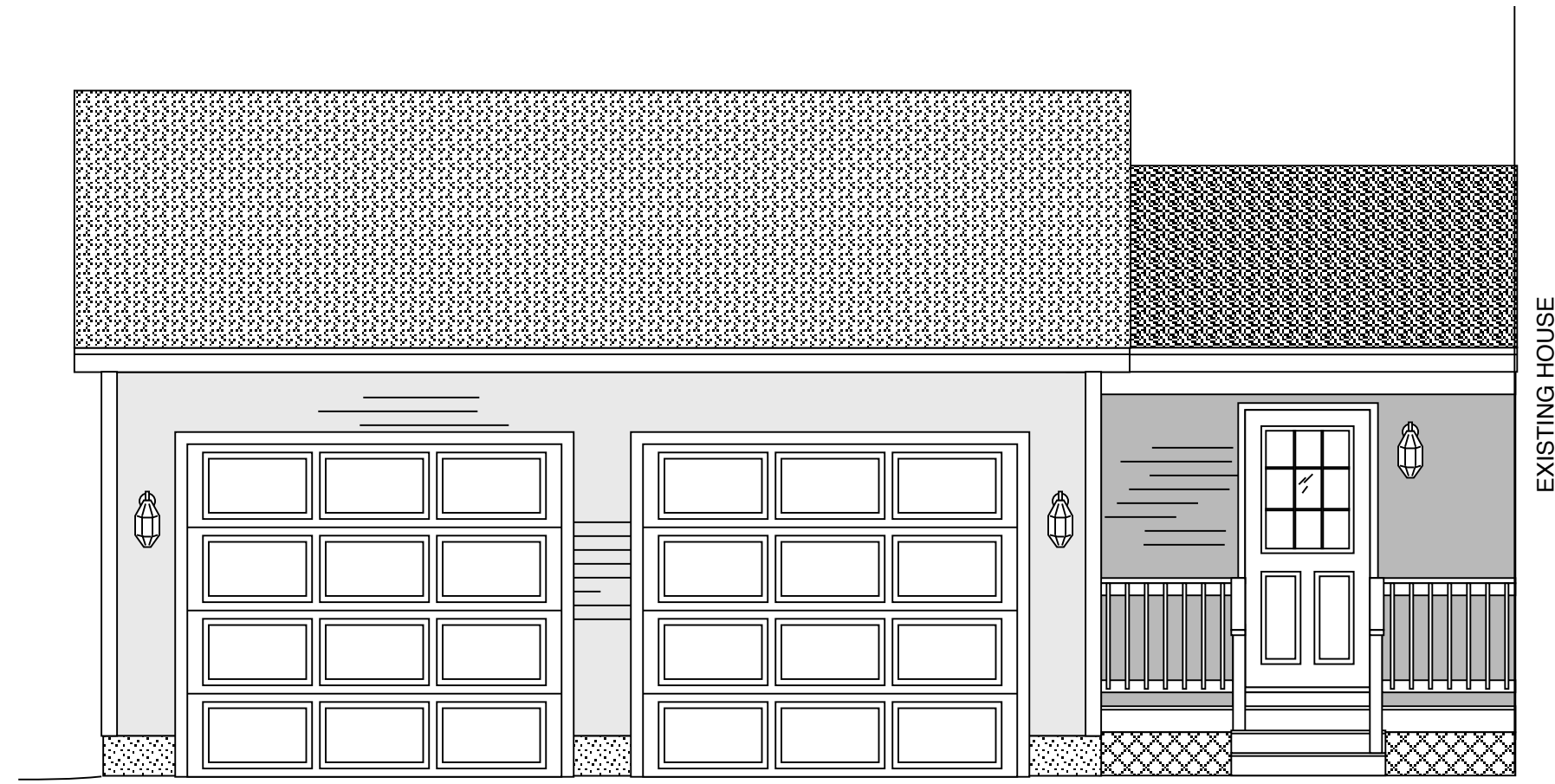
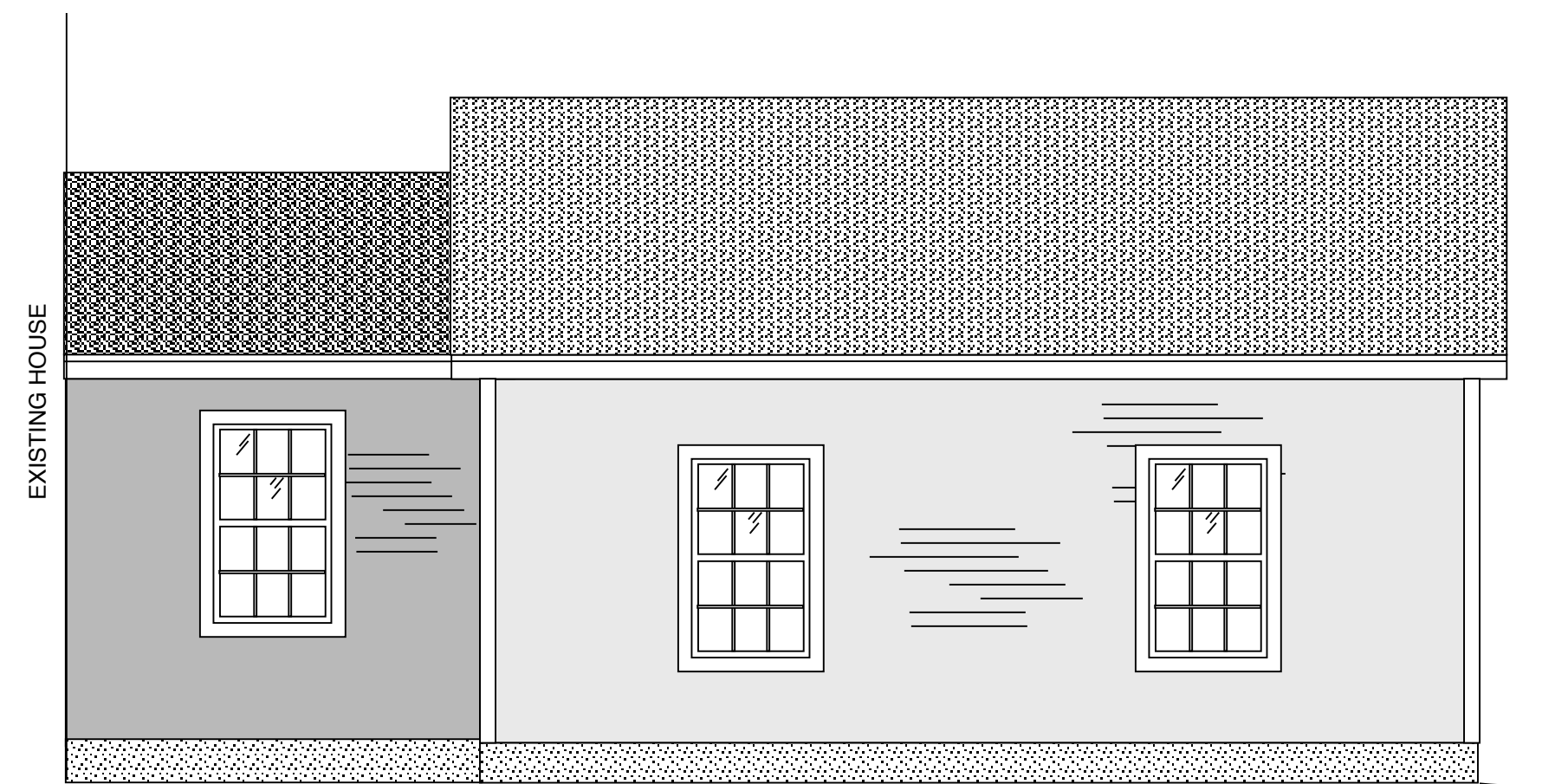


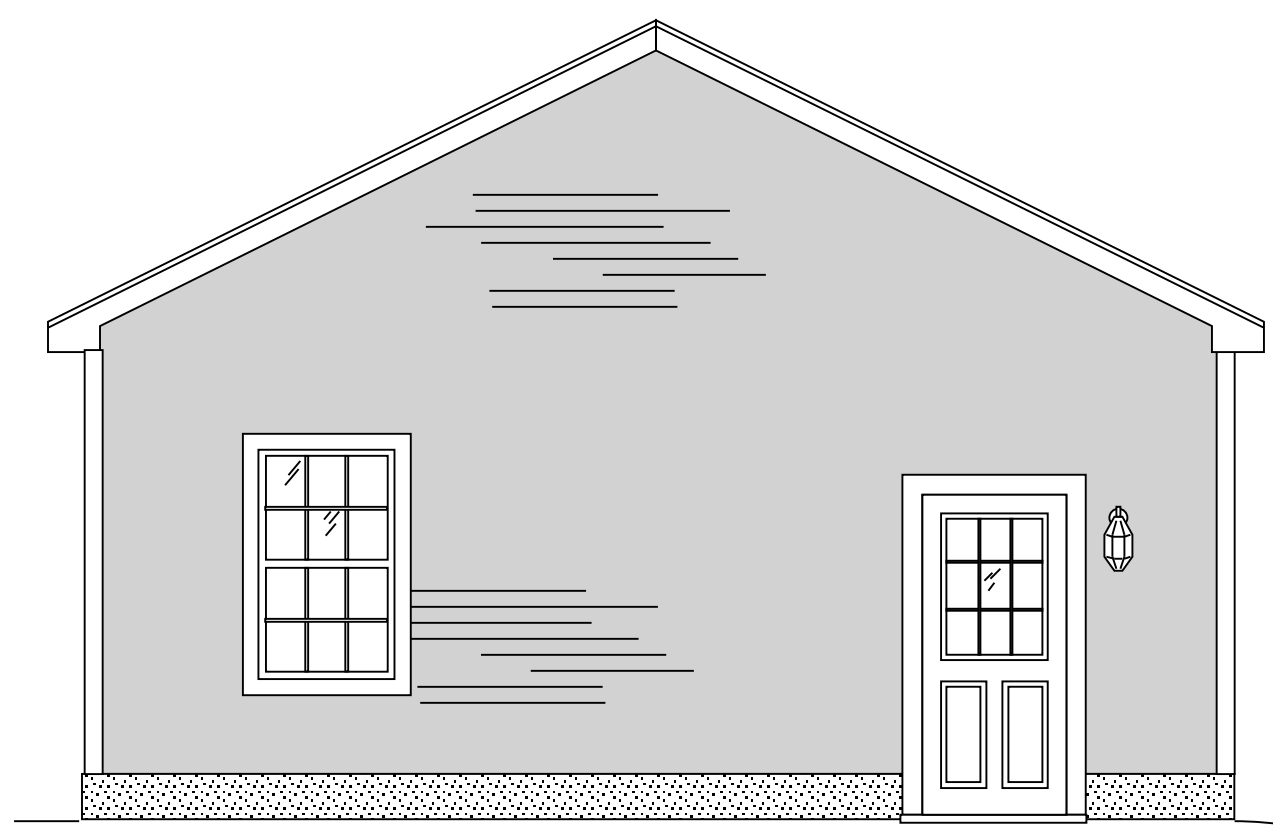
floor plan



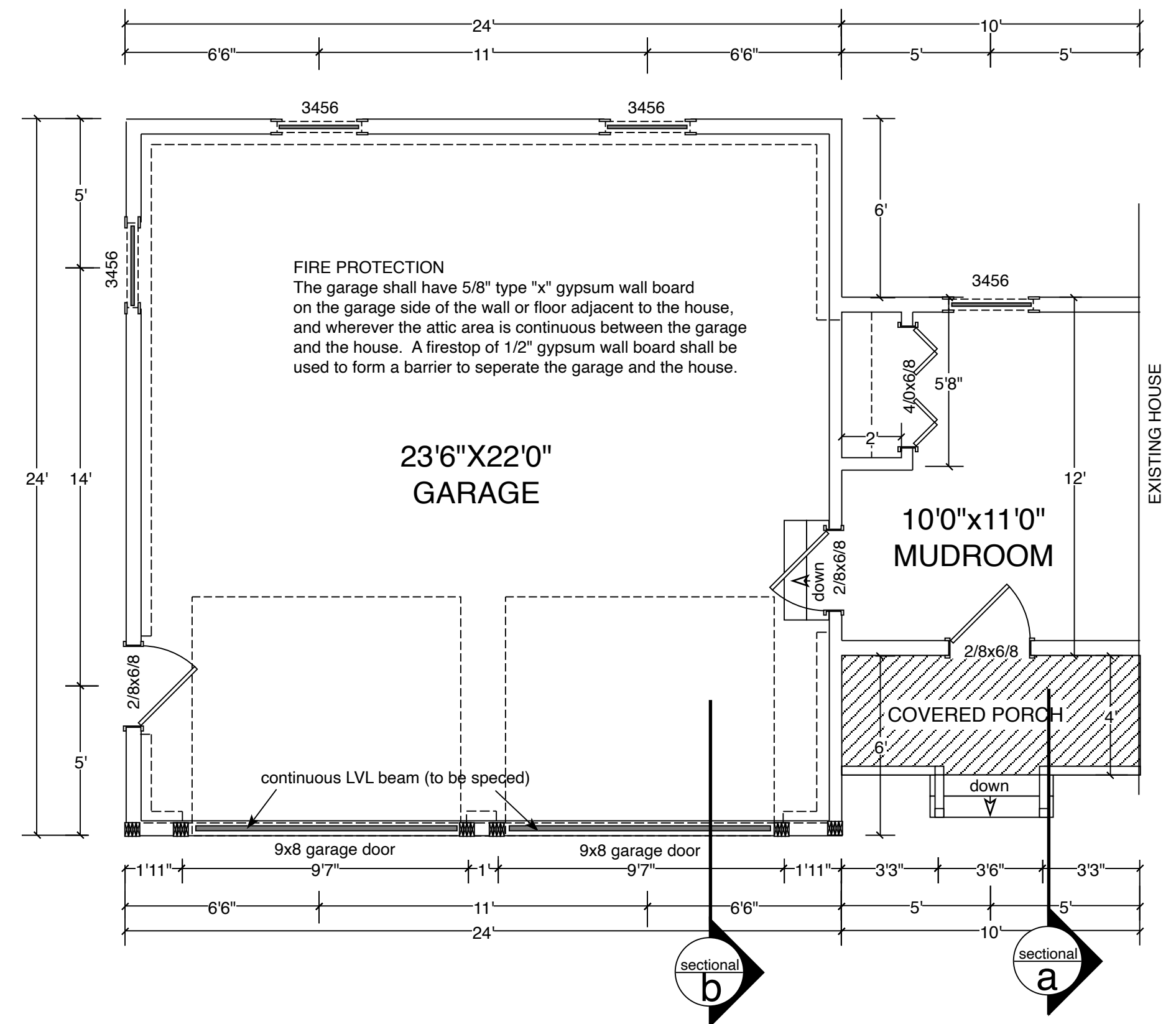
front elevation



rear elevation



side elevation



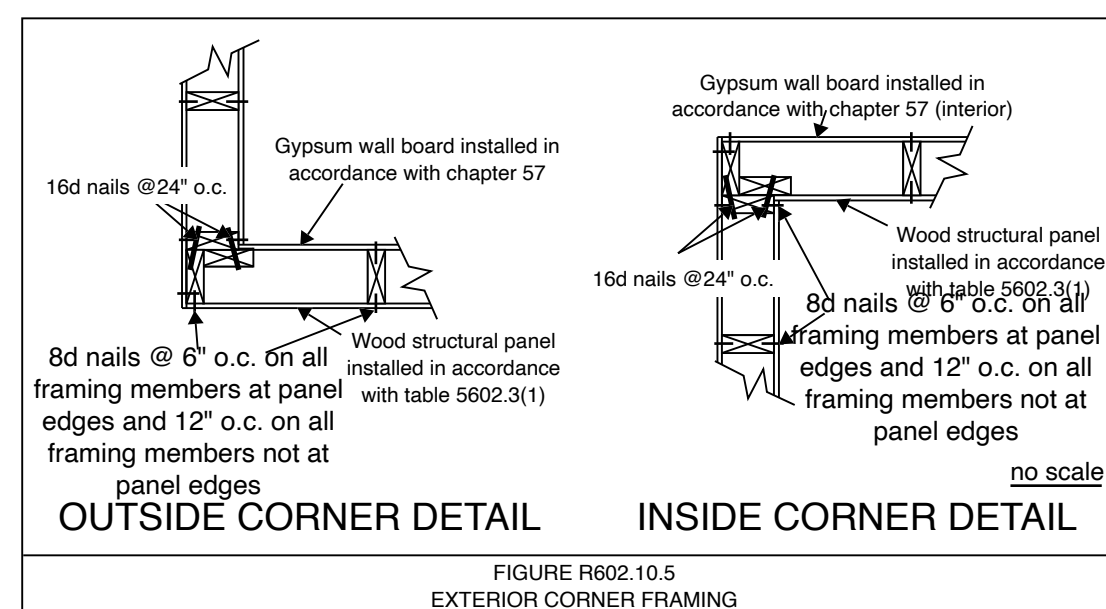
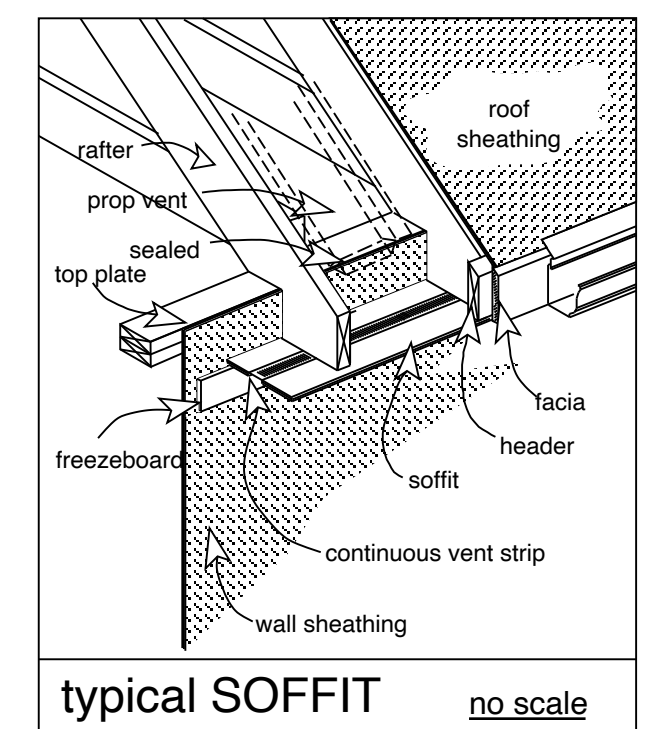
FLOOR PLAN GENERAL NOTES:

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 operable. (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.

DOUBLE HUNG WINDOW CHART

check manufacturer for actual R.O. sizes

Code	Rough opening size	Code	Rough opening size
3036	2'-6 1/2" X 3'-0 1/4"	3436	2'-10 1/2" X 3'-0 1/4"
3040	2'-6 1/2" X 3'-4 1/4"	3440	2'-10 1/2" X 3'-4 1/4"
3048	2'-6 1/2" X 4'-0 1/4"	3448	2'-10 1/2" X 4'-0 1/4"
3052	2'-6 1/2" X 4'-4 1/4"	3452	2'-10 1/2" X 4'-4 1/4"
3056	2'-6 1/2" X 4'-8 1/4"	3456	2'-10 1/2" X 4'-8 1/4"
3060	2'-6 1/2" X 5'-0 1/4"	3460	2'-10 1/2" X 5'-0 1/4"
3064	2'-6 1/2" X 5'-4 1/4"	3464	2'-10 1/2" X 5'-4 1/4"
3072	2'-6 1/2" X 6'-0 1/4"	3472	2'-10 1/2" X 6'-0 1/4"



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



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Garage w/Breezeway

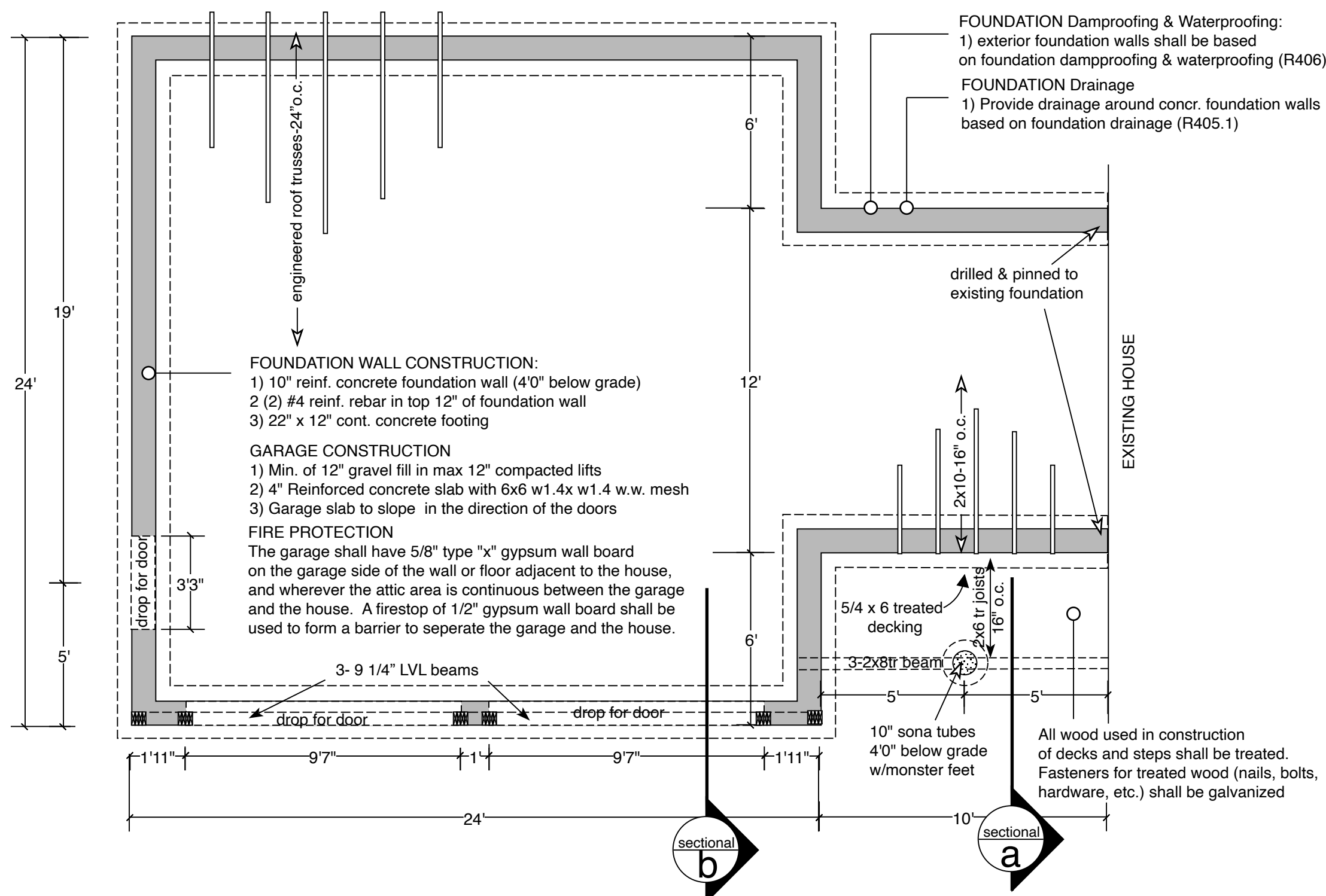
Job Name:

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

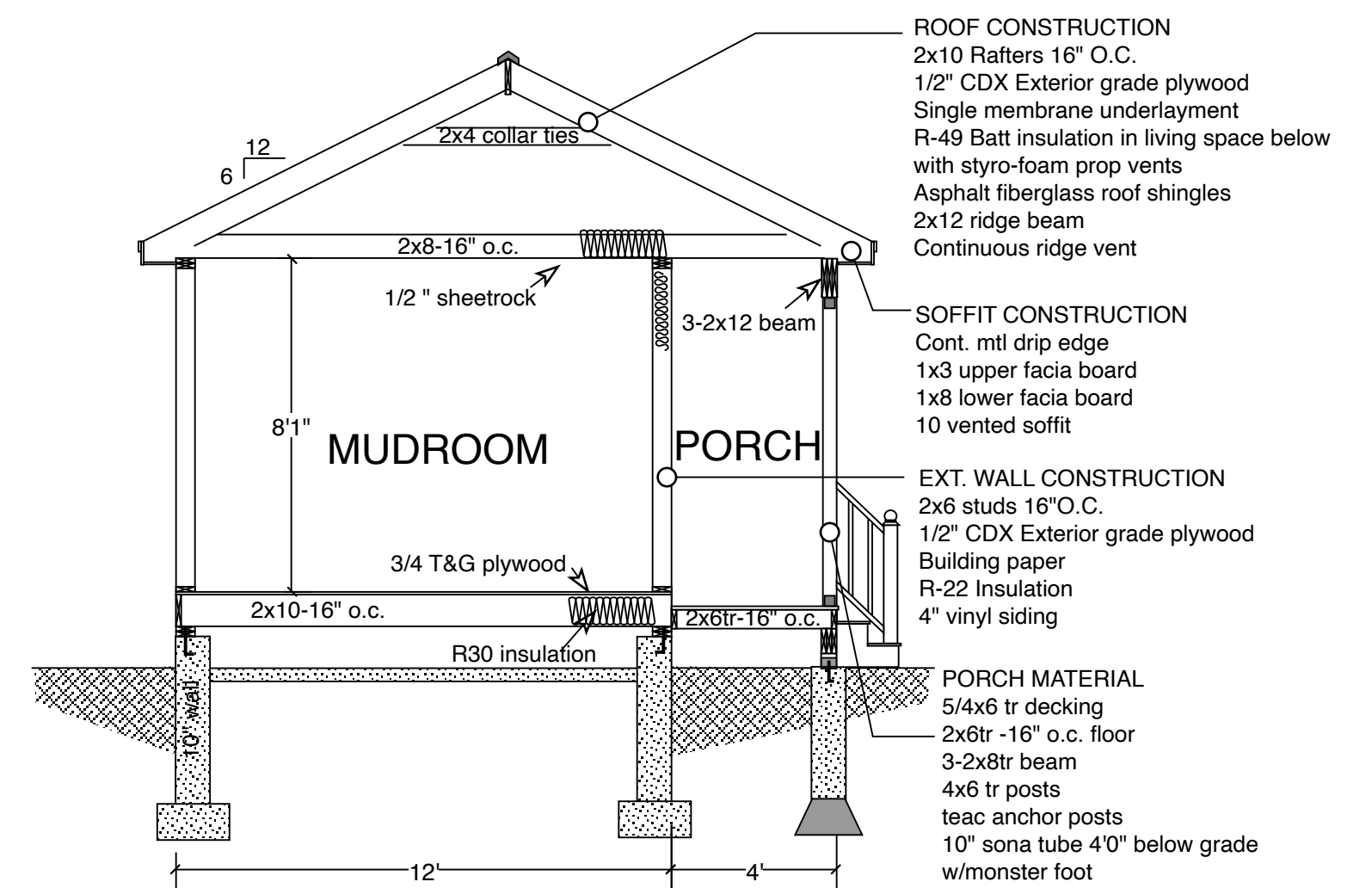
add 120 sq ft
heated space
to 1st floor

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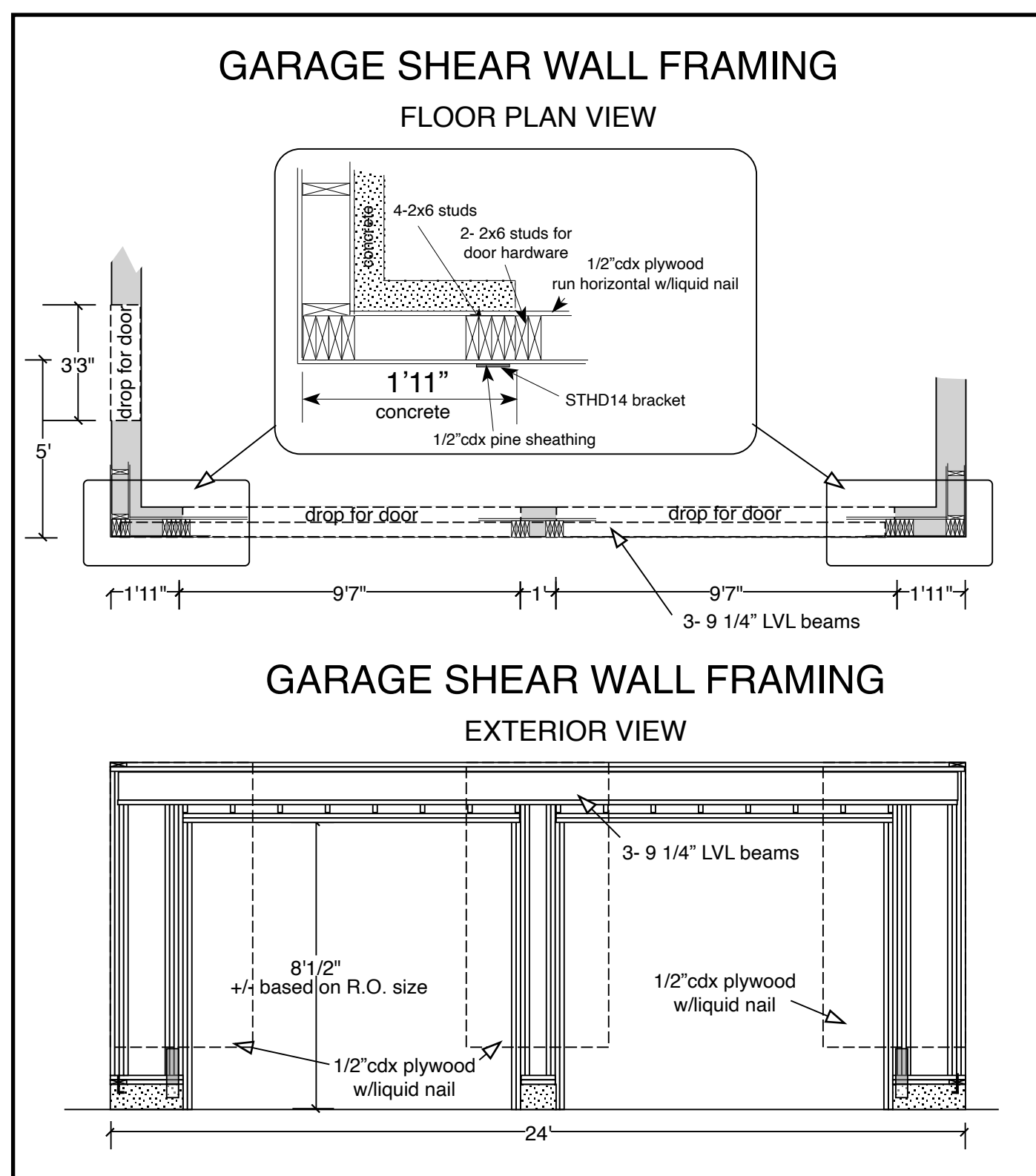
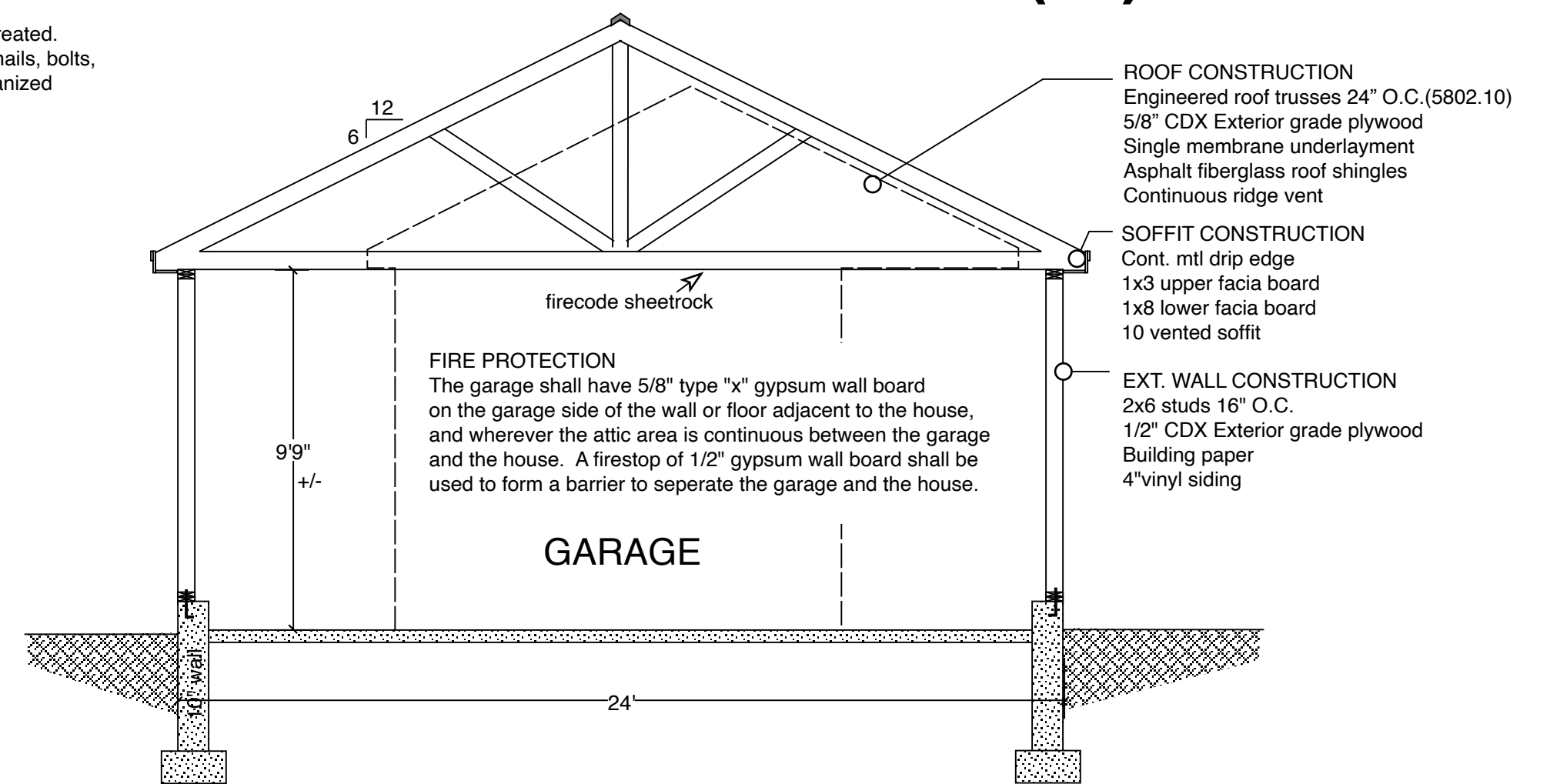
foundation plan



sectional view(a)



sectional view(b)



FRAMING GENERAL NOTES:

- 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)
- Structural Engineering or any other professional services that may be required shall be provided by others.
- Use built-up 2x4 posts under all beams (4 minimum)
- Double up floor joist under partition walls above.
- Double jack studs under window headers.

SECTIONAL GENERAL NOTES:

- 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
- 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:

- Details based on 9th Edition of the Ma.Building Code for Basic Wind Speed 100 mph (table R301.2(4))
- Exterior corners shall be framed per Figure R602.10.5
- Minimum braced wall panel lengths per Table R602.10.3
- Shear walls are required at corners adjacent to full height garage door openings per detail shown.
- 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

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 (% OF WALL HEIGHT)
8-FOOT WALL	9-FOOT WALL	10-FOOT WALL	
48	48	48	100%
36	36	NA	85%
27	NA	NA	65%



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Garage w/Breezeway

Scale: 1/4"=1'0"
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add 120 sq ft heated space to 1st floor

Plan # G2424F/B1012
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