILL
GRADE



FRONT ELEVATION

NOTES:

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

SITE CONDITIONS:

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

SQUARE FOOTAGE:

FIRST FLOOR: 914 SQ. FT.
SECOND FLOOR: - SQ. FT.
BONUS ROOM: - SQ. FT.
GARAGE: - SQ. FT.
TOTAL: 914 SQ. FT.
OVERALL SIZE: 24'-0 3/4" x 36'-40"
MODEL: REVISED ALLAGASH RANCH

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CHECKED: WNC

DESCRIPTION

DATE: 1-22-15
NO: PD1 1-22-15
PD2 1-29-15

DRAWING TITLE:

COVER SHEET

SCALE: NTS SHEET: 1

PTL#: Kim 4355 STATE: ME
 PD QN SN SD

BUILDER: MTR DEV., LLC

CUSTOMER/PROJECT: COPE



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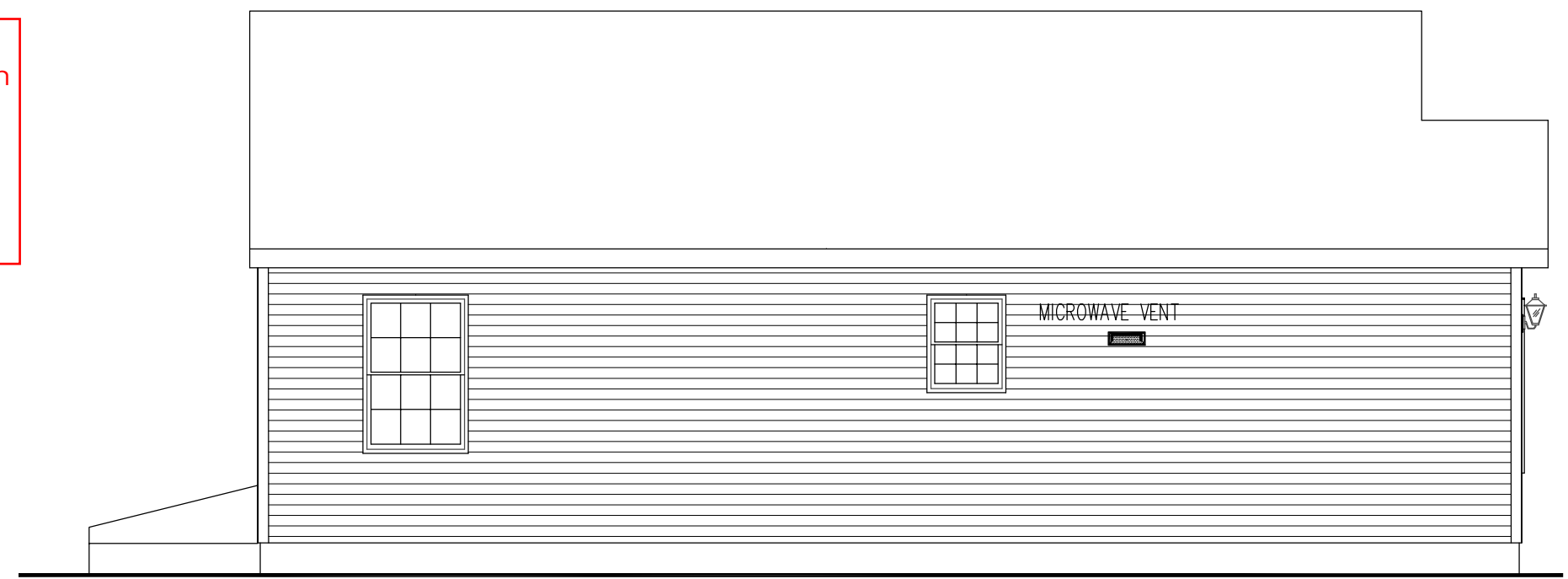
DESCRIPTION

DATE: 1-22-15
 1-29-15
 NO: PD1
 PD2

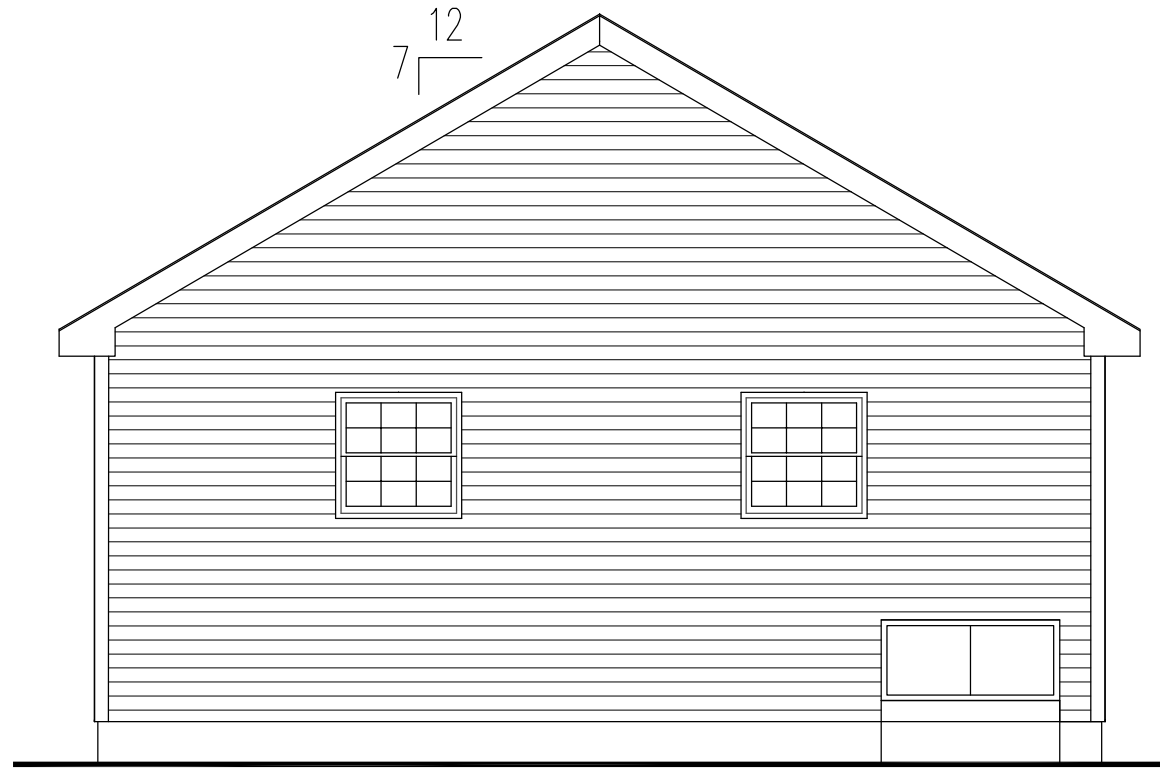
DRAWING TITLE: ELEVATIONS

SCALE: NTS SHEET: 2

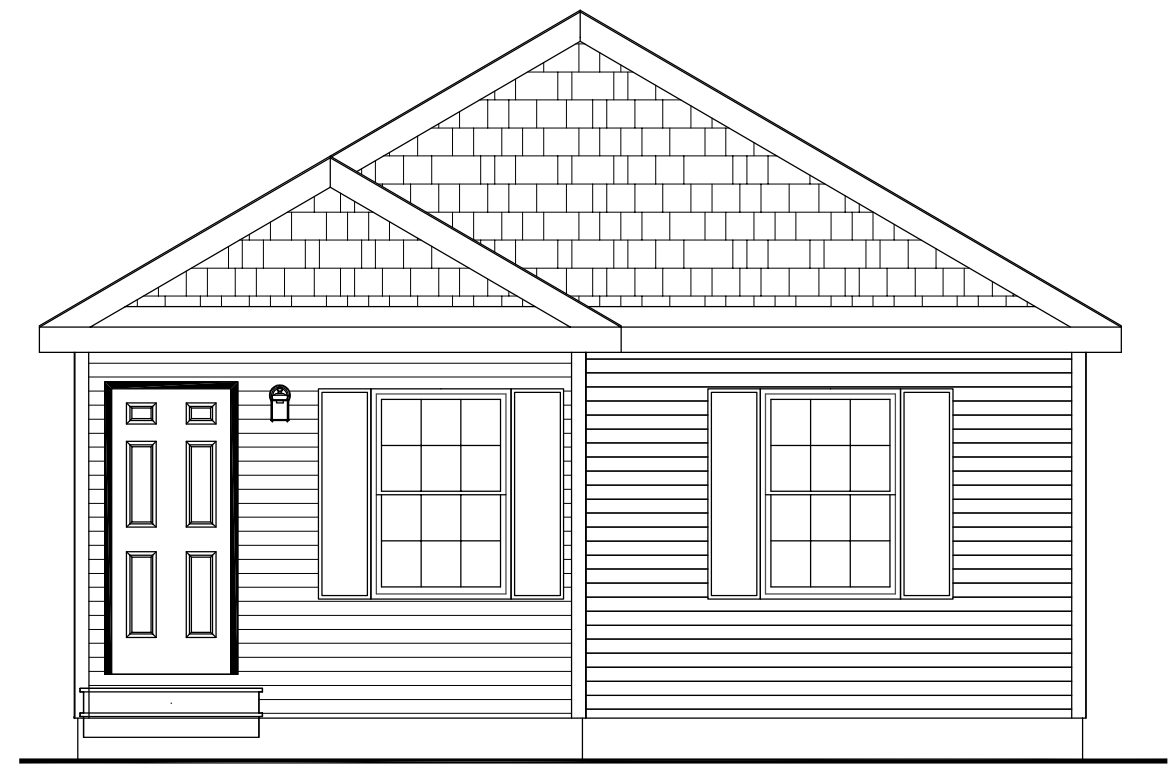
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REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

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

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PTL#: STATE:
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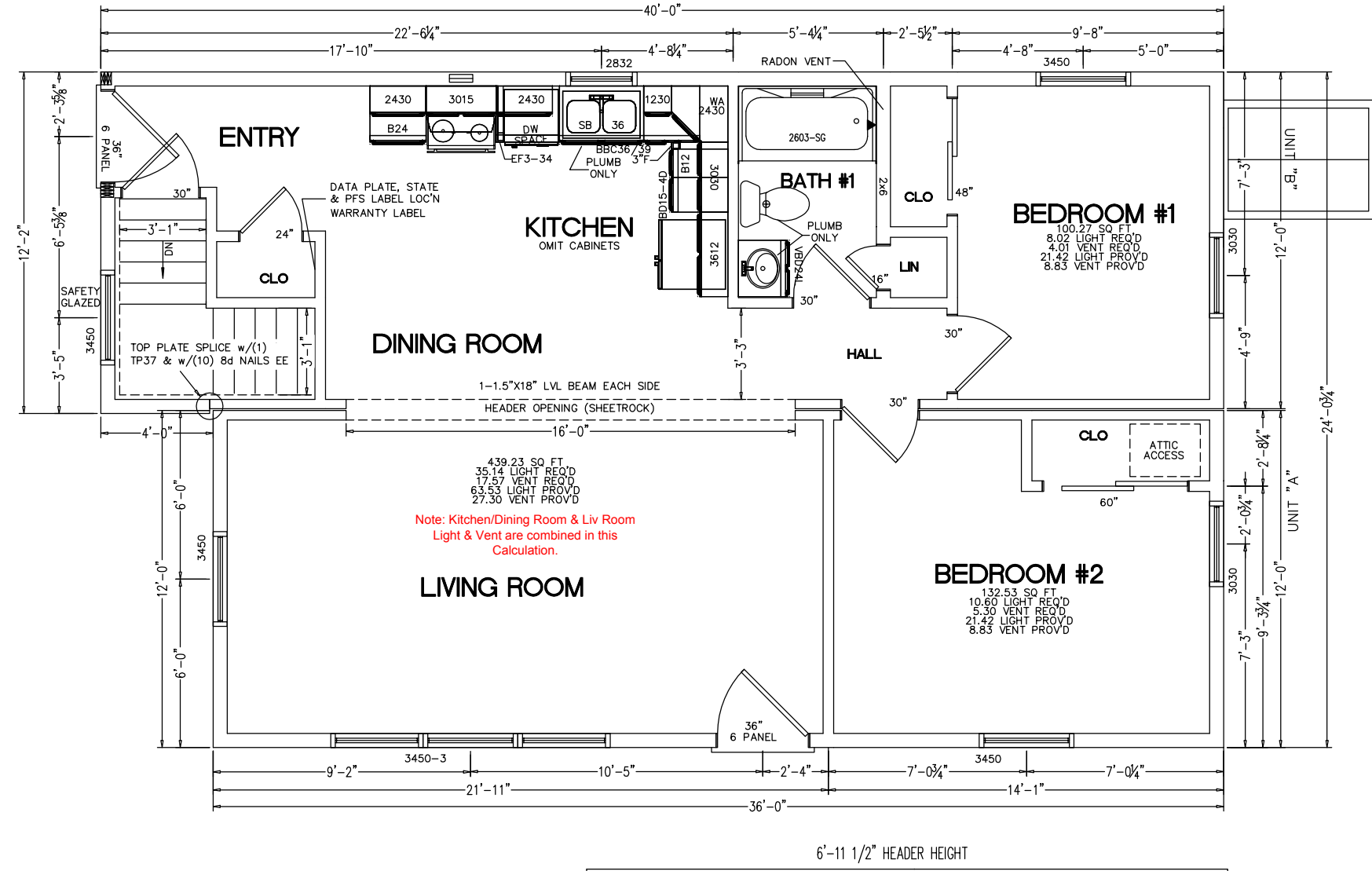
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DATE: 1-22-15
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 NO: PD1
 PD2

DRAWING TITLE:

FIRST FLOOR PLAN

SCALE: SHEET:
NTS 3



MAINE ENERGY SPECIFICATION TABLES

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

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

ADDITIONAL MAINE REQUIREMENTS

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

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

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

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

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

- NOTES:
- 2x6 EXT WALLS @ 24" O.C./2x4 MARR WALLS @ 24" O.C. (EXCEPT AS NOTED)
 - 8'-0" CLG HT.
 - 2x8 SPF#2 FLOOR JOISTS @ 16" O.C.
 - ROOF SYSTEM TO BE 24" O.C.
 - ALSIDE NEW CONSTRUCTION 0100 SERIES SINGLE HUNG WINDOWS
 - BASED ON <100 MPH WIND LOAD & EXPOSURE "B"
 - SITE LOCATION: PORTLAND, ME; CUMBERLAND COUNTY; 50 PSF GROUND SNOW LOAD
 - BLDR INSTALLED HEATING SYSTEM DESIGN & MATERIAL SUPPLIED BY OTHERS

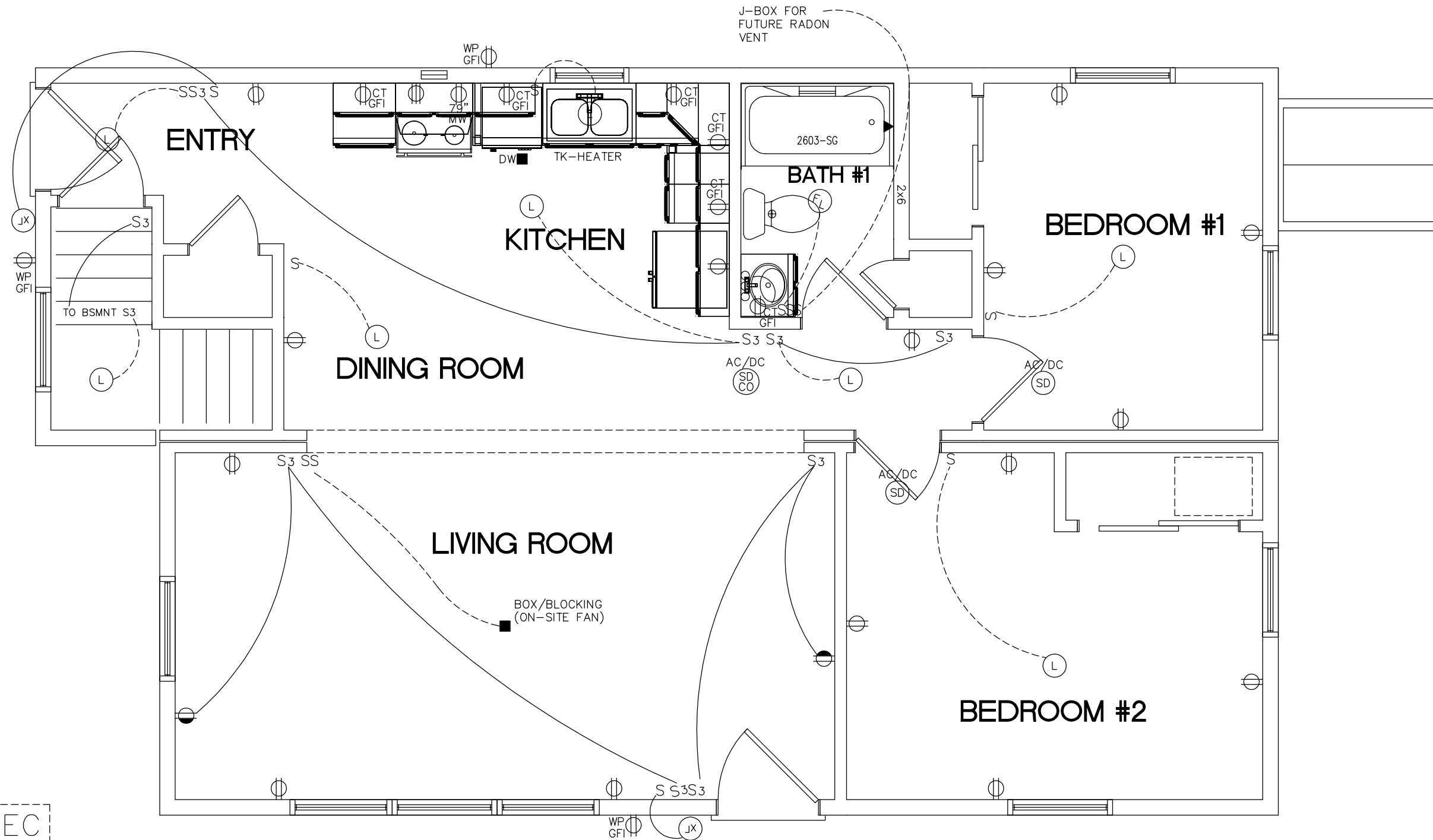
PARADIGM WINDOW SCHEDULE

WINDOW CALL SIZE	UNIT SIZE	ROUGH OPENING	TYPE	LIGHT FT.	VENT FT.	SQ. FT.	U-VALUE
2832	31 1/2" x 37 1/2"	32 1/2" x 38 1/2"	SH 0100 NC	6.73	2.9	8.7	0.30
3030	35 1/2" x 35 1/2"	36 1/2" x 36 1/2"	SH 0100 NC	7.22	2.73	9.0	0.30
* 3450	39 1/2" x 59 1/2"	40 1/2" x 60 1/2"	SH 0100 NC	14.2	6.1	17.0	0.30

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

STANDARD -EXTERIOR (INSWING) DOOR SCHEDULE

DOOR CALL SIZE	WIDTH	HEIGHT	ROUGH OPENING	MATERIAL	MANUFACTURER	TYPE	U-VALUE
3068 6-PNL	3'-0"	6'-8"	38 1/2" x 82 1/2"	INSUL. CORE	THERMA-TRU	EXT HINGED	.16



2014NEC

- INSULATED STAPLES REQUIRED TO SUPPORT ALL WIRING
 1275 SQ. FT. SMOKE DETECTORS REQUIRED EVERY 1200 SQ. FT.
 SMOKE DETECTORS ARE FACTORY WIRED AND FINAL LOCATION
 IS DETERMINED BY LOCAL FIRE MARSHALL.
- * THIS PLAN MAY HAVE ADDITIONAL APPLIANCES/FIXTURES ADDED TO THE ELECTRICAL SCHEMATIC AND/OR PANEL BOX PROVIDING THE LOADING DOESN'T EXCEED THE MAXIMUM ALLOWED BY STATE & LOCAL CODES.
 - * E-CUTOFF SWITCH ON-SITE BY OTHERS PER ALL STATE & LOCAL CODES.
 - * ALL BRANCH CIRCUITS SUPPLYING 15 & 20 AMPERE OUTLETS IN LIVING SPACES ARE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER IN ACCORDANCE WITH SECTION 210.12 2014 NEC.
 - * PER 406.12 OF 2014 NEC ALL 125 -VOLT, 15 AND 20 AMP RECEPPTS INSTALLED IN AREAS SPECIFIED BY 210.52, SHALL BE LISTED TAMPER RESISTANT TYPE.
 - * 50# LIGHT BOXES REQUIRED

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PTL#: Kim 4355 <input checked="" type="checkbox"/> PD <input type="checkbox"/> QN <input type="checkbox"/> SN <input type="checkbox"/> SD	STATE: ME
BUILDER: MTR DEV., LLC	
CUSTOMER/PROJECT: COPE	
 Keiser Home Brand Built By Excel Homes of Maine.	
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CHECKED: WNC DRAWN: SLP SLP	DESCRIPTION:
DATE: 1-22-15 NO: PD1 PD2	DATE: 1-29-15
DRAWING TITLE:	
FIRST FLOOR ELECTRICAL PLAN	
SCALE: NTS	SHEET: 4

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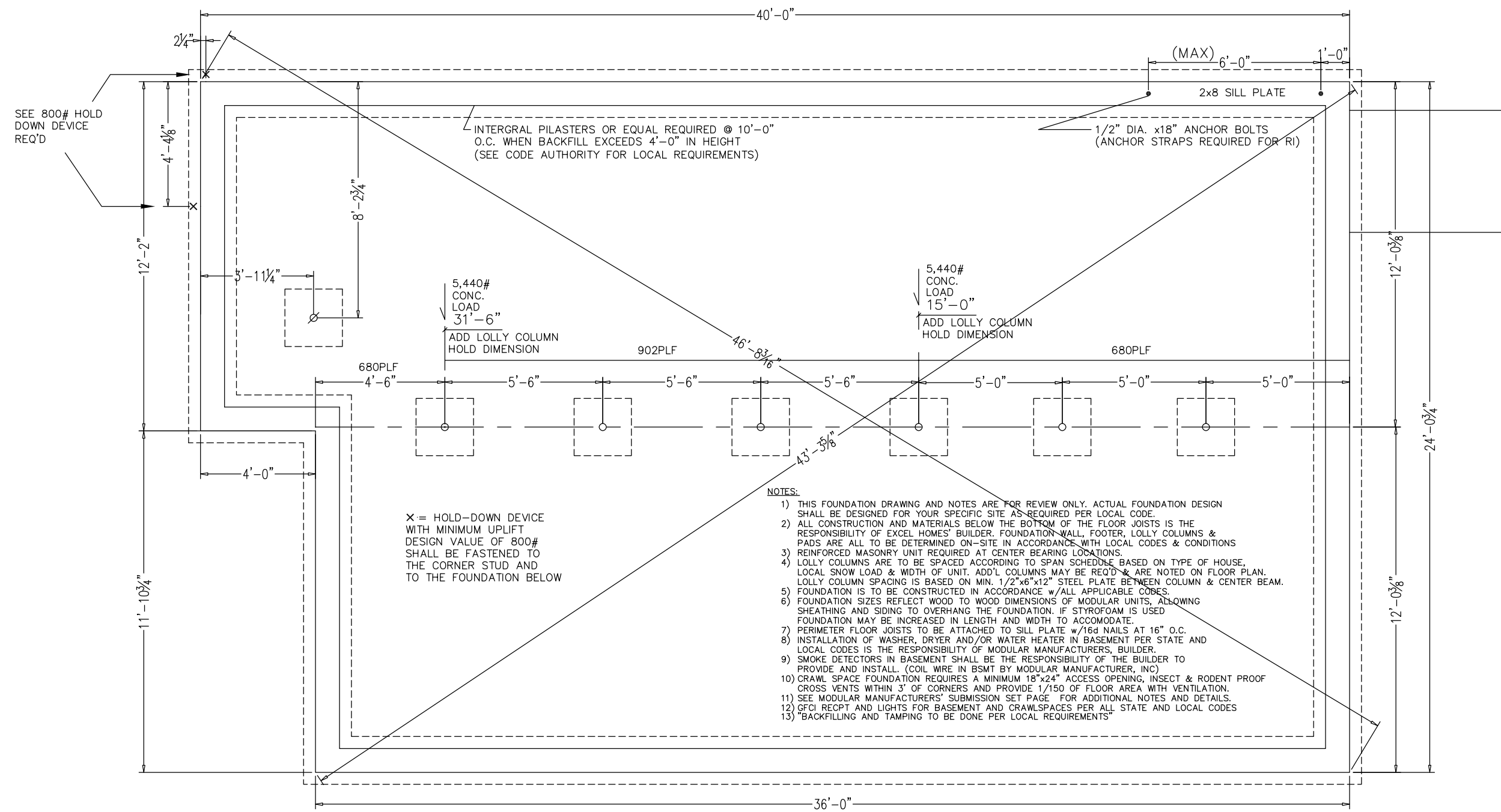
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DESCRIPTION:

DATE: 1-22-15
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DRAWING TITLE: FOUNDATION PLAN

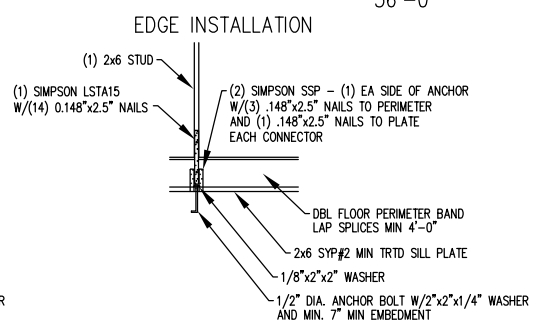
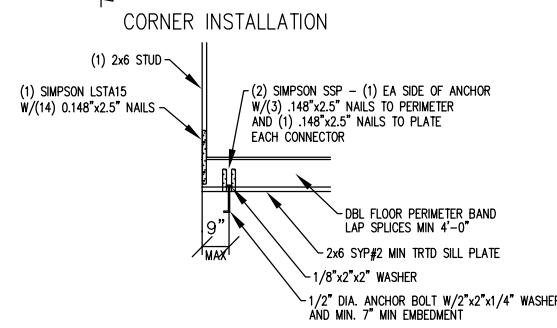
SCALE: NTS SHEET: 5



X = HOLD-DOWN DEVICE WITH MINIMUM UPLIFT DESIGN VALUE OF 800# SHALL BE FASTENED TO THE CORNER STUD AND TO THE FOUNDATION BELOW

NOTES:

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



Overturing Hold Down - up to 800#

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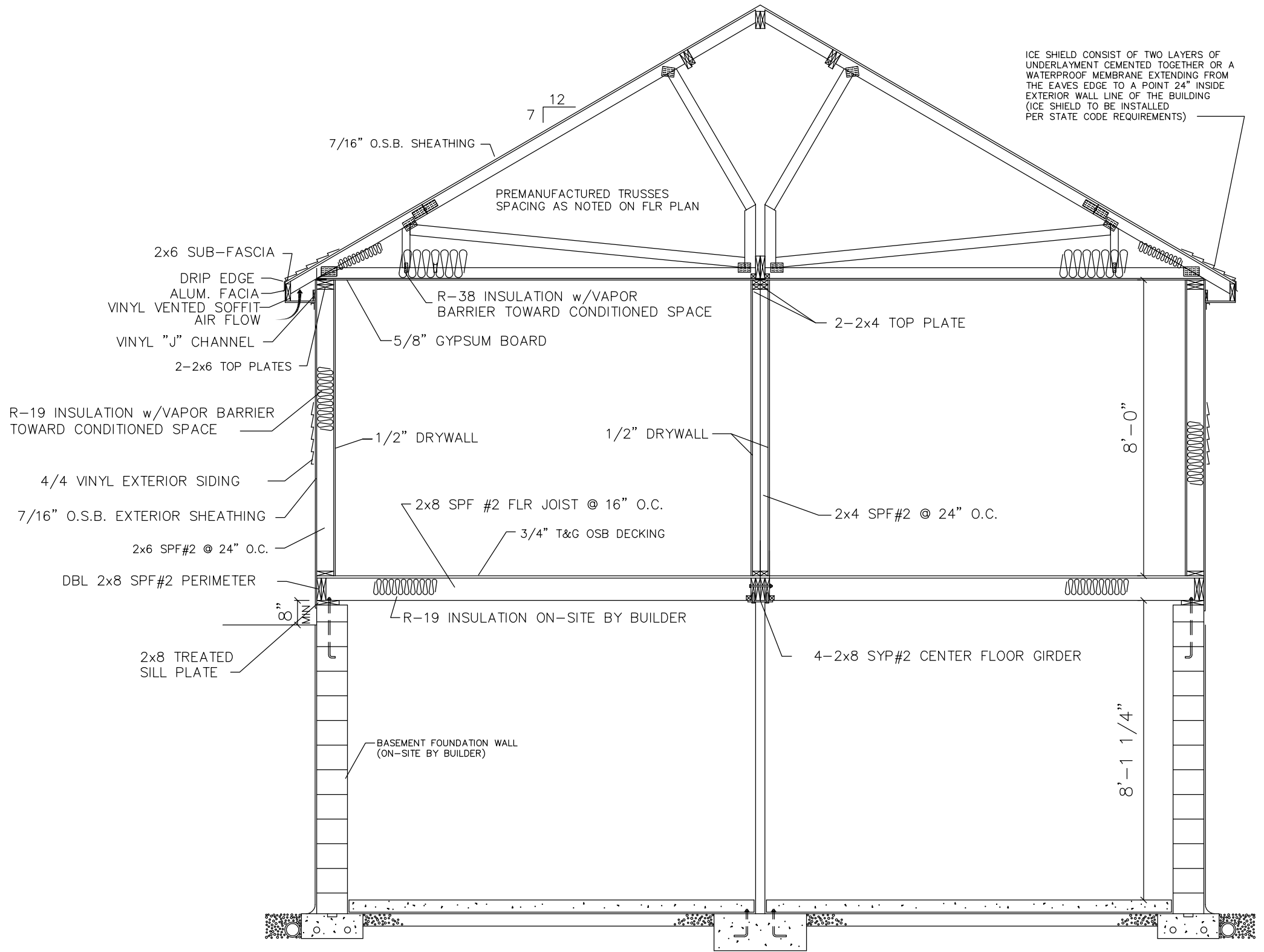
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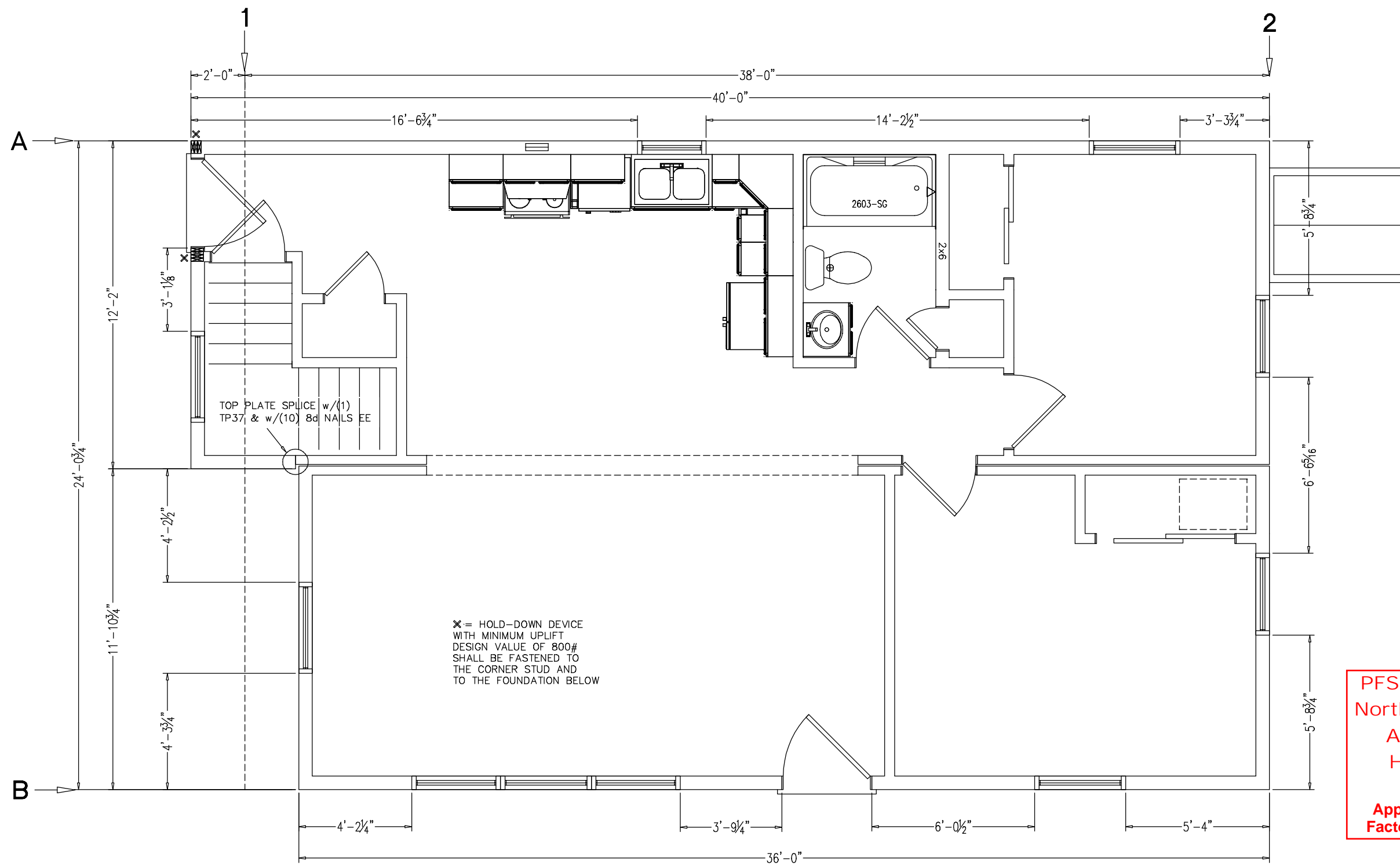
DRAWING TITLE: SECTION

SCALE: NTS SHEET: 6



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

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EXTERIOR WALL LINE	TOTAL WALL LINE LENGTH	BRACED WALL SPACING	BRACED WALL METHOD	TABULATED MIN. BRACED WALL TOTAL Table R602.10.1.2(1)	WIND EXPOSURE FACTOR Table R602.10.1.2(1)a	RIDGE TO EAVE HEIGHT FACTOR Table R602.10.1.2(1)c	WALL HEIGHT FACTOR Table R602.10.1.2(1)d	BRACED WALL LINE QUANTITY FACTOR Table R602.10.1.2(1)e	ADJUSTED MIN. BRACED WALL LENGTH REQ'D	BRACED WALL LENGTH PROV'D	
A	40'-0"	24'-0"	CS-WSP	4.8 (<=100mph)	1.0 ("B")	.844 (7.4')	0.90 (8'-0")	1.0 (2)	3.6'	34.1'	PASSES
B	36'-0"	24'-0"	CS-WSP	4.8	1.0	.844	0.90	1.0 (2)	3.6'	19.3'	PASSES
1	24'-0"	38'-0"	CS-WSP	7.2	1.0	.844	0.90	1.0 (2)	5.4'	11.6'	PASSES
2	24'-0"	38'-0"	CS-WSP	7.2	1.0	.844	0.90	1.0 (2)	5.4'	17.9'	PASSES

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

PTL#: Kim 4355 STATE: ME
 PD QN SN SD

BUILDER: MTR DEV., LLC

CUSTOMER/PROJECT: COPE



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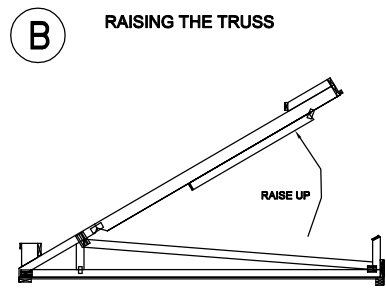
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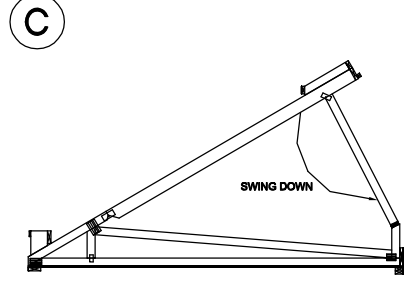
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DRAWING TITLE: FIRST FLOOR SHEAR WALL PLAN

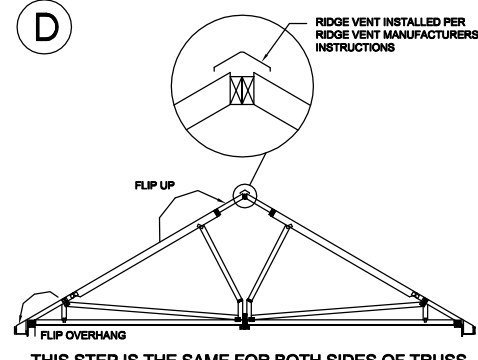
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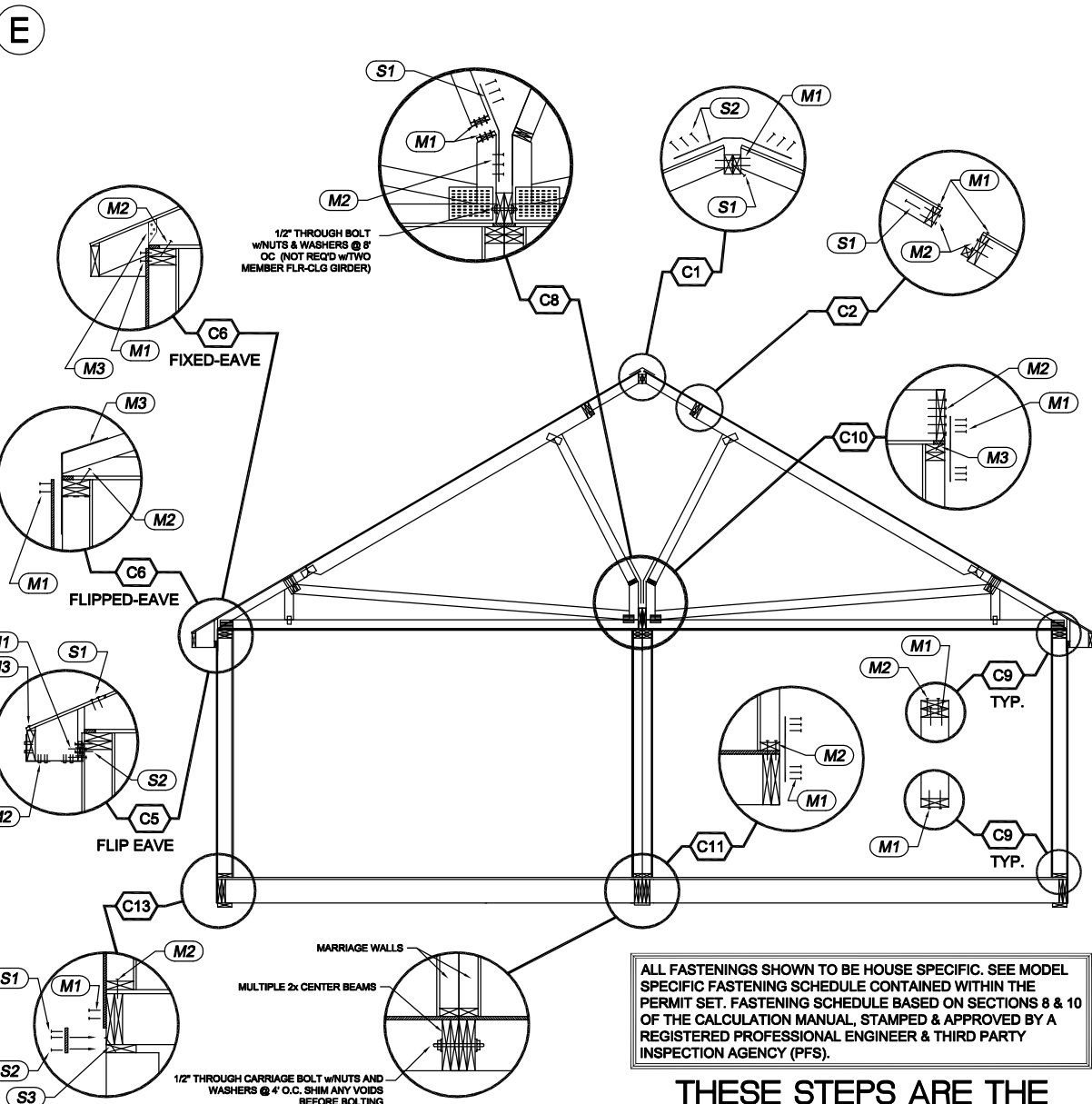
THIS STEP IS THE SAME FOR BOTH SIDES OF TRUSS



THIS STEP IS THE SAME FOR BOTH SIDES OF TRUSS



THIS STEP IS THE SAME FOR BOTH SIDES OF TRUSS



TYP CONNECTIONS FOR ONE-STORY W/ WEB TRUSS

SEE HOUSE SPECIFIC FASTENING SCHEDULE AT RIGHT.

SECTION LEGEND

- C6** = CONNECTION REQUIRED. SEE CHART AT RIGHT.
- M1** = CONNECTION BY MODULAR MANUFACTURER. SEE SCHEDULE AT RIGHT.
- S1** = CONNECTION TO BE COMPLETED ON-SITE. SEE SCHEDULE AT RIGHT.

FASTENING SCHEDULE

HOUSE-SPECIFIC INFO

QUOTE#: 4355	STATE: ME
WIND SPEED: 100 mph	SNOW LOAD: 50 psf
MEAN ROOF HT.: 20'-8"	
ROOF O.C.: 24 in	
WALL O.C.: 24 in	
OVERHANG DEPTH: 10 in	
EAVE OVERHANG: FIXED	
LOCATION: MAIN HOUSE	
EXTERIOR WALLS: 2x6	
MARRIAGE WALLS: 2x4	
WALL HT.: 8.0 ft	
GABLE WALL HT.: 8 ft	

TRUSS-SPECIFIC CONNECTION INFO

CONNECTION LOCATION	FORCE (lbs)		
	TENSION	SHEAR	COMPRESSION
RIDGE TO RIDGE	81	81	
RIDGE FLIP TO TOP CHORD	78	104	
COLLAR TIE TO TOP CHORD	N/A	N/A	N/A
KNEEWALL TO TOP CHORD	N/A	N/A	
KNEEWALL TO BOTTOM CHORD (OR KING POST)	408	372	
TRUSS HEEL UPLIFT		308	
TRUSS HEEL HORIZONTAL		393	
TRUSS MATEWALL UPLIFT		410	
TRUSS MATEWALL HORIZONTAL		N/A	

FASTENING TO BE COMPLETED "ON-SITE"

CONN.#	DES	CONNECTION AREA	CONNECTION REQUIRED	CALC MANUAL PAGE REF#
C1	S1	RIDGE TO RIDGE	(2) 0.131" x 3-1/4" FACE-NAILS PER TRUSS BAY	8.0.4
	S2	FLIP RAFTER TO FLIP RAFTER	(1) 1.25" x 26 GA STRAP w/ (9) 8d NAILS EVERY THIRD TRUSS	8.0.5
C2	S1	TOP CHORD CONTINUOUS TO FLIP CONTINUOUS	(2) 0.131" x 3-1/4" FACE-NAILS PER TRUSS BAY	8.0.7
C5	S1	SHEATHING TO TOP CHORD	(5) 0.131" x 2-1/2" FACE-NAILS PER TRUSS	10.18.0
	S2	FLIP CONTINUOUS TO STUD	(3) #8 x 3" FACE-SCREWS PER BAY	10.22.0
C8	S1	KNEEWALL TO KINGPOST	(1) 1.25" x 20 GA STRAP w/ (14) 8d NAILS EVERY TRUSS	8.0.10
	S1	SHEATHING BAND TO RIM	(2) ROWS OF 0.131" x 2-1/2" FACE-NAILS AT 14" O.C.	10.4.0
C13	S2	SHEATHING BAND TO SILL PLATE	(1) ROW OF 0.131" x 2-1/2" FACE-NAILS AT 7" O.C.	10.5.0
	S3	FLOOR RIM TO SILL PLATE	(1) ROW OF 0.131" x 3-1/4" TOE-NAILS AT 6" O.C.	10.14.0
C15	S1	WALL PLATES TO TRUSS CHORDS (2x2 GABLE WALL)	(1) ROW OF 0.131" x 3-1/4" FACE-NAILS AT 11" O.C.	10.20.0
C15	S1	WALL PLATES TO TRUSS CHORDS (2x3 GABLE WALL)	(1) ROW OF 0.131" x 3-1/4" FACE-NAILS AT 11" O.C.	10.20.0

FASTENING TO BE COMPLETED BY "MANUFACTURER"

CONN.#	DES	CONNECTION AREA	CONNECTION REQUIRED	CALC MANUAL PAGE REF#
C1	M1	RIDGE TO FLIP RAFTER	(2) 0.131" x 3-1/4" FACE-NAILS PER TRUSS	8.0.2
	M1	SHEATHING TO ROOF CONTINUOUS	(2) 0.131" x 2-1/2" FACE-NAILS PER TRUSS EA. SIDE	8.0.8
C2	M2	CONTINUOUS TO FLIP RAFTER OR TOP CHORD	(2) 0.131" x 3-1/4" FACE-NAILS PER TRUSS	8.0.6
C5	M1	FLIP CONTINUOUS TO OVERHANG BLOCK	(4) 0.131" x 2-1/2" FACE-NAILS PER TRUSS	10.22.0
	M2	SHEATHING TO FASCIA	(4) 0.131" x 2-1/2" FACE-NAILS PER TRUSS	10.22.0
C6	M1	SHEATHING TO WALL PLATES	(2) ROWS OF 0.131" x 2-1/2" NAILS AT 14" O.C.	10.3.0
	M2	TRUSS TO TOP PLATE (HORIZONTAL LOADING)	(5) 0.131" x 3-1/4" TOE-NAILS	10.10.0
	M3	TRUSS TO TOP PLATE (OR WALL STUD)	(1) SIMPSON MTS30 EVERY OTHER TRUSS	10.2.0
C8	M1	KNEEWALL PLATE TO KNEEWALL OR KINGPOST	(6) 0.131" x 3-1/4" FACE-NAILS PER TRUSS	8.0.9
	M2	KINGPOST TO KNEEWALL STUD	(1) 1.25" x 20 GA STRAP w/ (14) 8d NAILS EVERY TRUSS	8.0.10
C9	M1	PLATE TO STUD	(5) 0.131" x 3-1/4" FACE-NAILS PER STUD	10.12.0
	M2	PLATE TO PLATE	(1) ROW OF 0.131" x 3-1/4" FACE-NAILS AT 7" O.C.	10.11.0
C10	M1	CONTINUOUS TO WALL STUD	(1) 1.25" x 20 GA STRAP w/ (14) 8d NAILS AT 48" O.C.	10.17.0
	M2	CONTINUOUS TO TRUSS (OR CEILING JOIST)	(7) 0.131" x 3-1/4" FACE-NAILS PER TRUSS	10.15.0
	M3	CONTINUOUS TO WALL PLATES	(1) ROW OF 0.131" x 3-1/4" TOE-NAILS AT 6" O.C.	2009 IRC
C11	M1	FLOOR RIM TO WALL STUD	(1) 1.25" x 20 GA STRAP w/ (14) 8d NAILS AT 48" O.C.	10.17.0
	M2	WALL PLATE TO FLOOR RIM	(2) ROWS OF 0.131" x 3-1/4" FACE-NAILS AT 16" O.C.	2009 IRC
C13	M1	SHEATHING TO RIM JOIST	(2) ROWS OF 0.131" x 2-1/2" FACE-NAILS AT 14" O.C.	10.4.0
	M2	PLATE TO FLOOR RIM JOIST	(1) ROW OF 0.131" x 3-1/4" FACE-NAILS AT 7" O.C.	10.13.0
C15	M1	LEDGER TO TRUSS (2x2 GABLE WALL)	(1) ROW OF 0.131" x 3-1/4" FACE-NAILS AT 11" O.C.	10.20.0
	M2	LEDGER TO WALL PLATE (2x2 GABLE WALL)	(1) ROW OF 0.131" x 3-1/4" FACE-NAILS AT 11" O.C.	10.20.0
C15	M1	LEDGER TO TRUSS (2x3 GABLE WALL)	(1) ROW OF 0.131" x 3-1/4" FACE-NAILS AT 11" O.C.	10.20.0
	M2	LEDGER TO WALL PLATE (2x3 GABLE WALL)	(1) ROW OF 0.131" x 3-1/4" FACE-NAILS AT 11" O.C.	10.20.0
	M3	SHEATHING TO GABLE ENDWALL (2x3 GABLE WALL)	(1) ROW OF 0.131" x 2-1/2" FACE-NAILS AT 6" O.C.	10.21.0

PFS Corporation
 Northeast Region
APPROVED
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 2/27/15
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 Factory Built Portion

FASTENING REQUIREMENTS FOR ONE-STORY W/ WEB TRUSS

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

PTL#: STATE:

Kim 4355 ME
 PD QN SN SD

BUILDER:
MTR DEV., LLC

CUSTOMER/PROJECT:
COPE

Keiser HOMES
 Keiser Home Brand
 Built By Excel Homes of Maine.

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

NAME DATE

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ADJUSTMENTS MADE FOR CODE COMPLIANCE AND PRODUCTION CAPABILITY

DRAWING MAY BE REVERSED

DRAWN: CHECKED: WNC
 SLP
 SLP

DESCRIPTION

DATE: 1-22-15
 1-29-15
 NO: PD1
 PD2

DRAWING TITLE:

FASTENING SECTION

SCALE: SHEET:
 NTS 8

HEAT LOSS CALC QN- 4355

DATE: 2-24-15

BY: SLP

STATE: ME

"U" VALUES:

CEILING: 0.026

FLOOR: 0.053

WALL: 0.053

DELTA T: 85

R30=.040 R38=.026 R42=.024 R49=.020

R19=.053 R30=.040

WALL TYPE 2x 6
(ONLY 2x4 & 2x6)

USE H6 FOR R21/C6 FOR R17

DATA:	LR	ENTRY	KIT/DINING	BATH#1	N/A	BR#1	BR#2	N/A	N/A									TOTAL
# OF EXT. WALL(S):	2	3	1	1	0	2	2	1	1									
LENGTH	13.0	9.6	13.1	5.5	0.0	11.9	14.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	38'
WIDTH	12.00	12.00	12.00	12.00	0.00	12.00	12.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24.00
CLG HGT	8.0	8.0	8.0	8.0	0.0	8.0	8.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	8.0
EXT WALL	26.00	25.60	13.10	5.50	0.00	23.90	26.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	48.00
.30 WIND	86.4	36.6	8.4	0.0	0.0	25.6	25.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	182.6
.32 WIND	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
.34 WIND	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
.36 WIND	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
.38 WIND	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
.42 WIND	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
.14 DOOR (SOLID)	20.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	20.0
.28 DOOR (GLASS)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
.32 DOOR (GLASS)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
.39 DOOR (GLASS)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
WALL LOSS	2899	1691	648	198	0	1399	1475	0	0	0	0	0	0	0	0	0	0	5712
CLG LOSS	345	255	347	146	0	316	371	0	0	0	0	0	0	0	0	0	0	0
FLR LOSS	703	519	708	297	0	643	757	0	0	0	0	0	0	0	0	0	0	0
AIR INF	1909	1880	1283	539	0	1748	2056	0	0	0	0	0	0	0	0	0	0	0
WATT LOSS	1715	1272	874	346	0	1202	1364	0	0	0	0	0	0	0	0	0	0	1673
BTUH LOSS	5856	4345	2986	1180	0	4106	4659	0	0	0	0	0	0	0	0	0	0	5712
WATT PROV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BTUH PROV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
REQ'D ELEC SIZE(IN)	50	40	30	20	0	40	0	20	20	20	20	20	20	20	20	20	20	20
REQ'D HWBB SIZE(FT)	11.00	9.00	6.00	3.00	0.00	8.00	9.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
ACTUAL ELEC INST'D																		0.00
ACTUAL HWBB INST'D																		0.00
NOTES:	HEAT ON-SITE BY OTHERS																	

PFS Corporation
 Northeast Region
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 2/27/15
 Approval limited to
 Factory Built Portion

Job 70346	Truss HMB82701	Truss Type HINGE MONO	Qty 1	Ply 1	Keiser Ind. U-1163	212
Universal Forest Products Inc., Grand Rapids, MI 49525, Corey Daubert					Job Reference (optional) 7.350 e Sep 27 2012 Mitek Industries, Inc. Wed Oct 23 10:02:22 2013 Page 1 of 1	

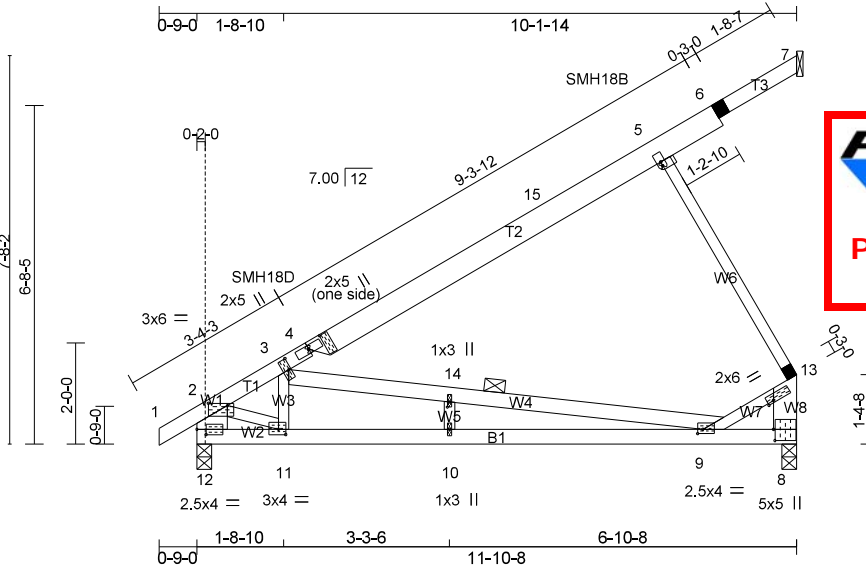


Plate Offsets (X, Y): [2:0-4-8,0-0-8], [3:0-2-12,0-0-8], [4:0-1-8,0-3-12], [5:0-0-0,0-1-0], [8:0-2-10,0-0-6], [9:0-1-4,0-1-0], [11:0-1-12,0-1-4], [12:0-2-3,0-1-4], [13:0-1-8,0-0-8], [14:0-1-4,0-0-8]							
SPACING: 2-0-0 LOADING (psf)	SPACING: 1-4-0 LOADING (psf)	SPACING: 1-0-0 LOADING (psf)	SPACING 2-0-0 Plates Increase 1.15 Lumber Increase 1.15 Rep Stress Incr YES Code IBC2009/TPI2007	CSI TC 0.87 BC 0.70 WB 0.96 (Matrix)	DEFL in (loc) l/defl L/d Vert(LL) -0.30 9-10 >453 240 Vert(TL) -0.73 9-10 >189 180 Horz(TL) 0.01 8 n/a n/a	PLATES GRIP MT20 197/144 MT18HS 197/144 Weight: 59 lb FT = 0%	

LUMBER
TOP CHORD 2x4 SPF No.2 *Except*
T2: 2x6 SPF No.2
BOT CHORD 2x4 SP No.1
WEBS 2x3 SPF Stud *Except*
W4: 2x4 SPF No.3, W8: 2x6 SPF Stud, W1: 2x8 SPF No.2

BRACING
TOP CHORD Structural wood sheathing directly applied or 2-2-0 oc purlins, except end verticals.
BOT CHORD Rigid ceiling directly applied or 6-0-0 oc bracing.
WEBS 1 Row at midpt 3-9

REACTIONS (lb/size) 12=731/0-3-8 (min. 0-1-15), 8=545/0-3-8 (min. 0-1-8), 7=0/Mechanical
Max Horz 12=393(LC 9), 7=168(LC 14)
Max Uplift 12=308(LC 9), 8=410(LC 9)
Max Grav 12=1244(LC 18), 8=903(LC 18)

FORCES (lb) - Maximum Compression/Maximum Tension
TOP CHORD 1-2=0/105, 2-3=-1348/209, 3-4=-958/86, 4-15=-849/62, 5-15=-508/69, 5-6=-350/73, 6-7=-201/81, 8-13=-950/530, 2-12=-1253/216
BOT CHORD 11-12=-350/76, 10-11=-544/1017, 9-10=-544/1017, 8-9=-13/103
WEBS 3-11=-322/240, 3-14=-711/353, 9-14=-721/349, 5-13=-767/408, 2-11=-211/1031, 9-13=-291/470, 10-14=0/82

REQUIRED FIELD JOINT CONNECTIONS - Maximum Compression (lb)/ Maximum Tension (lb)/ Maximum Shear (lb)/ Maximum Moment (lb-in)
6=260/78/104/0, 13=767/408/372/0

- NOTES**
- 1) Wind: ASCE 7-05; 110mph (3-second gust) @24in o.c.; TC DL=2.1psf; BCDL=3.0psf; (Alt. 135mph @16in o.c.; TC DL=3.1psf; BCDL=4.5psf); (Alt. 150mph @12in o.c.; TC DL=4.2psf; 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=60.0 psf (ground snow); Ps=46.2 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 46.2 psf on overhangs non-concurrent with other live loads.
 - 6) This truss has been designed for basic load combinations, which include cases with reductions for multiple concurrent live loads.
 - 7) All plates are MT20 plates unless otherwise indicated.
 - 8) See BEH18 DETAILS for plate placement.
 - 9) Provisions must be made to prevent lateral movement of hinged member(s) during transportation.
 - 10) All additional member connections shall be provided by others for forces as indicated.
 - 11) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
 - 12) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
 - 13) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 308 lb uplift at joint 12 and 410 lb uplift at joint 8.
 - 14) This truss has been designed in accordance with the 2009 IBC Section 2303.4.6, 2009 IRC Section 802.10.2.
 - 15) In the LOAD CASE(S) section, loads applied to the face of the truss are noted as front (F) or back (B).
 - 16) This truss has been designed in accordance with the 2006 IBC Sec 2303.4.2, 2006 IRC Sec 802.10.2
 - 17) This truss has been designed to meet the 2003 IBC Section 2308.10.7.1; 2003 IRC R802.10.2
 - 18) Take precaution to keep the chords in plane, any bending or twisting of the hinge plate must be repaired before the building is put into service.
 - 19) The field-installed members are an integral part of the truss design. Retain a design professional to specify final field connections and temporary supports. All field-installed members must be properly fastened prior to applying any loading to the truss. This design anticipates the final set position.

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 70346	Truss HMB82701	Customer KEISER INDUSTRIES	MFG 212
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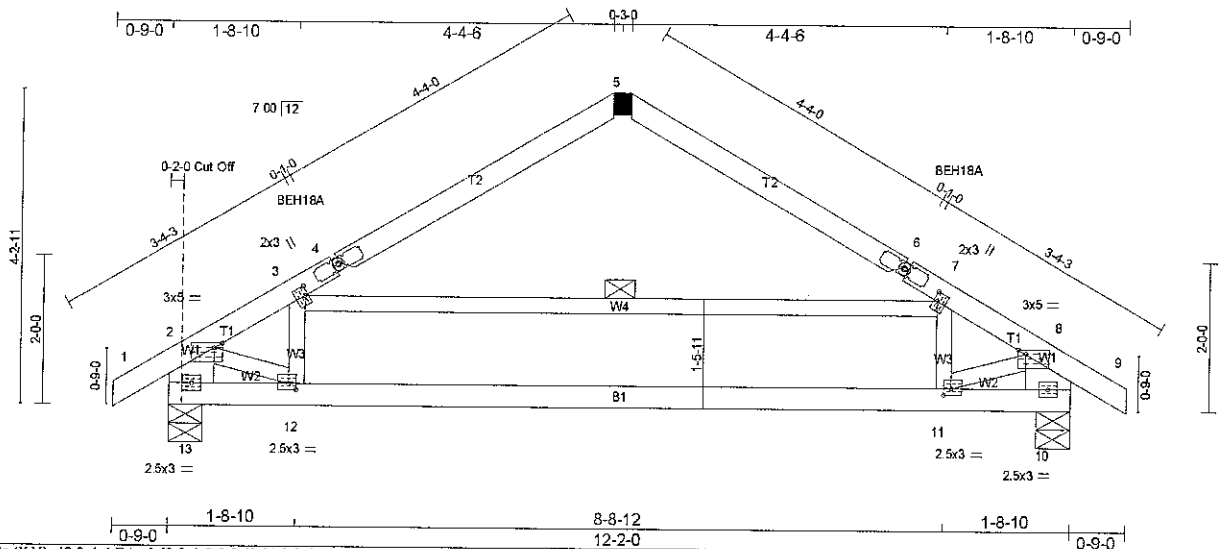


Plate Offsets (X,Y): [2:0-1-4,Edge], [3:0-1-8,0-0-8], [4:0-0-5 0-0-0], [6:0-0-5,0-0-0], [7:0-1-8,0-0-8], [8:0-1-4,Edge], [11:0-1-4,0-1-0], [12:0-1-4,0-1-0]

LOADING (psf)	SPACING	CSI	DEFL	PLATES	GRIP
TCLL 46.2 (Ground Snow=60.0)	Plates Increase 1.15 Lumber Increase 1.15	TC 0.43 BC 0.73 WB 0.37 (Matrix)	in (loc) l/def L/d Vert(LL) -0 11 11-12 >999 240 Vert(TL) -0 20 11-12 >711 180 Horz(TL) 0 01 10 n/a n/a	MT20 197/144 MH18 141/138	
TCDL 7.0	Code IBC2003/TPI2002			Weight: 45 lb	FT = 0%
BCLL 10.0					
BCDL 10.0					

LUMBER
 TOP CHORD 2 X 4 SPF No.2
 BOT CHORD 2 X 4 SPF No.2
 WEBS 2 X 3 SPF Stud "Except"
 W1: 2 X 8 SPF No.2

BRACING
 TOP CHORD Structural wood sheathing directly applied or 6-0-0 oc purlins except end verticals.
 BOT CHORD Rigid ceiling directly applied or 6-0-0 oc bracing.
 WEBS 1 Row at midpt 3-7

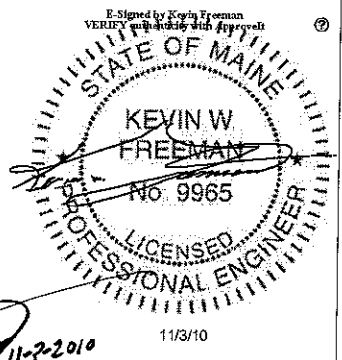
REACTIONS (lb/size) 13=514/0-5-8, 10=514/0-5-8
 Max Horz 13=112(LC 7)
 Max Uplift 13=202(LC 8), 10=-201(LC 9)
 Max Grav 13=645(LC 13) 10=642(LC 14)

FORCES (lb) - Maximum Compression/Maximum Tension
 TOP CHORD 1-2=0/70, 2-3=-588/151, 3-4=-358/135 4-5=-267/144 5-6=-269/145 6-7=-356/135 7-8=-586/151 8-9=0/70 8-10=-597/180 2-13=-597/180
 BOT CHORD 12-13=-158/155, 11-12=-109/510, 10-11=-115/52
 WEBS 3-12=-281/172 7-11=-279/170 3-7=-328/108 8-11=-136/611 2-12=-136/611

REQUIRED FIELD JOINT CONNECTIONS - Maximum Compression (lb) Maximum Tension (lb) Maximum Shear (lb) Maximum Moment (lb-in)
 5=203/146/168/0

- NOTES**
- Wind: ASCE 7-02: 110mph; TCCL=4.2psf; 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
 - TCLL: ASCE 7-02; Pg=60.0 psf (ground snow); Ps=46.2 psf (roof snow); Category II; Exp C; Partially Exp; Ct=1
 - Roof design snow load has been reduced to account for slope.
 - Unbalanced snow loads have been considered for this design.
 - This truss has been designed for greater of min roof live load of 17.0 psf or 2.00 times flat roof load of 46.2 psf on overhangs non-concurrent with other live loads.
 - This truss has been designed for basic load combinations, which include cases with reductions for multiple concurrent live loads.
 - All plates are MT20 plates unless otherwise indicated.
 - See BEH18 DETAILS for plate placement.
 - Provisions must be made to prevent lateral movement of hinged member(s) during transportation.
 - All additional member connections shall be provided by others for forces as indicated.
 - Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 202 lb uplift at joint 13 and 201 lb uplift at joint 10.
 - This truss has been designed to meet the 2003 IBC Section 2308.10.7.1; 2003 IRC R802.10.2
 - 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.
 - 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.

PFS Corporation
 Northeast Region
 APPROVED
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 2/27/15
 Approval limited to
 Factory Built Portion



WARNING - Verify design parameters and READ NOTES

This building component has only been designed for the loads noted on this drawing. Construction and lifting methods are not considered. The builder is responsible for lifting methods and system design. Builder responsibilities are defined under TPI1. This design is based only on the design 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\Mitek\Supptemplates\ufp_tpe copyright 2010 by: Universal Forest Products, Inc.

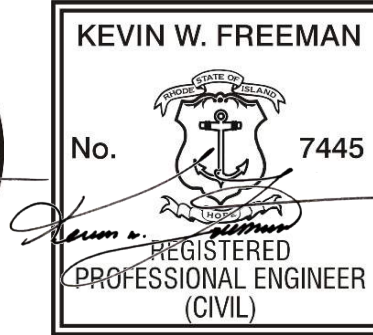
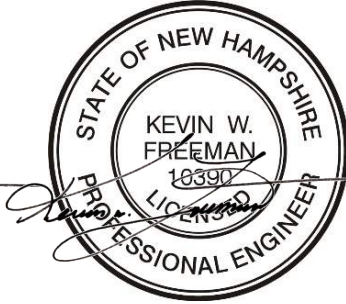
2801 EAST BELTLINE RD, NE
 GRAND RAPIDS, MI 49525



UNIVERSAL FOREST PRODUCTS, INC.

Job 70346	Truss HMB82701	Customer KEISER INDUSTRIES	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.



PFS Corporation
Northeast Region
APPROVED
H Raup - 3
2/27/15
Approval limited to
Factory Built Portion

Job 57435	Truss P1057901	Truss Type HINGED COMMON	Qty 1	Ply 1	Keiser Ind. 212 U-1040
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Universal Forest Products Inc., Grand Rapids, MI 49525, Corey Daubert

7.240 e Jun 18 2010 MiTek Industries, Inc. Wed Nov 03 08:59:59 2010 Page 1 of 1

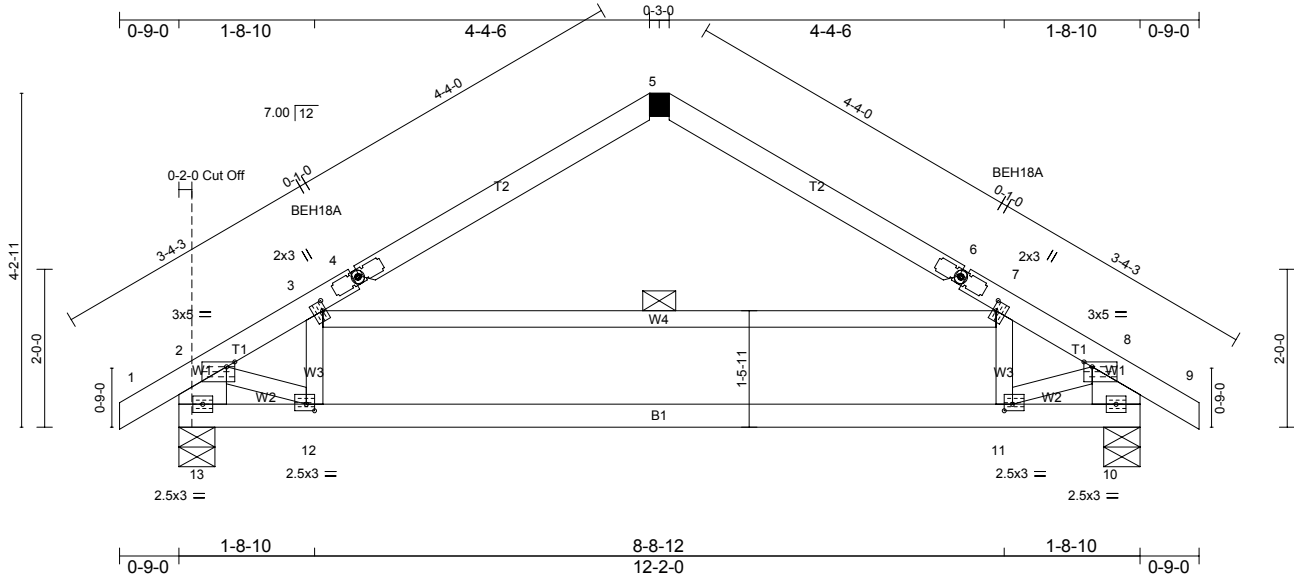


Plate Offsets (X,Y): [2:0-1-4,Edge], [3:0-1-8,0-0-8], [4:0-0-5,0-0-0], [6:0-0-5,0-0-0], [7:0-1-8,0-0-8], [8:0-1-4,Edge], [11:0-1-4,0-1-0], [12:0-1-4,0-1-0]

LOADING (psf)	SPACING	CSI	DEFL	PLATES	GRIP
TCLL 46.2 (Ground Snow=60.0)	1-4-0 Plates Increase 1.15 Lumber Increase 1.15 Rep Stress Incr YES Code IBC2003/TPI2002	TC 0.43 BC 0.73 WB 0.37 (Matrix)	in (loc) l/defl L/d Vert(LL) -0.11 11-12 >999 240 Vert(TL) -0.20 11-12 >711 180 Horz(TL) 0.01 10 n/a n/a	MT20 MII18	197/144 141/138
TCDL 7.0 BCLL 10.0 BCDL 10.0				Weight: 45 lb FT = 0%	

LUMBER
TOP CHORD 2 X 4 SPF No.2
BOT CHORD 2 X 4 SPF No.2
WEBS 2 X 3 SPF Stud "Except"
W1: 2 X 8 SPF No.2

BRACING
TOP CHORD Structural wood sheathing directly applied or 6-0-0 oc purlins, except end verticals.
BOT CHORD Rigid ceiling directly applied or 6-0-0 oc bracing.
WEBS 1 Row at midpt 3-7

REACTIONS (lb/size) 13=514/0-5-8, 10=514/0-5-8
Max Horz 13=112(LC 7)
Max Uplift 13=-202(LC 8), 10=-201(LC 9)
Max Grav 13=645(LC 13), 10=642(LC 14)

FORCES (lb) - Maximum Compression/Maximum Tension
TOP CHORD 1-2=0/70, 2-3=-586/151, 3-4=-356/135, 4-5=-267/144, 5-6=-269/145, 6-7=-356/135, 7-8=-586/151, 8-9=0/70, 8-10=-597/180, 2-13=-597/180
BOT CHORD 12-13=-158/155, 11-12=-109/510, 10-11=-115/52
WEBS 3-12=-281/172, 7-11=-279/170, 3-7=-328/108, 8-11=-136/611, 2-12=-136/611

REQUIRED FIELD JOINT CONNECTIONS - Maximum Compression (lb)/ Maximum Tension (lb)/ Maximum Shear (lb)/ Maximum Moment (lb-in)
5=203/146/168/0

- NOTES**
- 1) Wind: ASCE 7-02: 110mph; TCCL=4.2psf; 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 7-02; Pg=60.0 psf (ground snow); Ps=46.2 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 46.2 psf on overhangs non-concurrent with other live loads.
 - 6) This truss has been designed for basic load combinations, which include cases with reductions for multiple concurrent live loads.
 - 7) All plates are MT20 plates unless otherwise indicated.
 - 8) See BEH18 DETAILS for plate placement.
 - 9) Provisions must be made to prevent lateral movement of hinged member(s) during transportation.
 - 10) All additional member connections shall be provided by others for forces as indicated.
 - 11) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 202 lb uplift at joint 13 and 201 lb uplift at joint 10.
 - 12) This truss has been designed to meet the 2003 IBC Section 2308.10.7.1; 2003 IRC R802.10.2
 - 13) 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.
 - 14) 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.



11/3/10

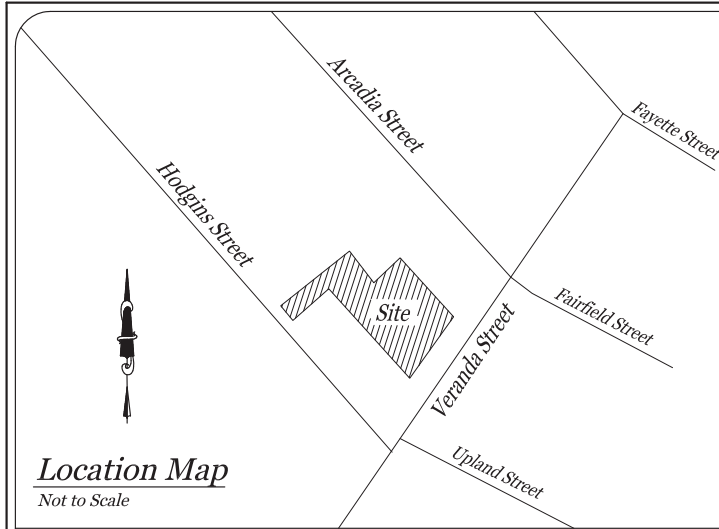
PFS Corporation
Northeast Region
APPROVED
H Raup - 3
2/27/15
Approval limited to
Factory Built Portion

WARNING - Verify design parameters and READ NOTES

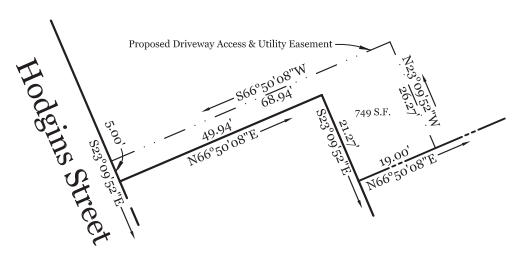
This building component has only been designed for the loads noted on this drawing. Construction and lifting forces have not been considered. The builder is responsible for lifting methods and system design. Builder responsibilities are defined under TPI1. This design is based only upon parameters shown, 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 2010 by: Universal Forest Products, Inc.

Universal Forest Products, Inc. 2801 EAST BELTLINE RD, NE
PHONE (616)-364-6161 FAX (616)-365-0060 GRAND RAPIDS, MI 49525





Shared Driveway & Utility Easement Detail:



Locus Deed References:

Kenneth M. Cournoyer
To
Steven E. Cope & Roberta S. Cope
dated November 29, 2012 and recorded November 30, 2012 at the Cumberland County Registry of Deeds in Book 30172, Page 1.
(Lots A, B1, and B2)

Steven E. Cope & Roberta S. Cope
To
Steven E. Cope
dated February 15, 2013 and recorded February 15, 2013 at the Cumberland County Registry of Deeds in Book 30394, Page 138.
(Lot A)

General Notes:

- This plan is not intended to depict limits or extent of fee title ownership. An opinion of title should be rendered by a title attorney.
- This office reserves the right to be held harmless by all 3rd party claims.
- This survey does not purport to reflect any of the following:
 - easements other than those that are visible or specifically stated in the referenced documents.
 - building setback compliance or restrictive covenants.
 - zoning or other land use regulations.
 - the location of any underground utilities or structures.
- This office reserves the right to be held harmless for unknown or unobtainable private records which could affect the results of this survey.
- Reference is made to "Contract For Land Surveying Services" between Nadeau Land Surveys and the below listed client(s), which shall be considered an integral part of this survey.
- N/F is an abbreviation for Now or Formerly.
- All deeds referenced on this plan are recorded at the Cumberland County Registry of Deeds (CCRD).
- This office does not accept any liability for errors in the Plan References listed hereon, except Plan References 6 & 7.
- Locus Parcel is shown on the City of Portland Assessor's Map 431, Block M, as Lots 5,6,10,11, and is listed as 120 Veranda Street.
- Area of Locus Parcel is 18,094 square feet (0.42 acre).
- The apparent right of way lines depicted on this plan are based on the Plan References listed hereon, monumentation found in the field, and City of Portland Engineering Street Notes. Right of way width of Veranda Street is 60 feet and Hodgins Street is 50 feet per the Plan References listed hereon and said Street Notes.
- The Locus Parcel does not scale in a Special Flood Hazard Area per FEMA Flood Insurance Rate Map Community-Panel Number 230051 0007C, index dated December 8, 1998. The parcel scales in Zone X.
- All building corner offsets to boundary lines are from cornerboards and not building foundation.
- Call 1-888-DIGSAFE at least three business days before performing ANY excavation.
- Per City of Portland Records Vol. 57, Page 345, Hodgins Street was accepted December 9, 1931 as fifty (50') feet wide. Per City of Deering Records, Veranda Street was accepted December 31, 1806 to be relocated and widened to sixty (60') feet wide (See Cumberland County Commissioners Records Vol. 16, Page 943, January Term 1806).
- See CCRD Book 1474, Page 169, dated March 28, 1935, for Agreement for ten (10') foot wide gravel driveway.
- See CCRD Book 2064, Page 169, dated September 17, 1951, for Easement to Central Maine Power Company and New England Telephone And Telegraph Company, from Hodgins Street to pole number 2.1.
- Abutter's raised flower bed appears to encroach on Locus Parcel.
- Abutter's shed and deck appear to encroach on Locus Parcel.
- Abutter's overhead utility lines appear to encroach on Locus Parcel.
- Overhead utility lines serving Locus Parcel appear to encroach on abutter.
- This office has not performed any records research since the date of Plan Reference 6 and does not accept any liability and/or responsibility for record documents since then which may exist that are pertinent to this Locus Parcel.
- Locus Parcel is located in R-5 Residential Zone.
Minimum Lot Size: 6,000 S.F. (Small Lot Development: 4,000 S.F.)
Minimum Street Frontage: 50 feet
Minimum Lot Width: 60 feet
Minimum Front Yard: 20 feet
Minimum Side Yard: 8 feet (1 - 1.5 story), 12 feet (2 story), 14 (2.5 story)
Minimum Rear Yard: 20 feet
Building setbacks depicted hereon should be verified with the City of Portland prior to any construction. This office recommends review of the proposed subdivision by the Code Enforcement Officer for zoning ordinance compliance.
- Vertical Datum is NGVD29. Benchmark established with GPS Static observations taken on December 20, 2012.
- No underground utility locating service has been used for this project. Underground utility lines are based on observed structures and paint lines observed in street. Nadeau Land Surveys has made no determination as to the existence and/or location of underground structures or utilities.
- Lot A may be developed as a single family or 2-unit development; Lots B1 and B2 development shall be restricted to single family dwelling.
- All proposed utilities serving Lots A and B2 shall be placed underground.
- The Applicant and their assigns agree to the conditions set forth in the Stormwater Inspections and Maintenance Plan as indicated in the Stormwater Management Plan.
- Per C.M.P. requirements, a ten (10') foot setback shall be maintained from their utility pole to any new building construction.

Magnetic North:
(Observed 2011)



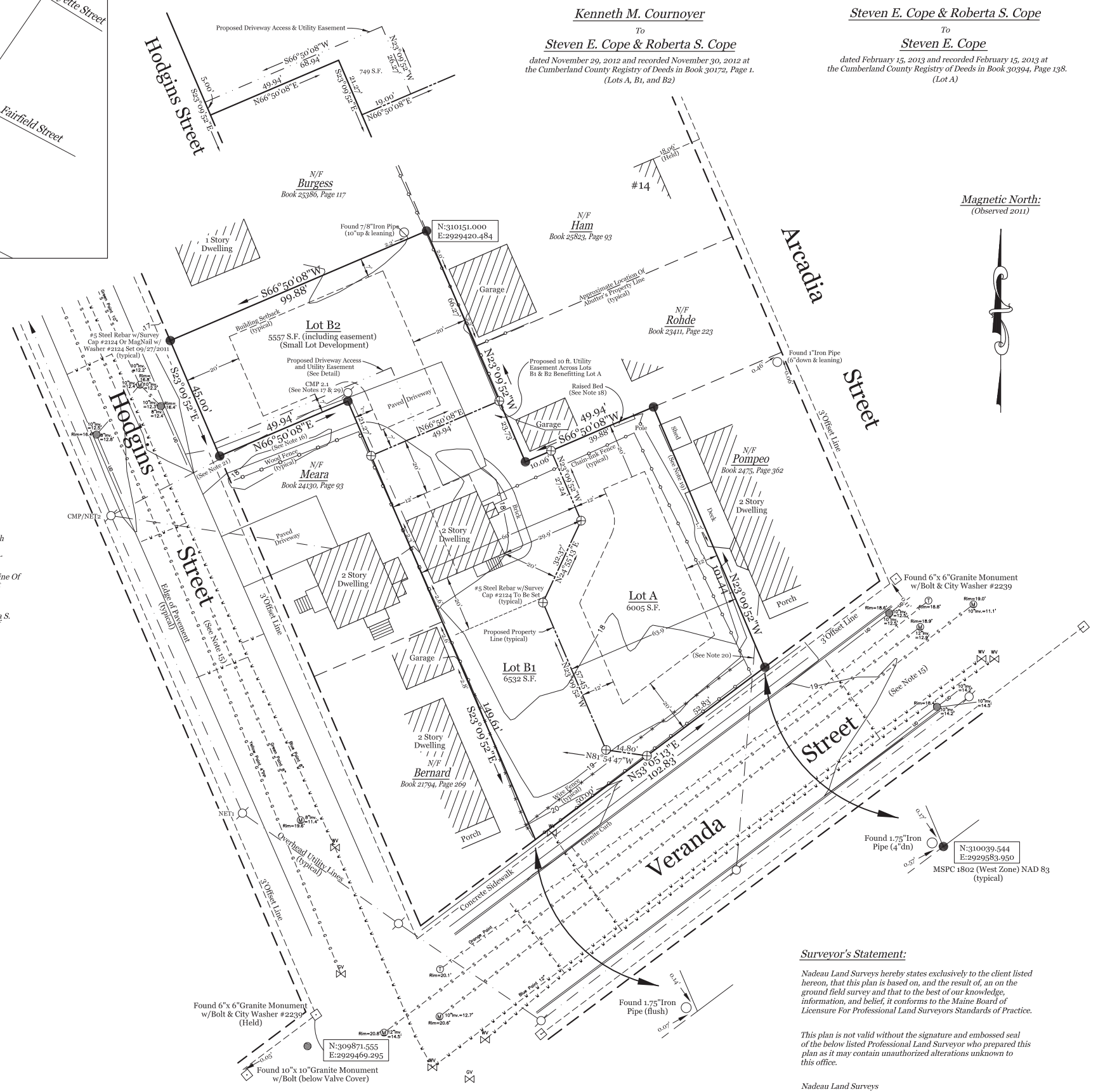
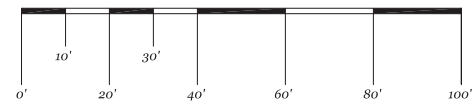
Plan References:

- "Plan of Lots, Arcadia Park, Portland, Me. East Deering District, F.A. Merriam & Co.", by Ilsley & Cummings, Portland, Maine, recorded November 25, 1904 at the Cumberland County Registry of Deeds in Plan Book 10, Page 101.
- "Richards Standard Atlas Of The City Of Portland", dated 1914, on file at the Cumberland County Registry of Deeds.
- "Deering Station Map, Atlantic & St. Lawrence R.R. Operated By The Grand Trunk Ry. Co. Of Canada, Station 8572+40 To Station 8615+93.5, Office Of Chief Engineer, Montreal, Canada", dated June 30, 1917, revised August 5, 1924, on file with St. Lawrence & Atlantic Railroad in V.26/21.
- "Sanborn Insurance Maps Of Portland, Maine, Volume Two", dated 1909, last revised September 1951, on file at the Cumberland County Registry of Deeds.
- "Veranda Street Monument Layout Plan", Washington Avenue to Wordsworth Street, Sheets 1 & 2, dated January 1906 by City of Portland, Maine Public Works Department Engineering Section, on file with them as 944/5A.
- "Plan Depicting The Results Of A Boundary Survey Made For Kenneth M. Cournoyer, Northeastly Sideline Of Hodgins Street & Northwestly Sideline Of Veranda Street, Portland, Maine", dated March 22, 2011, last revised August 15, 2011 by James D. Nadeau, LLC Professional Land Surveyors, Portland, Maine.
- "Plan Depicting A Proposed Lot Division Made For Steven E. Cope & Roberta S. Cope, Northeastly Sideline Of Hodgins Street & Northwestly Sideline Of Veranda Street, Portland, Maine", dated December 24, 2012 by James D. Nadeau, LLC Professional Land Surveyors, Portland, Maine.

Approved By The City Of Portland Planning Board:

Name: _____ Date: _____

Graphic Scale:



Surveyor's Statement:

Nadeau Land Surveys hereby states exclusively to the client listed hereon, that this plan is based on, and the result of, an on the ground field survey and that to the best of our knowledge, information, and belief, it conforms to the Maine Board of Licensure For Professional Land Surveyors Standards of Practice.

This plan is not valid without the signature and embossed seal of the below listed Professional Land Surveyor who prepared this plan as it may contain unauthorized alterations unknown to this office.

Nadeau Land Surveys

James D. Nadeau, P.L.S. #2124 (agent) Date: _____

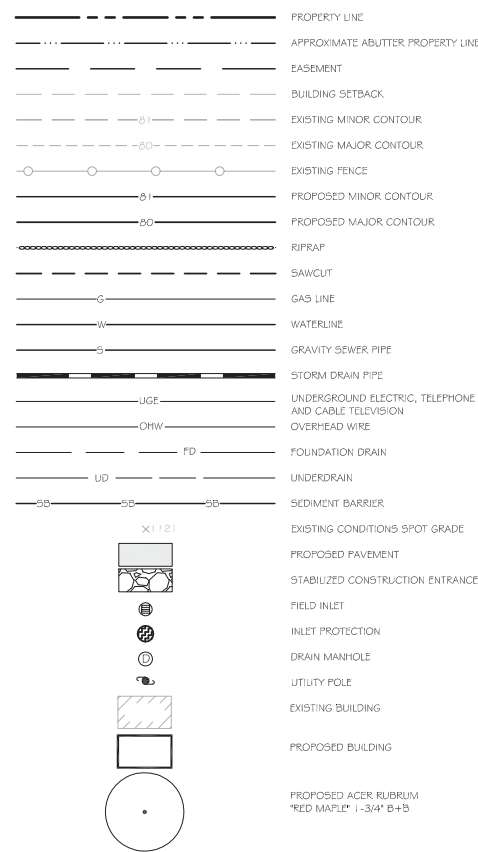
Plan Depicting A Proposed Subdivision
Made For
Steven E. Cope & Roberta S. Cope
Northeasterly Sideline Of Hodgins Street
& Northwestly Sideline Of Veranda Street
Portland, Maine

PREPARED BY:

Nadeau Land Surveys
Professional Land Surveyors
Certified Floodplain Managers
918 BRIGHTON AVENUE
PORTLAND, ME 04102
PH. (207) 878-7870
FAX (207) 878-7871

RECORD OWNER: Steven E. & Roberta S. Cope 172 Concord Street Portland, Maine 04103	DRAWN BY: TPB/MLC/BRB	PLAN DATE: 3/20/2013
	CHECKED BY: JDN	SURVEY DATE: Mar. 2011-Feb. 2013
	INSTR. Topcon GPT-3003W	SCALE: 1" = 20'
FIELD BOOK: FB 306 & Topcon Ranger	JOB NO: 2124351SUB	SHEET No: 1 of 1

LEGEND



UTILITY NOTES:

1. ALL SANITARY SEWER WORK INCLUDING SECTIONS TO REMAIN PRIVATE SHALL BE IN ACCORDANCE WITH THE PORTLAND WATER & SANITARY DISTRICT STANDARDS AND SPECIFICATIONS AND SHALL BE APPROVED BY THE DISTRICT. SHOP DRAWING SUBMITTALS OF ALL MATERIALS USED SHALL BE SUBMITTED TO THE DISTRICT FOR APPROVAL PRIOR TO ORDERING MATERIALS.
2. ALL WATERLINE WORK SHALL BE INCLUDING SECTIONS TO REMAIN PRIVATE SHALL BE IN ACCORDANCE WITH THE PORTLAND WATER DISTRICT STANDARDS AND SPECIFICATIONS AND SHALL BE APPROVED BY THE ASSOCIATION. SHOP DRAWING SUBMITTALS OF ALL MATERIALS USED SHALL BE SUBMITTED TO THE ASSOCIATION FOR APPROVAL PRIOR TO ORDERING MATERIALS.
3. THE CONTRACTOR SHALL TEST THE WATER AND SEWER SYSTEMS ACCORDING TO THE SANITARY DISTRICT AND WATER ASSOCIATION STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL SCHEDULE THE TEST TO HAVE A REPRESENTATIVE FROM THE RESPECTIVE ENTITY PRESENT DURING THE TEST.
4. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS AND SHALL BE RESPONSIBLE FOR PAYING ANY FEES FOR ANY POLE RELOCATION AND FOR THE ALTERATION OR ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM AND ANY OTHER PRIVATE OR PUBLIC UTILITIES.
5. RIM ELEVATIONS OF PROPOSED SANITARY SEWER MANHOLES AND ASSOCIATED STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH AND CONSISTENT WITH THE GRADING PLANS. ADJUST ALL OTHER RIM ELEVATIONS OF MANHOLES, WATER GATES, GAS GATES AND OTHER UTILITIES TO FINISHED GRADE WITHIN THE LIMITS OF WORK.
6. THE LOCATION, SIZE, DEPTH AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC AND CABLE, ETC.). FINAL DESIGN LOADS AND LOCATIONS SHALL BE COORDINATED WITH THE OWNER.
7. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, SIZE, INVERTS AND TYPES OF EXISTING PIPES AT ALL PROPOSED POINT OF CONNECTION PRIOR TO ORDERING MATERIALS. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE.

GRADING & EROSION CONTROL NOTES:

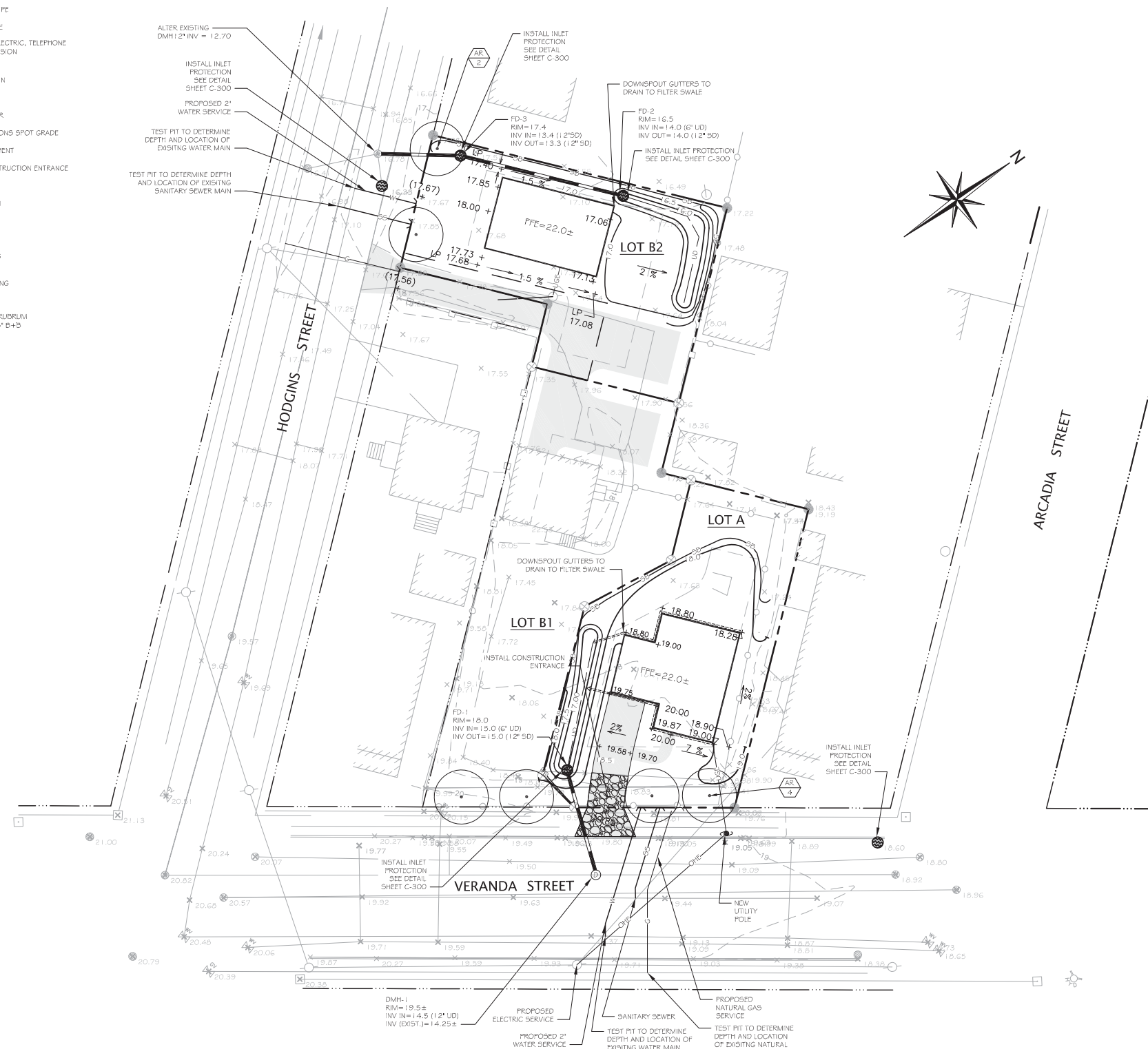
1. THE CONTRACTOR SHALL REVIEW THE PROPOSED GRADES FOR CONSTRUCTABILITY PRIOR TO COMMENCING WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
2. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS, WALKWAYS, DRIVEWAYS, AND PARKING AREAS WITH NO PUDDING. PROPOSED GRADES SHALL MATCH EXISTING GRADES SMOOTHLY AND CONTINUOUSLY.
3. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST "MAINE EROSION AND SEDIMENT CONTROL BMP'S" BY THE BUREAU OF LAND AND WATER QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
4. THE CONTRACTOR SHALL ONLY DISTURB THE AREAS OF THE PROPOSED CONSTRUCTION AND GRADING. ANY DISTURBANCE OUTSIDE THESE LIMITS MUST BE APPROVED BY THE ENGINEER.
5. THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH THE EROSION CONTROL PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EMPLOYING EROSION CONTROL METHODS BEYOND THE CONTROLS SHOWN ON THE PLANS IN ORDER TO MEET THE ABOVE REFERENCED DEP EROSION CONTROL STANDARDS.
6. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR RE-GRADING. ALL DISTURBED AREAS ON SITE NOT COVERED BY BUILDINGS OR DESIGNATED PARKING AREAS, DRIVEWAYS, OR SIDEWALKS SHALL BE STABILIZED WITH LOAM AND SEED OR OTHER METHODS AS REQUIRED DESCRIBED IN THE MAINE DEP BMP STANDARDS.
7. PERMANENT SEEDING OR STABILIZATION SHALL BE PERFORMED IMMEDIATELY AFTER FINAL GRADING IS COMPLETED OR TEMPORARY MEASURES SHALL BE APPLIED SUCH AS MULCHING OR SEEDING UNTIL PERMANENT MEASURES ARE IN PLACE.
8. WITHIN 7 CALENDAR FOLLOWING THE COMPLETION OF ANY SOIL DISTURBANCE, AND PRIOR TO ANY STORM EVENT, MULCH MUST BE SPREAD ON ANY EXPOSED SOILS.
9. THE CONTRACTOR SHALL STABILIZE ANY SOIL STOCKPILES WHICH WILL REMAIN UNUSED FOR MORE THAN 7 DAYS, OR PRIOR TO A STORM EVENT.
10. ALL EROSION CONTROL DEVICES MUST BE CHECKED WEEKLY AND AFTER EACH SIGNIFICANT RAINFALL TO MINIMIZE PONDING, DAMAGE, DETERIORATION OR UNDERMINING. ANY PROBLEMS SHALL BE REPAIRED IMMEDIATELY. TRAPPED SEDIMENT SHALL BE REMOVED WHEN IT HAS ACCUMULATED TO NO MORE THAN HALF THE ORIGINAL HEIGHT OF ANY BARRIER, OR AS OTHERWISE SHOWN ON THE PLANS.
11. ALL TRAFFIC INTO AND OUT OF THE SITE SHALL BE OVER THE STABILIZED CONSTRUCTION DIRT.
12. SEDIMENT BARRIERS MUST BE MAINTAINED UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED.
13. EROSION CONTROL DEVICES SHALL BE REMOVED WITHIN 30 DAYS OF FINAL STABILIZATION.
14. SEEDED AREAS SHALL BE FERTILIZED AND RE-SEEDED AS NECESSARY TO ENSURE VEGETATION IS ESTABLISHED.

STORMWATER TREATMENT NOTES:

1. CONTRACTOR TO REFER TO DRAWING D-100, PRE # POST DEVELOPMENT DRAINAGE PLAN, AND COMPLY WITH GRADING SCHEMES AND TREATMENT CALCULATIONS AS PROVIDED ON D-100.

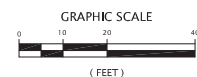
CONSTRUCTION NOTES:

1. ALL WORK WITHIN RIGHT OF WAYS SHALL MEET CITY OF PORTLAND TECHNICAL STANDARDS
2. OWNER/CONTRACTOR TO COORDINATE ALL VERANDA STREET OPENINGS PRIOR TO THE RE-SURFACING OF VERANDA STREET.



PLAN REFERENCE:

1. PLAN DEPICTING A PROPOSED SUBDIVISION MADE FOR STEVEN E. COPE & ROBERTA S. COPE NORTHEASTERLY SIDELINE OF HODGINS STREET & NORTHWESTERLY SIDELINE OF VERANDA STREET PORTLAND, MAINE. PREPARED BY: NADEAU LAND SURVEYS PROFESSIONAL LAND SURVEYORS CERTIFIED FLOODPLAIN MANAGERS. DRAWN BY: TFS/MLC CHECKED BY: JDN, JOB No: 2121351 SUB. DATED: 1/22/2012. SCALE: 1"=20', SHEET 1 OF 1.



PROGRESS PLAN FOR STAFF REVIEW
THIS DOCUMENT IS ISSUED FOR INFORMATIONAL PURPOSES ONLY. THE DATA SHOWN HEREON IS SUBJECT TO REVISION.
APRIL 1, 2013

REVISIONS	
No.	DATE
1.	04/01/13
	REVISED PER CITY REVIEW

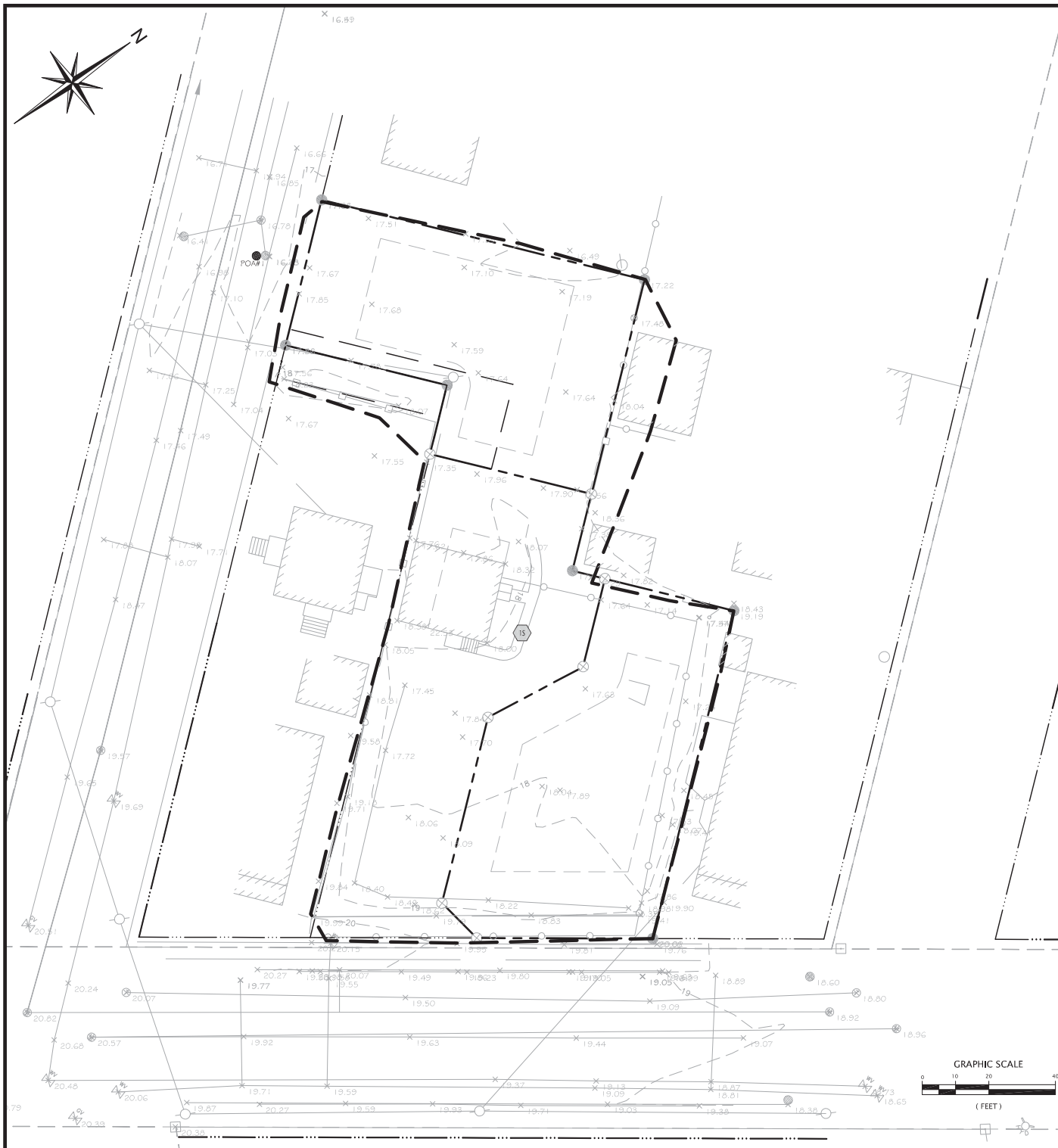


Blais civil engineers
780 BROADWAY, SO. PORTLAND, ME 04106 (207) 767-7300
© 2012 BLAIS CIVIL ENGINEERS, PA

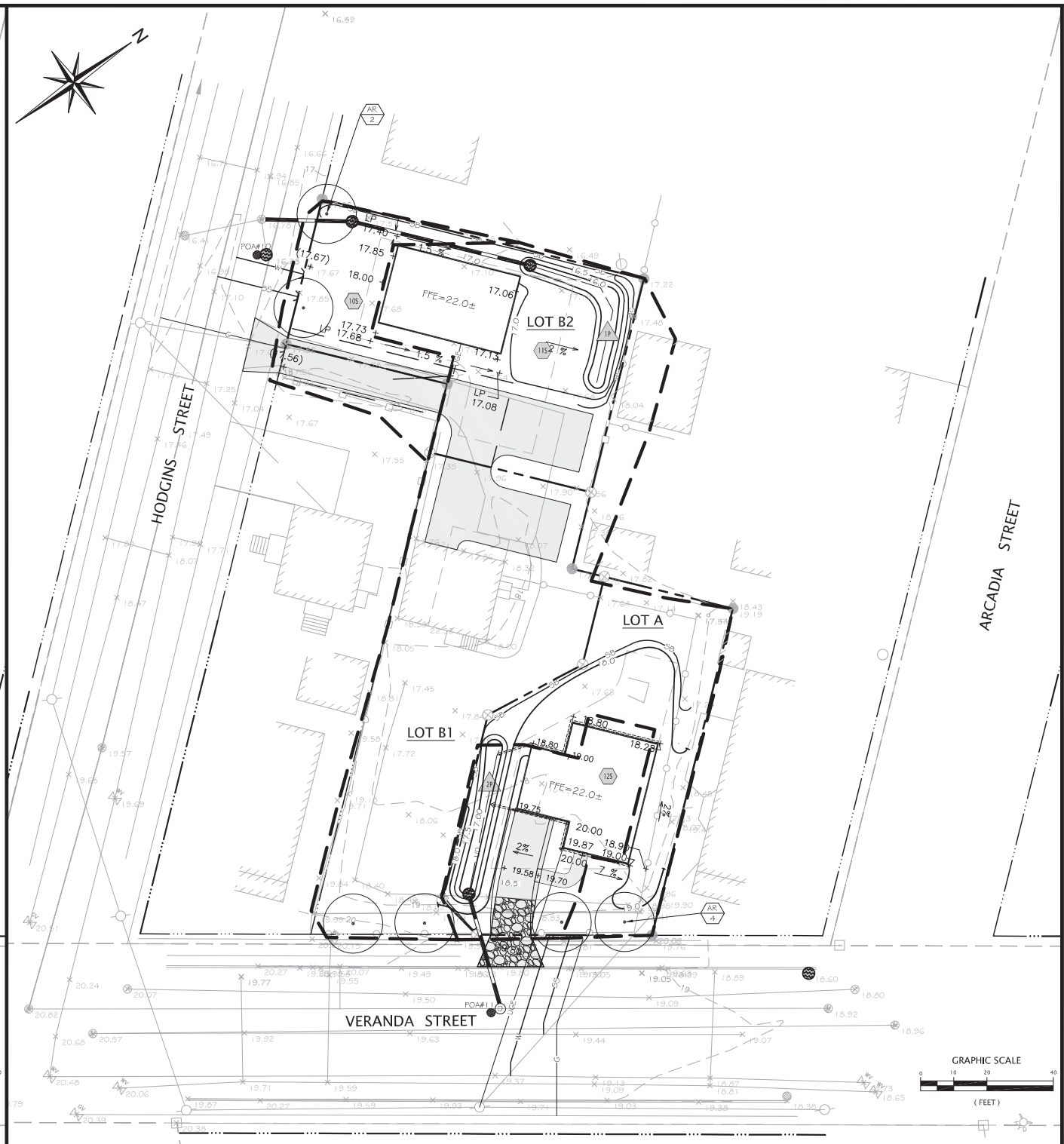
SITE UTILITIES & GRADING PLAN
PROPOSED SUBDIVISION
120 VERANDA STREET
OWNER:
STEVEN E. & ROBERTA S. COPE
172 CONCORD STREET
PORTLAND, MAINE 04103

LATEST REVISION (SEE REV. BLOCK 1):
DATE: FEBRUARY 6, 2013
DESIGNED BY: JV
DRAWN BY: MV
CHECKED BY: JV/SB
BCE PROJECT NO: 12164

C-100



PRE DEVELOPMENT



POST DEVELOPMENT

LEGEND

- EXISTING SUBCATCHMENT LABEL
- EXISTING POND LABEL
- EXISTING REACH LABEL
- EXISTING REACH PATH
- EXISTING TIME OF CONCENTRATION (TC) PATH
- EXISTING SUBCATCHMENT DIVIDE
- EXISTING SOIL BOUNDARY
- EXISTING POINT OF ANALYSIS
- DIRECTION OF FLOW
- EXISTING SPOT GRADE
- EXISTING PAVEMENT

PRE DEVELOPMENT	
DESCRIPTION	IMPERVIOUS AREA (S.F.)
TOTAL EXISTING PARCEL	2,365

POST DEVELOPMENT			
DESCRIPTION	IMPERVIOUS AREA (S.F.)	TREATED IMP. AREA (S.F.)	TREATMENT BMP
LOT A	1,840	1,840	UDSF #2
LOT B1	1,830	800	UDSF #1
LOT B2	2,545	1,360	UDSF #1
TOTALS	6,265	4,000	UDSF #1 & 2

*PROPOSED UNTREATED IMPERVIOUS=2,265 S.F. -EXISTING IMPERVIOUS OF 2,365 S.F.

PLAN REFERENCE:

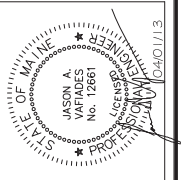
- PLAN DEPICTING A PROPOSED SUBDIVISION MADE FOR STEVEN E. COPE & ROBERTA S. COPE NORTHEASTERLY SIDELINE OF HODGINS STREET & NORTHWESTERLY SIDELINE OF VERANDA STREET PORTLAND, MAINE. PREPARED BY: NADEAU LAND SURVEYS PROFESSIONAL LAND SURVEYORS CERTIFIED FLOODPLAIN MANAGERS. DRAWN BY: TFS/MCL CHECKED BY: JDN, JOB No:2121351 SUB, DATED: 12/24/2012, SCALE:1"=20', SHEET 1 OF 1.

PROGRESS PLAN FOR STAFF REVIEW
 THIS DOCUMENT IS ISSUED FOR INFORMATIONAL PURPOSES ONLY. THE DATA SHOWN HEREIN IS SUBJECT TO REVISION.
 APRIL 1, 2013

LEGEND

- SUBCATCHMENT LABEL
- POND LABEL
- REACH LABEL
- REACH PATH
- TIME OF CONCENTRATION (TC) PATH
- SUBCATCHMENT DIVIDE
- SOIL BOUNDARY
- POINT OF ANALYSIS
- DIRECTION OF FLOW
- EXISTING SPOT GRADE
- PROPOSED PAVEMENT

REVISIONS		
No.	DATE	DESCRIPTION
1.	03/29/13	REVISED PER CITY REVIEW

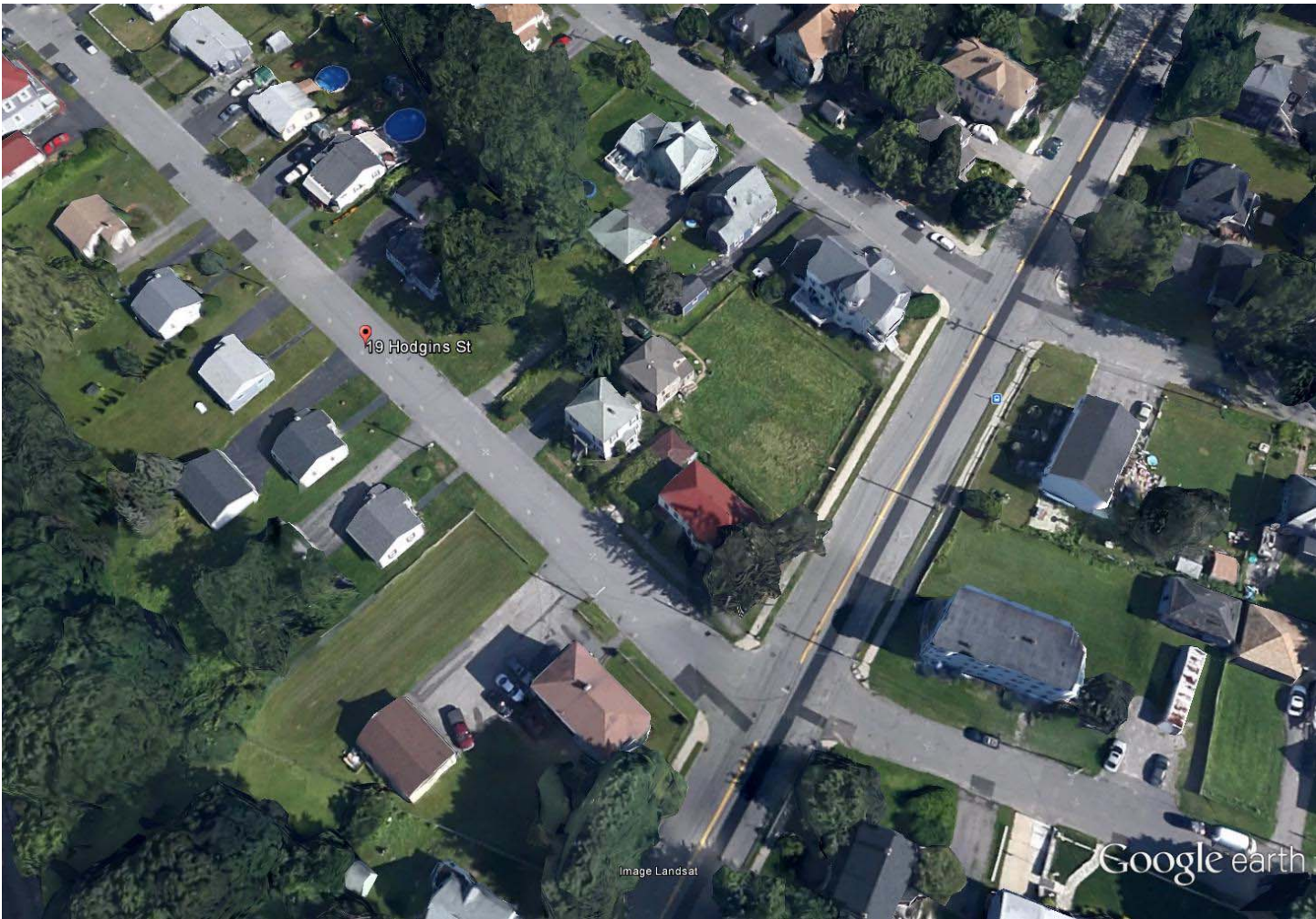


Blais civil engineers
 780 BROADWAY, SO. PORTLAND, ME 04106 (207) 767-7300
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PRE & POST DEVELOPMENT DRAINAGE PROPOSED SUBDIVISION
 120 VERANDA STREET
 OWNER: STEVEN E. & ROBERTA S. COPE
 172 CONCORD STREET
 PORTLAND, MAINE 04103

LATEST REVISION (SEE REV. BLOCK):
 DATE: FEBRUARY 6, 2013
 DESIGNED BY: JV
 DRAWN BY: MW
 CHECKED BY: JV/SB
 BCE PROJECT NO: 12164

D-100



Google earth

feet
meters

