



PACIFIC MODERN HOMES, INC.
Drafting Guidelines for Additions

P.O. Box 670, ELK GROVE, CA 95759-0670
PHONE: (916) 685-9514 FAX: (916) 685-1306
INFO@PMHI.COM WWW.PMHI.COM

The guidelines below are meant to assist and verify the information that is usually required on an addition plan. Please be aware that if any of the information is lacking it may cause a delay in the process.

1. The first step in a potential drafting addition is preapproval by the PMHI Drafting department. To get preapproved submit pictures of the existing structure and a description of the scope of work to be done. The PMHI Drafting department will respond within 5 working days. PMHI reserves the right to decline projects that don't lend themselves well to our system.
2. Drafting costs for additions are calculated the same as new construction.
3. PMHI will need at least exterior pictures from all sides.
4. Drafting costs to include the existing structure on the addition plan are as follows;
 - a. If the local building department only requires the existing footprint be shown on the plan then there will be no additional cost to the customer. Assuming PMHI is provided with the specifics.
 - b. If the local building department requires the floor plan of the existing to be shown then the drafting costs will be 50% of the appropriate PMHI drafting charge as listed on the current drafting form. Additional engineering charges may apply and will be determined at PMHI project approval. Assuming PMHI is provided with the specifics.
 - c. If the local building department requires a detailed floor plan and elevations then the standard PMHI drafting and engineering costs apply. Assuming PMHI is provided with the specifics.
5. It's important to inform the customer that "addition" plans don't address all issue that can arise during the construction process. Additional construction, drafting and engineering costs can happen due to the condition of the existing structure or additional changes desired during the construction process.
6. If the roof system of the addition needs to match up with the existing roof system please complete the "Tress Worksheet for Additions" (See Attached).

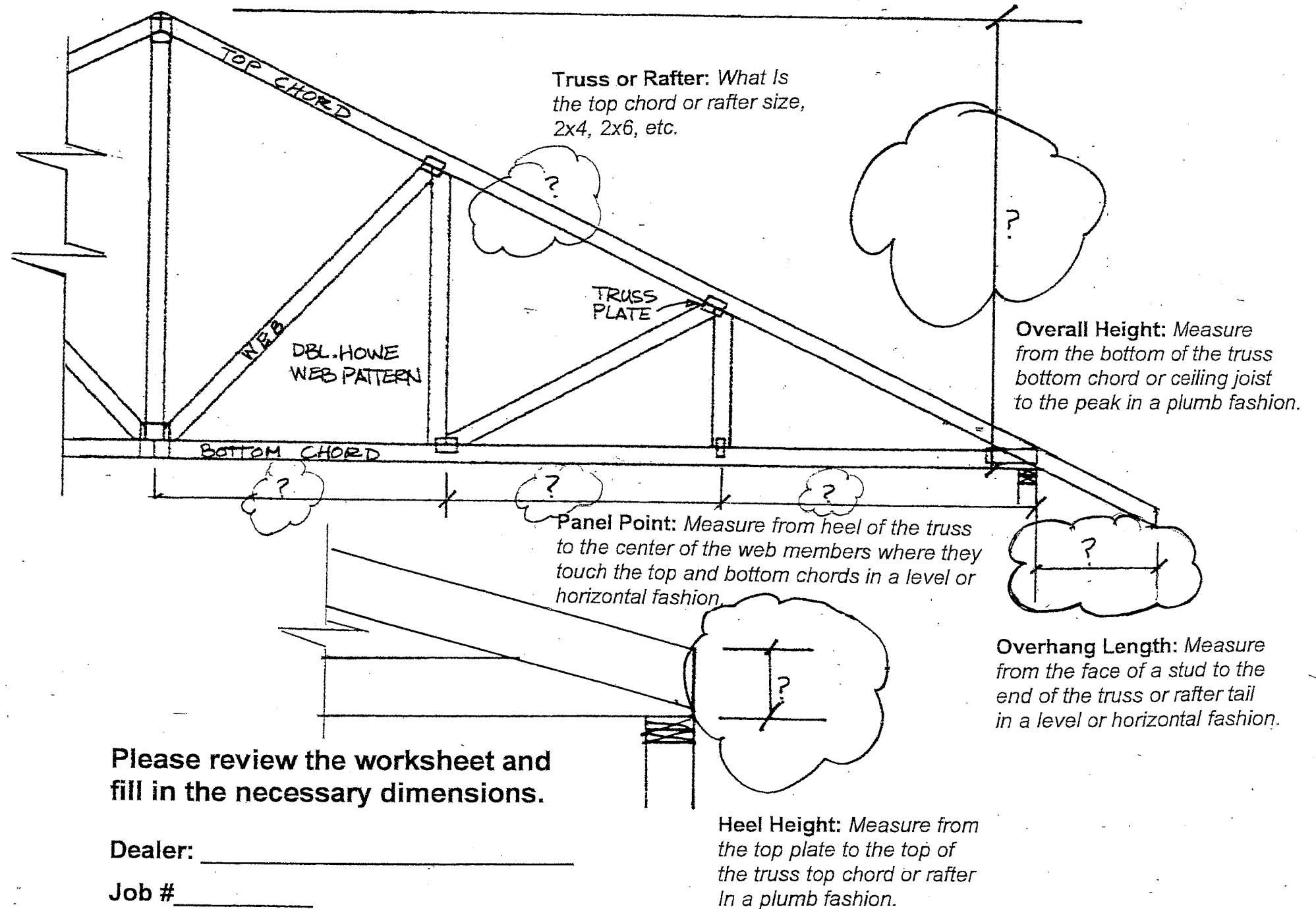
Truss Worksheet For Additions

Note: There are many questions that arise on the roof system of an addition. When the truss designer looks at your plan he will need to know some information about the existing part of the house as well as the new. This worksheet was designed to help you in the process, save valuable time, and avoid the dreaded **Problem Notice**.

Some questions are as follows:

- What type of material is the existing roof constructed from, are there **trusses or rafters**?
- Do the **overhangs** and fascia have to match? If so dimension is needed.
- Do the trusses have to continue with the same span, pitch, or roof plane with unknown pitch?
- If there are trusses to duplicate **panel point** dimensions are needed to achieve same deflection. A drawing of the web pattern would be helpful. The two basic patterns are "Fink" shaped like a W and "Howe" shaped like an N or M with a post in the middle.
- The **overall height** is needed to determine the pitch of an existing roof or other trusses that are perpendicular to match at the peak of an existing roof.
- The **heel height** is important for raftered areas, it allows the top of the truss to match the top of the rafter.
- Look for special conditions that may arise like: Will the existing rafters or trusses support a valley set, will additional bracing or strong-backs be needed, will any of the existing roof need to be cut back and a girder built to support?

Please review this **worksheet** and supply as much information as possible before you request truss calculations. Please make copies and keep in your files.
Thank you, Engineering Dept.



Please review the worksheet and fill in the necessary dimensions.

Dealer: _____

Job # _____

Customer: _____