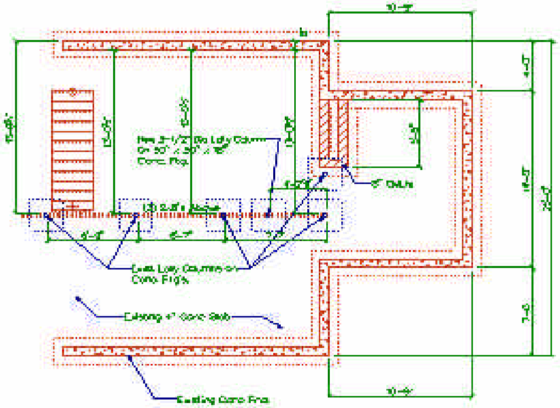
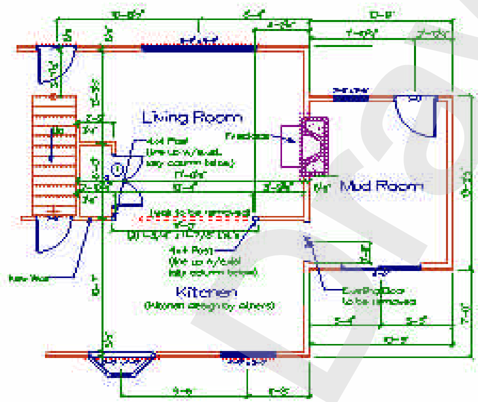
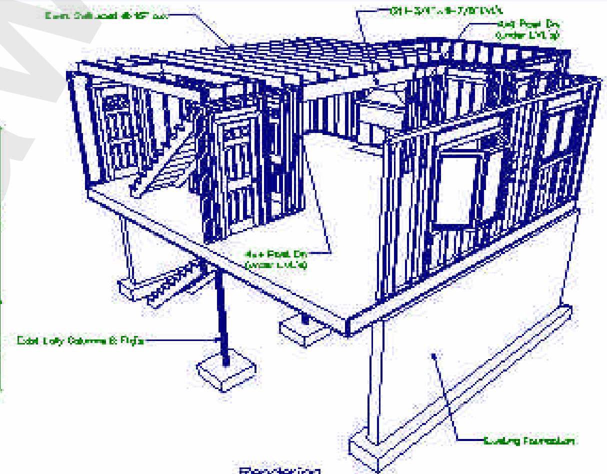


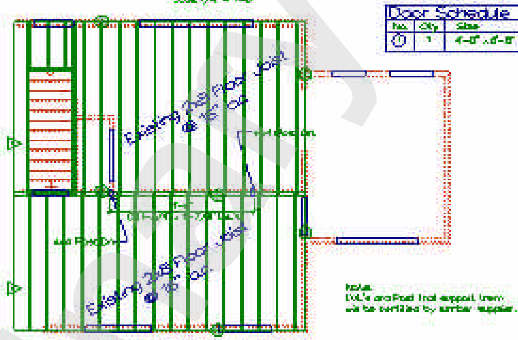
Existing Foundation
Scale 1/4" = 1'-0"



Existing Floor Plan
Scale 1/4" = 1'-0"



Rendering
Scale: None



Framing Plan
Scale 1/4" = 1'-0"

Note:
LVL's and Post that support them will be certified by lumber supplier.

Door Schedule

No.	Qty.	Size	Description
1	1	4'-0" x 6'-8"	6 pane French door

MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (POUNDS PER SQUARE FOOT)	
USE	LIVE LOAD (psf)
Balconies	60
Decks	40
Garages (passenger cars only)	50 (1)
Ground Floor (1st)	40
Attics (with storage)	20
Attics (no storage)	10
Living Areas (Excl. Sleeping Areas)	40
Sleeping Rooms	30
Stairs	40 (2)
Guardrails and Handrails (single concentrated load in any direction at any point along the top	200
Guardrail in fill components	50 (3)

Notes:
(1) See also 780 CMR 5301.5
(2) In addition to the uniformly distributed live load, individual stair treads shall be designed for a single concentrated load of 300 pounds over an area of four square inches.
(3) over one square foot.

STRUCTURAL NOTES

1. Design Loads to be verified and adjusted as necessary by pre-engineered truss/beam manufacturer according to local building code requirements.
2. Pre-engineered wood trusses to be designed and drawings stamped by structural engineer registered in Massachusetts.
3. Include all bracing, blocking, anchors, fasteners, etc. required for installation.
4. Laminated wood members – LVL or equiv. (Fb 2600 PSI & E=1,900,000 PSI).
5. Framing Lumber – SPF #2 or equiv. (Fb 875 PSI & E=1,400,000 PSI).
6. Plywood where edges exposed to weather = APA exposure 1
7. All wood in contact with earth, concrete or masonry preservative treated.
8. All metal hangers, joiners, anchors, etc. to be simpson or equal.
9. Provide fire stopping in all stud spaces, openings, etc., where they meet floors, ceilings, and other horizontal cavities.
10. Provide all blocking, supports, etc. as required by mechanical, plumbing, electrical, fire protection, etc. where necessary.
11. Provide all blocking in walls, supports etc. as required for cabinets, counters, equipment provided by others, as necessary.

Legend

Existing Interior Wall
Proposed Interior Wall
Existing Wall (to be removed)
Existing Exterior Wall

Abbreviations.

P.D.: Post Down
Fnd.: Foundation
Exist.: Existing

Note:
Packert Design is a residential design service and not an Architectural or Engineering Firm. These prints are intended for dimensional and conceptual use. Any engineering required is the sole responsibility of the customer and/or builder.

These plans must be reviewed by the contractor / builder before construction to ensure accuracy.

MAXIMUM SPANS FOR HEADERS LOCATED OVER OPENINGS IN WALLS

Size of Header[1]	Headers in bearing walls[1]: Supporting Roof & Ceiling	One Story Above	Two Stories Above	Headers in Walls not Supporting Floors or Roofs
2 – 2x6	4'-0"	3'-10"	2'-9"	-
2 – 2x8	5'-1"	4'-10"	3'-6"	10'-0"
2 – 2x10	6'-6"	5'-10"	4'-3"	12'-0"
2 – 2x12	7'-6"	6'-9"	5'-0"	16'-0"

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm
1 Nominal four inch thick single headers may be substituted for double members

SOFTPLAN

NOTE:
Scale is at 1/8" = 1'-0" on 11" x 17" prints

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Drawn By: D. Packert		
SCALE: Noted		Proposed Renovation for Richer Residence 88 River Street, Raynham, MA
DATE: February 22, 2008		D1
SHEET: 1 of 1	REVISED: March 08, 2008	