APPENDIX E
APPLICATION FOR SITE PLAN REVIEW
MULTI-FAMILY RESIDENTIAL & NON-RESIDENTIAL USES

PLANNING BOARD
NEW LONDON, NH

DATE APPLICATION FILED:_____

APPLICATION FOR:

_____ Phase I: Concept Site Plan Review
_____ Phase II: Preliminary Site Plan Review
✓ Phase III: Final Site Plan Review

NAME OF APPLICANT: Woodcrest Village LLC

ADDRESS: 356 Main Street New London, NH 03257

DAYTIME PHONE NUMBER: 603-526-2300 FAX: 603-526-2314

NAME OF PROPERTY OWNER: Linda Brenner
(If other than applicant)

ADDRESS: 356 Main Street New London, NH 03257

DAYTIME PHONE NUMBER: 603 FAX: _____

LOCATION OF PROPERTY: 356 Main Street, New London, NH 03257

TAX MAP/Lot: 084-008-000 ZONE DISTRICT: _____

DESCRIPTION OF USE(S) OF BUILDINGS & LAND: Assisted Living

WATER SERVICE: ✓ New London/Springfield Water Precinct ____ On-site Water Well

Other: _____

SEWER SERVICE: ✓ New London Wastewater _____ On-site Septic System

ROAD(S) PROVIDING ACCESS: Town Road _____

State Highway Main Street

The Zoning Administrator or Land Use Coordinator can assist applicants to identify whether the following natural resource areas will be affected and in which sub-watershed the property is located.

SHORELAND OR SHORELAND BUFFER IMPACTED? ___ Yes ✓ No

WETLAND OR WETLAND BUFFER IMPACTED? ___ Yes ✓ No

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STEEP SLOPE AREA IMPACTED? ___ Yes ✓ No

PROTECTED STREAM(S) OR STREAM BUFFER(S) IMPACTED? ___ Yes ✓ No

LOCATED OVER AN AQUIFER? ___ Yes ✓ No

CURRENT USE:
Does the proposed Site Plan affect land held in Current Use? ___ Yes ✓ No

CONSERVATION EASEMENT:
Does the Site Plan affect land held in a Conservation Easement? ___ Yes ✓ No

SURFACE WATER B SUB-WATERSHED:

___ Pleasant Lake - Blackwater River
___ Little Lake Sunapee/Murray Pond
___ Goose Hole Pond
___ Otter Pond
___ Lake Sunapee
___ Lyon Brook/Kezar Lake
___ Messer Pond/Clark Pond/Kezar Lake

CERTIFICATION BY APPLICANT

I certify that this Site Plan Review Application, including the supporting plan and documents, has been completed in accordance with the Site Plan Review Regulations of the Town of New London.

I certify that this Site Plan Review Application, including the supporting plan and documents, complies with the standards specified in the New London Site Plan Review Regulations, unless a specific waiver has been applied for and granted by the Planning Board.

I certify that I will continue to comply with the standards specified in the New London Site Plan Review Regulations on an on-going basis.

I understand and agree that if I propose to change the use or layout of the site from the approved site plan that I will contact the Planning Board, or its designee, to see if a new application for an amended Site Plan Review is required.

I agree to obtain all the subsequent Town permits needed for this Site Plan Review Application including the required Certificate of Occupancy Permit before the property can be used.

Further, I agree to comply with all required inspections during construction and to pay for all required inspection services.

In making this application, I agree to permit the members of the Planning Board and its agents to enter upon the subject property for the purpose of inspecting the property for the application.

DATE: _____

SIGNATURE OF PROPERTY OWNER

SIGNATURE OF AGENT FOR PROPERTY OWNER

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(Need letter of authorization from property owner)

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APPENDIX F: MULTI-FAMILY RESIDENTIAL & NON-RESIDENTIAL USES PRELIMINARY SITE PLAN REVIEW CHECKLIST of APPLICATION REQUIREMENTS

#			Application Requirement	Submitted	Not Applicable	Waived by PB
2.a			Application Form	✓		
2.b			Letter of Authorization	✓		
2.c			Abutters List ✓	✓		
2.d			Application Fee			
2.e			Waiver Requests in Writing			
2.f			Site Plan Maps - # as directed by Town Planner	✓		
	1		Estimated area & distances & directions of boundaries			
	2		Name(s) of owner(s) of record	✓		
	3		Abutters list	✓		
	4		Site location map	✓		
	5		North point, graphic scale, date of preparation & revisions		✓	
	6		Zone District(s) lines of demarcation		✓	
	7		Name, address & seal of person or firm preparing plans		✓	
	8		Preliminary plan of existing & proposed structures	✓		
	9		Existing structures - photos from all sides	✓		
	10		Proposed structures - architectural style concept & exterior for all proposed buildings & additions building materials	✓		
	11		General topography & steep slope areas		✓	
	12		Direction of flow of surface water			
	13		Groundwater & surface water resources		✓	
	14		Rock outcroppings & depth to ledge		✓	
	15		Preliminary plan for streets, driveways, parking & sidewalks		✓	
	16		Preliminary wastewater treatment plans		✓	
	17		Preliminary landscaping plan		✓	
	18		Preliminary plans for domestic water supply		✓	
	19		Preliminary fire protection plan		✓	
	20		Existing & preliminary proposed utility plan		✓	
	21		Preliminary outdoor lighting plan		✓	
	22		Preliminary sign plan		✓	
	23		Preliminary plan for managing surface water drainage		✓	
	24		Prelim. erosion & sediment control plan during & after construction		✓	
	25		Prelim. plan of the ROW & traveled surface of fronting streets		✓	
	26		Preliminary snow storage plan		✓	
	27		Preliminary plan for solid waste disposal facility		✓	
	28		Prelim. plan for outdoor storage/display of materials/merchandise		✓	
	29		Executive Summary to include:			
		a	Hours & days of operation	✓		
		b	Estimate of normal business traffic	✓		
		c	Description of proposed use(s)	✓		
		d	Number of employees	✓		
		e	Any unusual demand for utility service	✓		

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		f	Additional information to clarify proposal			
	30		Special impact studies required by PB		✓	

NOTE #1: The numbering of this checklist corresponds with the numbering in the Site Plan Review Regulations for a Preliminary Site Plan Review Application.
NOTE #2: The SPR Regulations must be consulted for the details of the items contained in this checklist.

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APPENDIX G - MULTI-FAMILY RESIDENTIAL & NON-RESIDENTIAL USES FINAL SITE PLAN REVIEW CHECKLIST of APPLICATION REQUIREMENTS

#			Application Requirement	Submitted	Not Applicable	Waived by PB
2.a			Application Form			
2.b			Letter of Authorization			
2.c			Abutters List			
2.d			Application Fee			
2.e			Waiver Requests in Writing			
2.f			Site Plan Maps - # as directed by Town Planner			
	1		Boundary survey & lot area			
	2		Site location map			
	3		Name(s) of owner(s) of record			
	4		Abutting landowners within 200 feet of the property line			
	5		North point, graphic scale, date of preparation & revisions			
	6		Zone District(s) lines of demarcation			
	7		Name, address & seal of person or firm preparing plans			
	8		Shape, size & location of existing & proposed structures			
	9		Existing structures – photos from all sides			
	10		Proposed structures - conceptual floor plans & elevations			
	11		Topography at 2' intervals & steep slope areas existing & proposed grades & drainage systems			
	12		Groundwater & surface water resources			
	13		Rock outcroppings & depth to ledge			
	14		Final plan for streets, driveways, parking spaces, & sidewalks			
	15		Final wastewater treatment plans			
	16		Final landscaping plan			
	17		Final plans for domestic water supply			
	18		Final fire protection plan			
	19		Existing & final proposed utility plan			
	20		Final outdoor lighting plan			
	21		Final sign plan			
	22		Final plan for managing surface water drainage			
	23		Final erosion & sediment control plan during & after construction			
	24		Final plan of the ROW & traveled surface of all fronting streets			
	25		Final snow storage plan			
	26		Final plan for solid waste disposal facility			
	27		Final plan for outdoor storage/display of materials/merchandise			
	28		Executive summary			
		a	Hours & days of operation			
		b	Estimate of normal business traffic			
		c	Description of proposed use(s)			
		d	Number of employees			
		e	Any unusual demand for utility service			
		f	Additional information to clarify proposal			
	30		Special impact studies required by PB			

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NOTE #1: The numbering of this checklist corresponds with the numbering in the Site Plan Review Regulations for a Final Site Plan Review Application.
NOTE #2: The Site Plan Review Regulations need to be consulted for the details of the items contained in this checklist.

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APPENDIX H
SUGGESTED FORM OF ACCEPTABLE IRREVOCABLE LETTER OF CREDIT

Board of Selectmen
Town of New London
New London Town Offices
375 Main Street
New London, N.H. 03257

Dear Town Officials:

RE: _____ Site Plan

By this document, the _____ Bank (hereinafter "issuer") hereby issues an irrevocable letter of credit in the amount of $_____ to the Town of New London on behalf of _____ (hereinafter "developer"). This irrevocable letter of credit is issued to guaranty completion of all improvements required by the New London Planning Board and the Town of New London Site Plan Review Regulations in conjunction with a site plan entitled "_____", dated _____, prepared by _____, and approved by the New London Planning Board on _____.

It is understood that the improvements guaranteed by this irrevocable letter of credit include but are not limited to the following:

1.
2.
3.

It is agreed and understood by the issuer of this letter of credit that it shall be issued for a period of ____ months. If all improvements guaranteed by this letter of credit are not completed by _____(date) and if an Certificate of Occupancy Permit indicating completion of all improvements has not been issued by the Town of New London Board of Selectmen, then this letter of credit shall be automatically considered to have been called and without further action by the Town of New London or its Board of Selectmen, the _____ Bank shall forward a check in the amount of $_____ to the Treasurer of the Town of New London. The funds so forwarded to the Town Treasurer shall be used exclusively for the purpose of completing the improvements which are guaranteed by this letter of credit. Any funds not needed by the Town to complete improvements required by the site plan referred to above shall be returned to the _____ Bank.

_____
(Signature of Bank Official)

Date: _____

I have read this letter of credit and agree to its terms.

_____
(Signature of Developer)

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WOODCREST VILLAGE

ASSISTED LIVING

April 11, 2019

To Whom It May Concern:

I authorize Bethany L. Brenner the Executive Director of Woodcrest Village LLC to represent myself the owner of Woodcrest Village LLC before the New London Planning Board. The powers of authorization will remain in effect throughout the Site Plan Application, and scheduled Planning Board Meeting relative to the construction of a new shed on the property of Woodcrest Village located at 356 Main Street, New London.

Sincerely,

Linda M. Brenner, Owner

356 Main Street, New London, NH 03257
Phone: (603) 526-2300 Fax: (603) 526-2314
www.woodcrestvillage.com

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WOODCREST VILLAGE

ASSISTED LIVING

Executive Summary

Hours and Days of Operation

Woodcrest Village is a family-owned and operated assisted living facility providing care to seniors 24-hours a day. In addition to offering supportive services for forty-four residents we provide a home-like environment and multiple gathering spaces both inside and outside.

Proposed Use

We are requesting the approval of the Planning Board to build a 14 X 24 foot shed that could be used for the storage of seasonal deck and porch furniture (outdoor dining tables, accompany dining chairs, wicker couches, chairs, ottomans, end tables etc.). Given the limited amount of on-site storage, these pieces remain stacked on decks and porches all winter long. In addition to them being exposed to the elements, they are unsightly from the inside as well as outside of our building.

The proposed shed will be constructed by Reeds Ferry (plans attached). Given the proximity to our building we wish to make the shed as pleasing to the eye as possible. The Victorian Cottage A Frame design was picked to match the roofline of our existing building and to add a sense of depth from those viewing it. The exterior of the shed will be finished with white vinyl siding and green shutters to match our existing building. Windows will be strategically placed throughout the walls of the shed with accompanying window boxes that can be decorated seasonally for the enjoyment of our residents and viewers from the town green. A Decorative cupola with weathervane will be placed atop the shed's roof. The shed will come with two double barn-style doors so to be able to move larger pieces of furniture in and out. A regular size man-door for aesthetic purposes will be placed within one of the walls. A transom window will sit above each barn door.

The area where the shed will be located has partial landscaping at this time which consists of mature trees, grass and shrubbery lining our existing building. Over the last 6 months, some diseased and dying mature trees were removed from this area and grassy areas dug up due to State-required underground electrical work for an upgraded generator. Woodcrest Village has plans to re-landscape this area regardless. If a shed is permitted, we will incorporate this new structure into our future landscaping plans by planting grass and/or sod, shrubbery, perennials and a few smaller ornamental trees along the fence line to buffer the building's presence from the Town Green's side.

Demand for Utility Service

The shed will come wired for interior lighting, but no exterior lighting will be installed as the shed will most likely not be accessed during non-daylight hours. Our existing building is equipped with adequate exterior lighting in the rare chance the shed needed to be accessed during off hours.

356 Main Street, New London, NH 03257
Phone: (603) 526-2300 Fax: (603) 526-2314
www.woodcrestvillage.com

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Estimate of Normal Business Traffic and Number of Employees

Given the seasonal items to be stored, the amount of usage in and out of the shed will be limited to a few times per year by our Director of Maintenance and assistant who will be responsible for moving the furnishings.

Additional Information

Re: Green Space and Drainage

Our existing drainage systems for flow of surface and ground water is already quite extensive given the slightly sloping topography of our land. Within the last couple of years, a portion of our existing drainage system that was installed in 1998 was re-worked and upgraded to prevent run off from abutters on Barret Road. Woodcrest Village has a formal arrangement with certain abutters to maintain the integrity of these drains indefinitely. The addition of a 336 square foot shed should have no impact on current or future drainage as the land itself will not be disrupted.

Our lot is 1.15 acres or 50,094 square feet. Our building and non-permeable surfaces is approximately 44,250. Based upon the Green Space calculation, 11.7% is green space (88.3% of our lot is non-permeable and building surfaces). By adding a 14 x 24 square foot shed (336 square feet), it reduces our green space by 0.7%. With the town's current green space requirement of 35%, it is our assumption that a waiver was granted upon our addition back in 1998. We would be seeking a continuation of this initial waiver moving forward with the shed as well.

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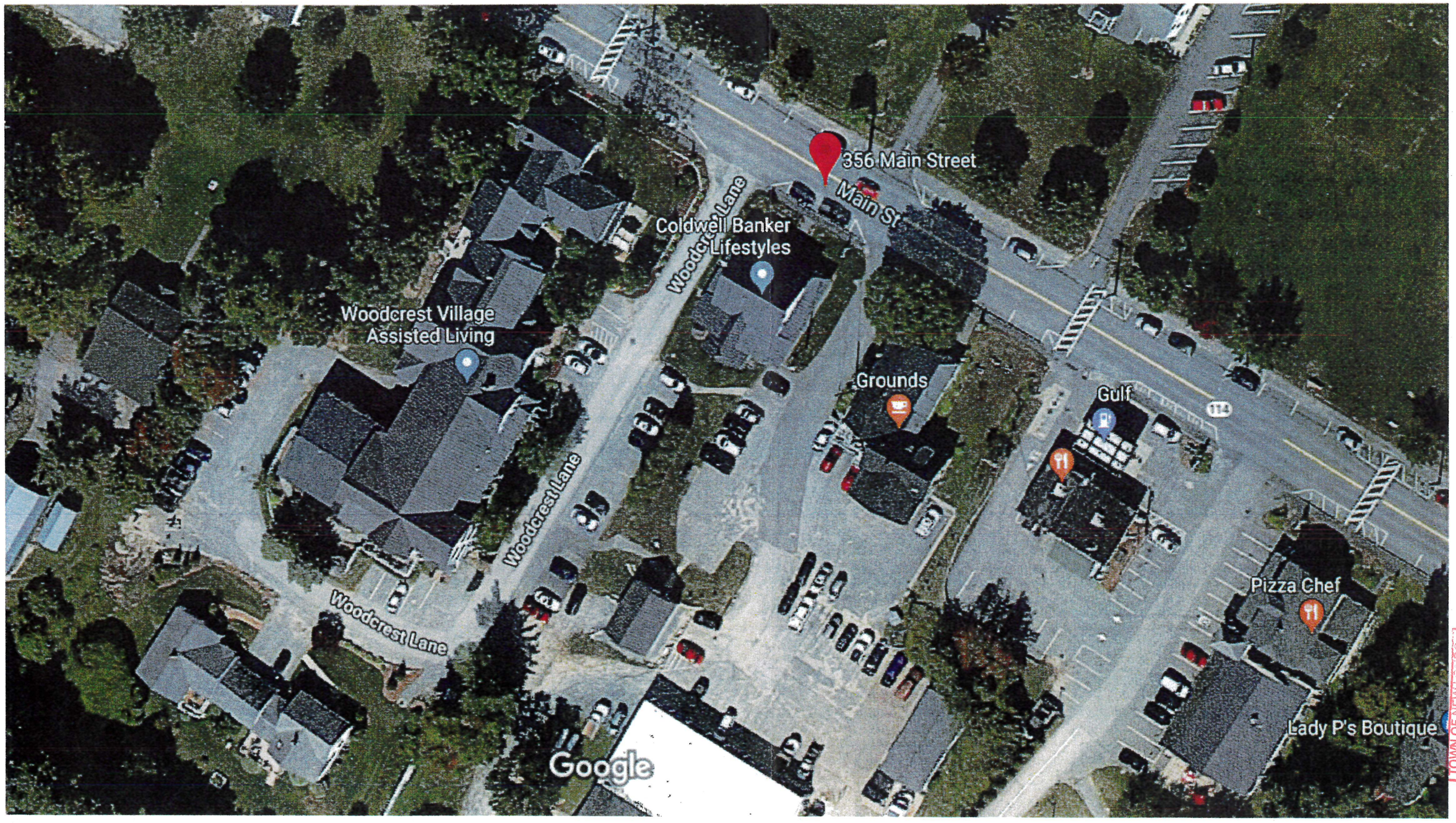
356 Main St



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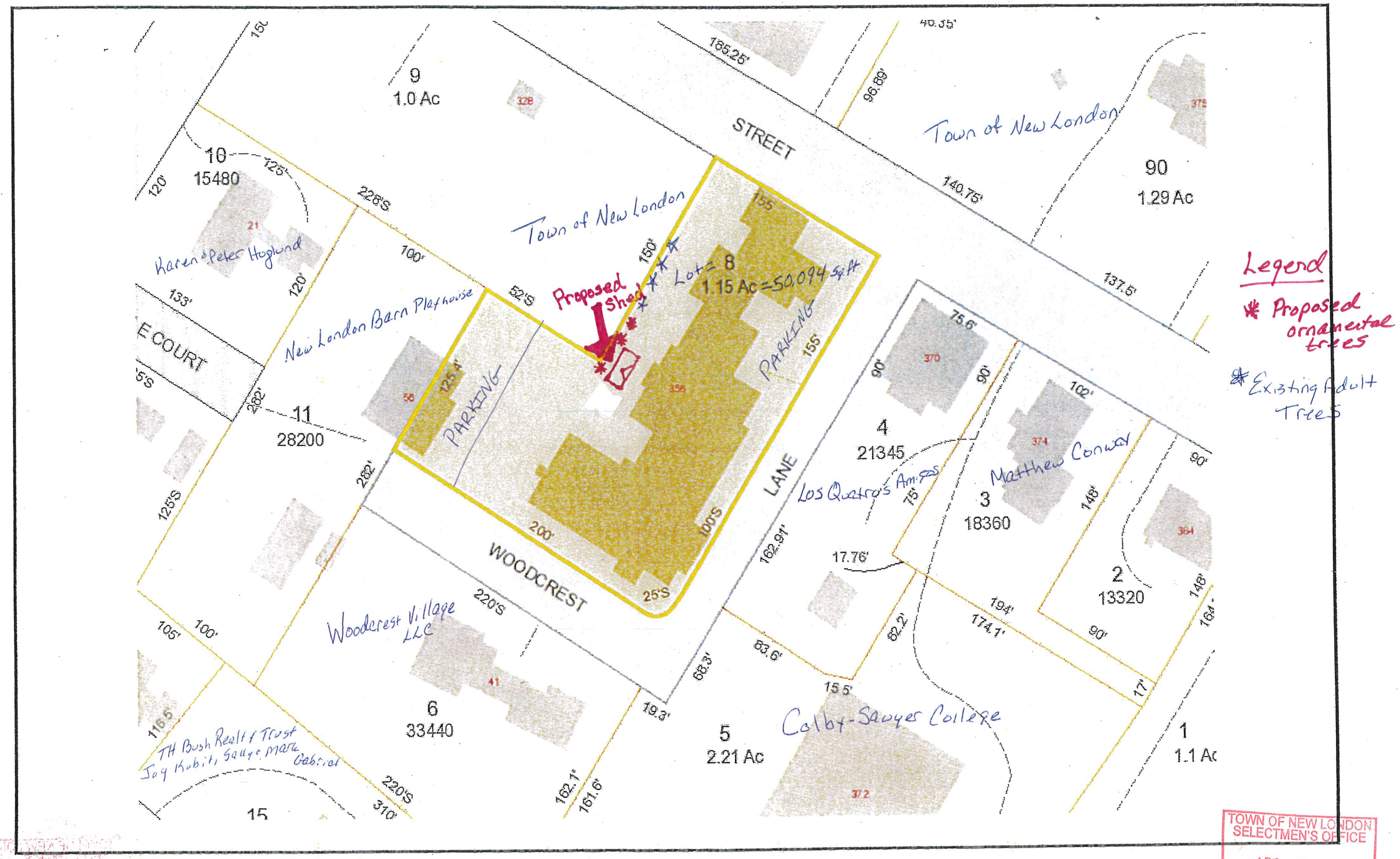
PLAT MAP



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Current Selection

14' x 24', Victorian Cottage A Frame, Vinyl Clapboard, Layout 9s

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DISTINCTION:

Similar but **not** exact replica of proposed shed to demonstrate window boxes, transom windows, barn style doors and cupola.

Exterior lighting will **not** be present and length of proposed shed will be longer creating more space between doors and windows.

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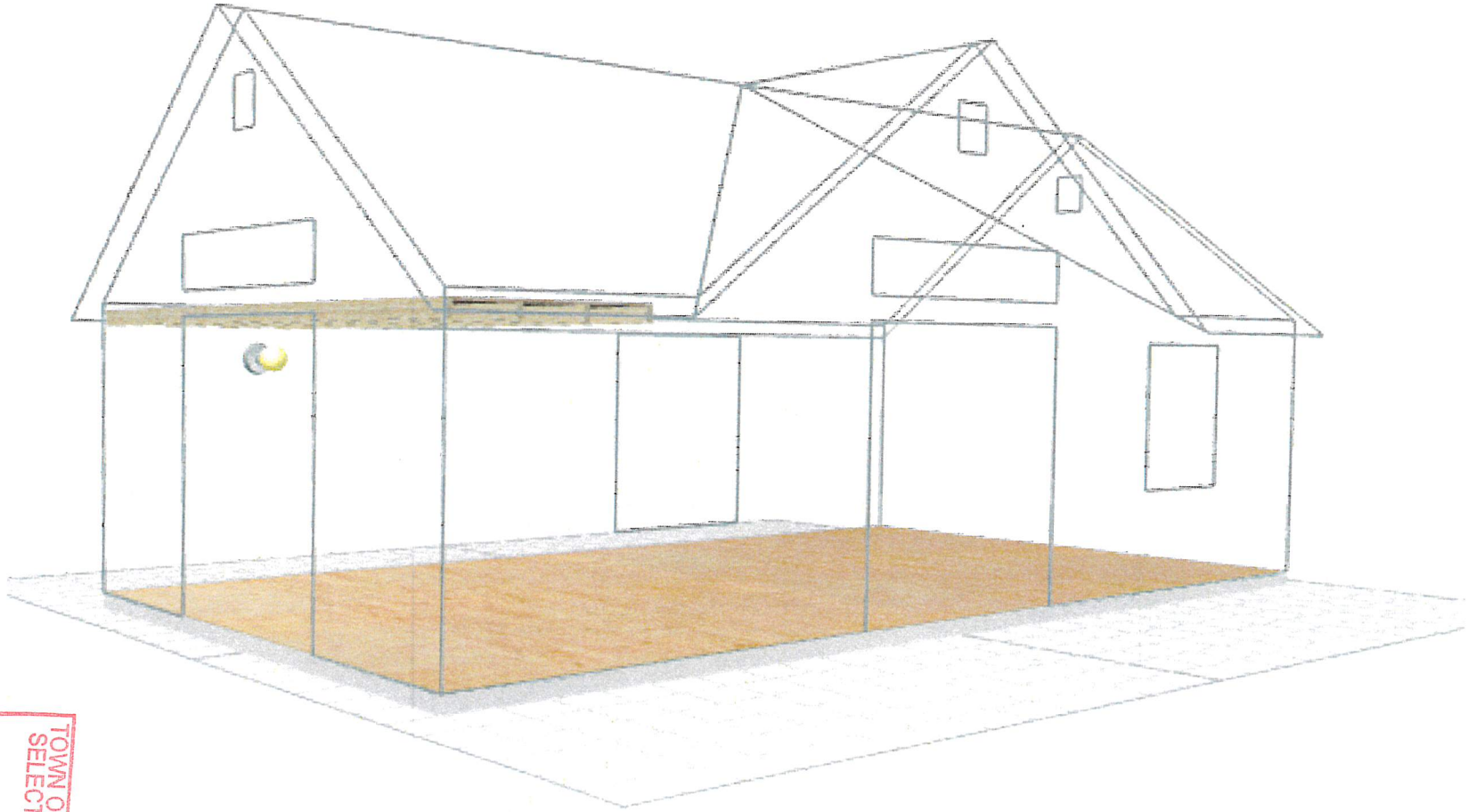
Current Selection

14' x 24', Victorian Cottage A Frame, Vinyl Clapboard, Layout 9s



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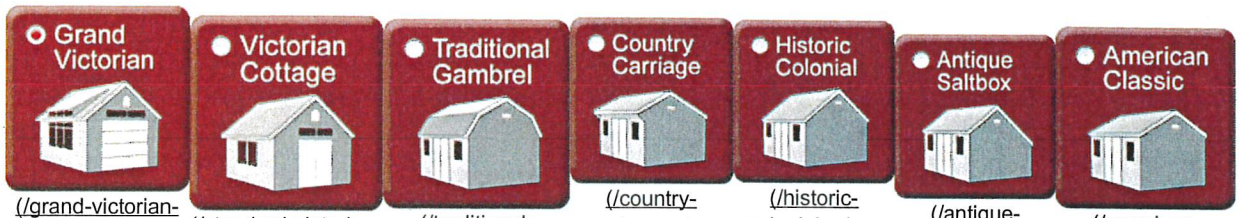
Reeds Ferry Sheds®

Installed Throughout New England

888-85-SHEDS

Order Online (https://shed-builder.reedsferry.com/) | Customer Service (mailto:info@reedsferry.com)

Select a Price List



(/grand-victorian-shed-dormer-price-list) (/standard-victorian-cottage-price-list) (/traditional-gambrel-price-list) (/country-carriage-price-list) (/historic-colonial-price-list) (/antique-saltbox-price-list) (/american-classic-price-list)

Grand Victorian with A-Frame Dormer Price List

Reeds Ferry Grand Victorian with A-Frame Dormer

Grand Victorian with A-Frame Dormer: Tall 7'4" walls and a full-size overhead garage door are standard features on the Grand Victorian. The Grand Victorian with A-Frame dormer also features a double door on the front wall, larger windows, extended eave overhangs. and transom windows above all the doors & windows and bottom frieze board trim. Available in 5 siding types. Sizes range from 12x14 to 14x24. (Shown: 14x20 Grand Victorian A-Frame in clay vinyl siding with weathered wood architectural shingles. Note: Garage door on left side not seen. Optional pre-hung french doors, side wall transom window, copper top cupola and weathervane.)

Size:	Duratemp Siding	Vinyl Siding	Cedar T&Groove	Cedar Clapboard	Vinyl Shakes
12x14	9,659	10,889	11,239	12,849	13,739
12x16	10,799	11,589	12,599	14,269	15,239
12x18	11,519	12,409	13,499	15,269	16,329
12x20	12,369	13,229	14,399	16,289	17,369
12x22	13,239	14,109	15,309	17,289	18,449
12x24	14,089	15,489	16,859	19,039	20,279
14x14	10,379	11,399	12,409	14,099	15,149
14x16	11,789	12,759	13,859	15,639	16,729
14x18	12,769	14,309	15,429	16,589	17,849
14x20	13,709	14,669	15,929	17,799	19,129
14x22	14,659	15,919	17,189	19,019	20,249
14x24	15,609	16,459	17,899	20,109	21,379

Height = 13'6"

- Price includes delivery and installation.
- Tax not included. Sales tax required on MA, ME, RI, VT, CT deliveries.
- Where required, customer responsible for obtaining building permit.
- Prices in effect 12/07/2018. Subject to change without notice.

Available Options ▶ (/price-list-options)

Grand Victorian with A-Frame Dormer Features:

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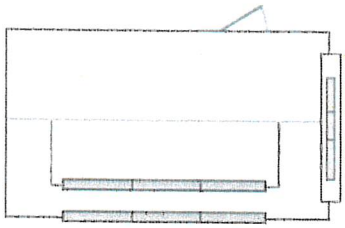
Floor Plan: Grand Victorian with Shed Dormer



7x8' garage door with transom window above

Front wall, [3] 30x40" windows with transom above

Rooftop dormer with transom windows on face

3' [36"]w -6'6"h single-door on backside wall

Other Price-list: Victorian Cottage (/standard-victorian-cottage-price-list) American Classic (/american-classic-price-list) Traditional Gambre (/traditional-gambrel-price-list)I Country Carriage (/country-carriage-price-list) Historic Colonial (/historic-colonial-price-list) Antique Saltbox (/antique-saltbox-price-list) Options (/price-list-options)

REEDS FERRY SHEDS

Storage Sheds (/shed-styles)

Photos (http://www.reedsferry.com/shed-photos)

2019 Product Video (http://www.youtube.com/watch?v=PXAmnPtiwd8)

Reeds Ferry on "This Old House" TV (https://player.vimeo.com/video/202603500)

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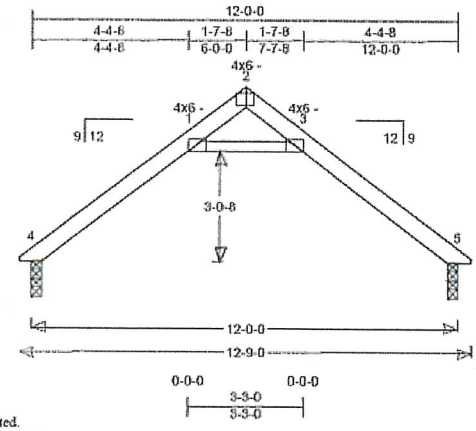
EAGLE METAL
METAL TRUSS PLATES AND ROOF DESIGN
Serving the Construction Industry, Dallas Texas

Roof Design: Reeds Ferry Sheds
3 Tracy Lane
Hudson, NH 03051

Truss: B1
JobName:Reeds Ferry
Designer: Carl Schneider
Date: 08/27/18 18:26:32
Page: 1 of 1

SPAN	PITCH	QTY	OHL	OHR	CANT L	CANT R	PLYS	SPACING	WGT/PLY
3-3-0	9/12	1	4-4-8	4-4-8	0-0-0	0-0-0	1	16 in	32 lbs



08/27/2018
MATTHEW D. VINSON
No. 8832
REGISTERED PROFESSIONAL ENGINEER CIVIL
Matt Vinson

08/27/2018
COMMONWEALTH OF MASSACHUSETTS
MATTHEW D. VINSON
CIVIL
No.47195
REGISTERED PROFESSIONAL ENGINEER
Matt Vinson

08/27/2018
STATE OF MAINE
MATTHEW D. VINSON
No.11455
LICENSED PROFESSIONAL ENGINEER
Matt Vinson

08/27/2018
STATE OF NEW HAMPSHIRE
MATTHEW D. VINSON
No.12226
LICENSED PROFESSIONAL ENGINEER
Matt Vinson

All plates shown to be Eagle 20 unless otherwise noted.

Loading (psf)	General	CSI	Deflection	L/	(loc)	Allowed
TCLL : 110	Bldg Code : IBC 2015/ TPI 1-2014	TC : 0.33 (4-1)	Vert TL: 0.05 in	L / 999	(4-1)	L / 120
TCDL : 10	Rep Mbr : Yes	BC : 0.11 (3-1)	Vert LL: 0.05 in	L / 999	(4-1)	L / 180
	Lumber D.O.L. 125 %		Cant / OH TL: 0.02 in	UP2L / 373	4	2L / 120
			Cant / OH LL: 0.02 in	UP2L / 403	4	2L / 120
			Horz TL: 0 in			

Reaction

JT	Brg Combo	Brg Width	Rqd Brg Width	Max React	Max Grav Uplift	Max MWFRS Upli	Max C&C Uplift	Max Uplift	Max Horiz
4	1	3.5 in	1.50 in	960 lbs	-	-64 lbs	-74 lbs	-74 lbs	871 lbs
5	1	3.5 in	1.50 in	960 lbs	-	-64 lbs	-74 lbs	-74 lbs	-871 lbs

Material
TC: SPF #2 2 x 6
BC: SPF #2 2 x 4
Web:

Bracing
TC: Sheathed or Purlins at 6-3-0, Purlin design by Others.
BC: Sheathed or Purlins at 6-5-0, Purlin design by Others.

Loads
1) This truss has been designed for the effects of balanced (110 psf) and unbalanced roof snow loads. in accordance with ASCE7 - 10 with the following user defined input: 110 psf GSL, Terrain C, Exposure (Ce = 1.0), Risk Category II (I = 1.00), Thermal (Ct = 1.10), DOL = 1.15.
2) This truss has been designed for the effects of wind loads in accordance with ASCE7 - 10 with the following user defined input: 110 mph (Factored), Exposure C, Enclosed, Gable/Hip, Risk Category II, h=B=L=15 ft, Not End Zone Truss, Both end webs considered. DOL = 1.60
3) Unbalanced roof live loads have not been considered.
4) Minimum storage attic loading has not been applied in accordance with IBC 1607.1
5) In accordance with IBC 1607.1, minimum BCLL's do not apply.

Member Forces
Table indicates: Member ID, max CSI, max axial force, (max compr. force if different from max axial force). Only forces greater than 300lbs are shown in this table.

TC	4-1	0.332	-1,258 lbs		3-5	0.332	-1,258 lbs				
BC	3-1	0.113	-977 lbs								

EAGLE METAL

Eagle Metal engages in the manufacturing of truss connector plates and structural design software and engineering services for contruction and component manufacturers. Eagle Metal is the leading provider of roof design services in the USA, with headquarters at 1230 Ford Rd, Dallas, TX 75234

TrueBuild® Truss Software v5.6.314
Eagle Metal Products

REEDS FERRY SHEDS

Storage Sheds (/shed-styles)

Photos (http://www.reedsferry.com/shed-photos)

2019 Product Video (http://www.youtube.com/watch?v=PXAmnPtiwd8)

Reeds Ferry on "This Old House" TV (https://player.vimeo.com/video/202603500)

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Questions, Need Help? Talk Live to Reeds Ferry LIVE CHAT

888-85-SHEDS

Order Online (https://shed-builder.reedsferry.com/) | Customer Service (mailto:info@reedsferry.com)

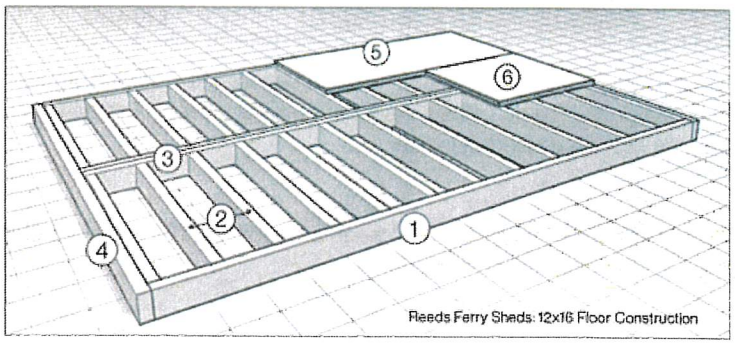
Reeds Ferry Sheds (/index.html)
Installed Throughout New England

Reeds Ferry building designs exceed the requirements for unoccupied detached structures set forth in IBC 2015; [The International Building Code].
Additionally we work with licensed structural engineering firms to confirm the integrity of both our building designs and construction methods.

Reeds Ferry Sheds: Floor Specs

Reeds floor is designed to carry a live-load of 40-50 PSF. Buildings wider than 8' have a double 2x6 center beam to ensure minimal deflection.

Standard floors use 3/4" exterior grade plywood with double-layer and pressure-treated plywood optional. See this floor construction video (http://www.youtube.com/watch?v=66ivw2FajEU) for details.



Reeds Ferry Sheds: 12x16 Floor Construction

1) Pressure-treated 2x6" on-edge floor framing
2) 2x6 floor joists attached 16" on-center
3) Center double 2x6 beam runs length of floor
4) Both rim joists capped with a double 2x6
5) 3/4" exterior grade plywood floor sheathing
6) Sheathing seams staggered for added strength

* Pressure-treated floor or double layered optional

Reeds Ferry Sheds: Roof Specs

Reeds roof is engineered to carry more than the highest load required by building code regulation. The chart below shows the load requirement for each zone in New England.
It is measured in pounds per square foot (PSF).

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