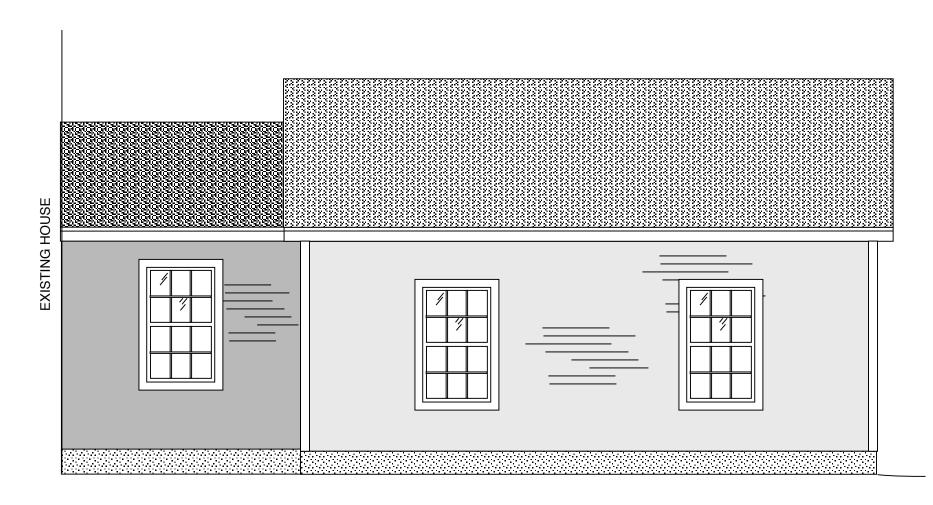
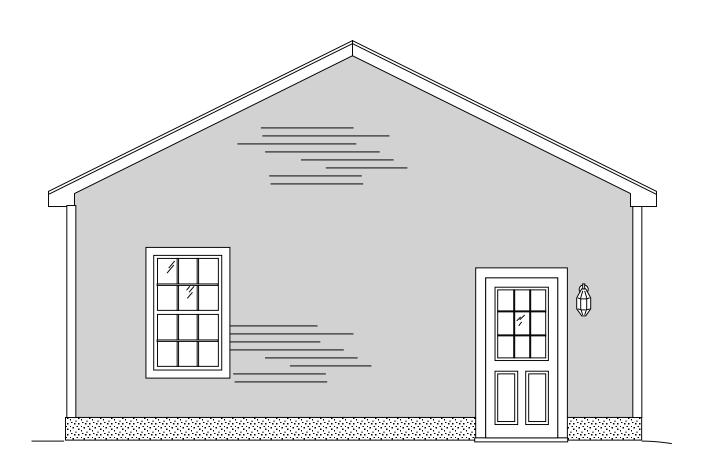


front elevation

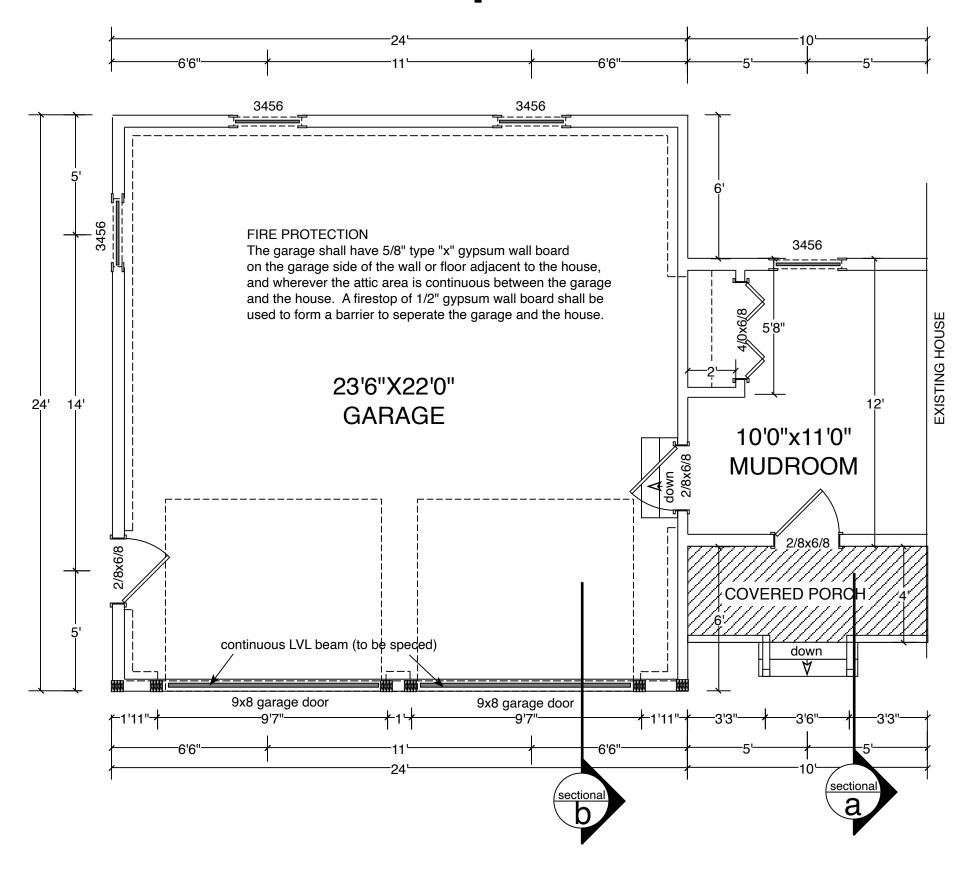


rear elevation



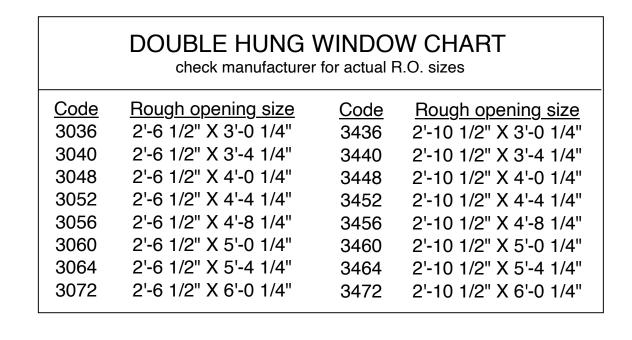
side elevation

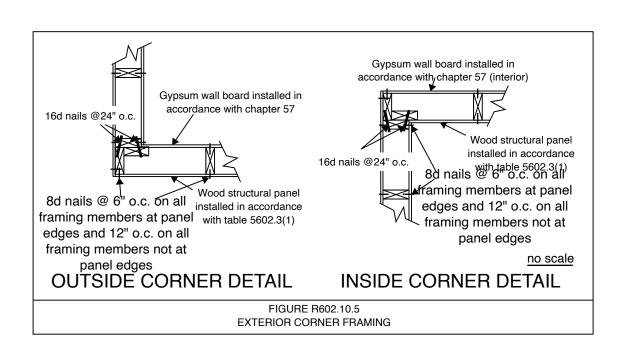
floor plan

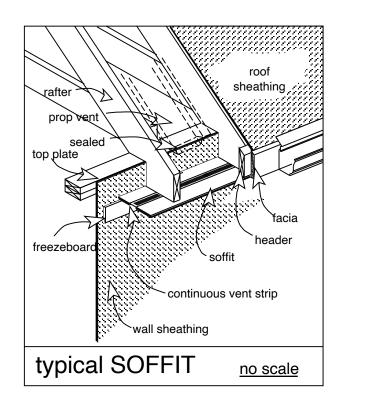


FLOOR PLAN GENERAL NOTES:

- 1. Smoke detector systems shall be Type III.
- 2. Ventilation: Kitchens and bathrooms shall have mechanical venting systems that provide 20 cfm/occupant and vents to the outside (M1507)
- 3. Light and Ventilation: All habitable rooms shall be provided with aggregate glazing area of not less than eight (8) per cent of the floor area of such rooms. One-half (1/2) of the required area of glazing shall be openable. (R303.1)
- 4. Hall and stairway widths shall be a minimum of 3 feet clear. Handrails may project no more than 3 1/2" into the required width.







NOTE: Measurements are to be verified by contractor on site prior to construction



Garage w/Breezeway

Job Name:

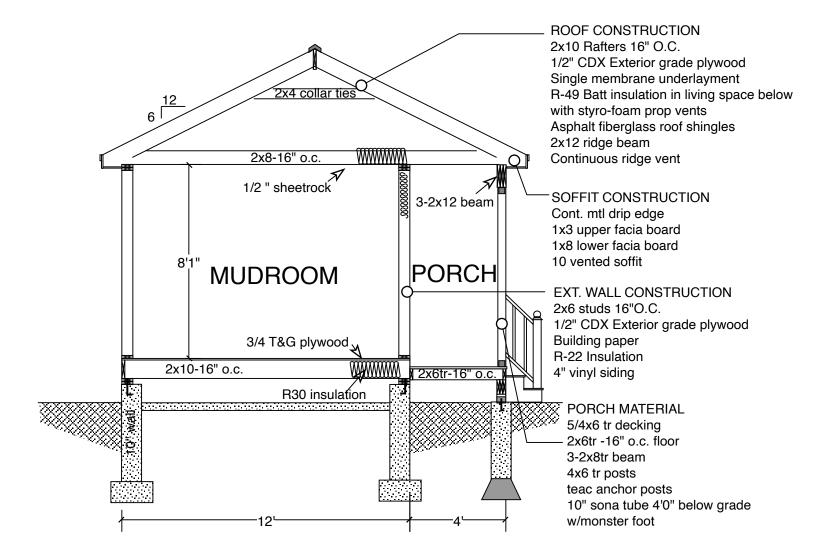
Scale: 1/4"=1'0" Drawn: AJM Date: 1/1/23 add 120 sq ft heated space to 1st floor Plan # G2424F/B1012

Page 1 of 2

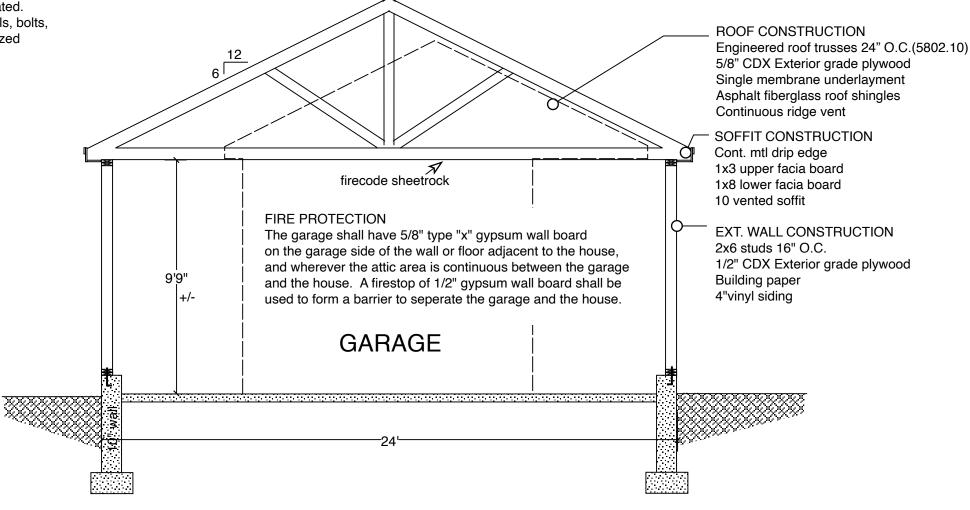
foundation plan

FOUNDATION Damproofing & Waterproofing: 1) exterior foundation walls shall be based on foundation dampproofing & waterproofing (R406) **FOUNDATION Drainage** 1) Provide drainage around concr. foundation walls based on foundation drainage (R405.1) drilled & pinned to existing foundation 19' FOUNDATION WALL CONSTRUCTION: 1) 10" reinf. concrete foundation wall (4'0" below grade) 2 (2) #4 reinf. rebar in top 12" of foundation wall 3) 22" x 12" cont. concrete footing **GARAGE CONSTRUCTION** 1) Min. of 12" gravel fill in max 12" compacted lifts 2) 4" Reinforced concrete slab with 6x6 w1.4x w1.4 w.w. mesh 3) Garage slab to slope in the direction of the doors FIRE PROTECTION The garage shall have 5/8" type "x" gypsum wall board on the garage side of the wall or floor adjacent to the house, ļģ and wherever the attic area is continuous between the garage 5/4 x 6 treated and the house. A firestop of 1/2" gypsum wall board shall be used to form a barrier to seperate the garage and the house. 3- 9 1/4" LVL beams 10" sona tubes All wood used in construction 4'0" below grade of decks and steps shall be treated. 十1'11" w/monster feet Fasteners for treated wood (nails, bolts, hardware, etc.) shall be galvanized

sectional view(a)



sectional view(b)



GARAGE SHEAR WALL FRAMING FLOOR PLAN VIEW

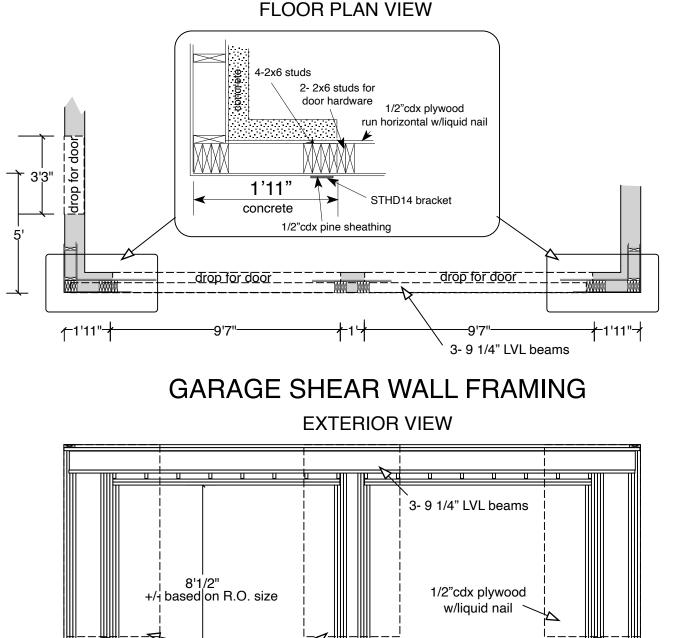


TABLE R602.10.3 LENGTH REQUIREMENTS FOR BRACED WALL PANELS IN A CONTINUOUSLY SHEATHED WALL			
MINIMUM LENGTH OF BRACED WALL PANEL (INCHES)			MAXIMUM OPENING HEIGHT NEXT TO THE BRACED WALL PANEL
8-FOOT WALL	9-FOOT WALL	10-FOOT WALL	(% OF WALL HEIGHT)
48	48	48	100%
36	36	NA	85%
27	NA	NA	65%

1/2"cdx plywood 2

w/liquid nail

FRAMING GENERAL NOTES:

- 1. All structural materials shall be void of any defects that may diminish their capacity to function in an adequate manner. Load-bearing dimension lumber for rafters, trusses and ceiling joists shall be identified by a grade mark (R802.1)
- 2. Structural Engineering or any other professional services that may be required shall be provided by others.
- 3. Use built-up 2x4 posts under all beams (4 minimum)
- 4. Double up floor joist under partition walls above.
- 5. Double jack studs under window headers.

SECTIONAL GENERAL NOTES:

- 1. Sleeping areas & attic joists R502.3.1(1)design loads are 30 psf live load and 10 psf dead load. Other floor joists R502.3.1(2) design loads are 40 psf live load and 10 psf dead load. Roof design loads are 50 lb sq.ft. live load and 10 lb sq.ft. dead load
- 2. Firestopping shall be provided to cutoff all concealed draft openings (both vertical and horizontal) and form an effective fire barrier between stories, and between a top story and the roof space

NOTES:

- 1. Details based on 9th Edition of the Ma.Building Code for Basic Wind Speed 100 mph (table R301.2(4)
- 2. Exterior corners shall be framed per Figure R602.10.5
- 3. Minimum braced wall panel lengths per Table R602.10.3
- 4. Shear walls are required at corners adjacent to full height garage door openings per detail shown.
- 5. Anchor bolts and holddown devices shall be Simpson Strong-Tie and installed per manufacturer's specifications for min. 1800 lbs uplift capacity.

NOTE: Measurements are to be verified by contractor on site prior to construction

Beyond Basics Drafting & Design Lunenburg Ma 01462 www.beyondbasicsdrafting.com

Garage w/Breezeway

Scale: 1/4"=1'0" Drawn: AJM Date: 1/1/23

add 120 sq ft heated space to 1st floor

Plan # G2424F/B1012

Page 2 of 2