front elevation



rear elevation D E D M E



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



HOME PLANS

1662 sq ft 1st floor 873 sq ft 2nd floor 2535 sq ft total

Plan #220809 Scale: 1/4" = 1'0" PAGE 1 OF 7

CUSTOMER INFO



SAMPLE D left elevation

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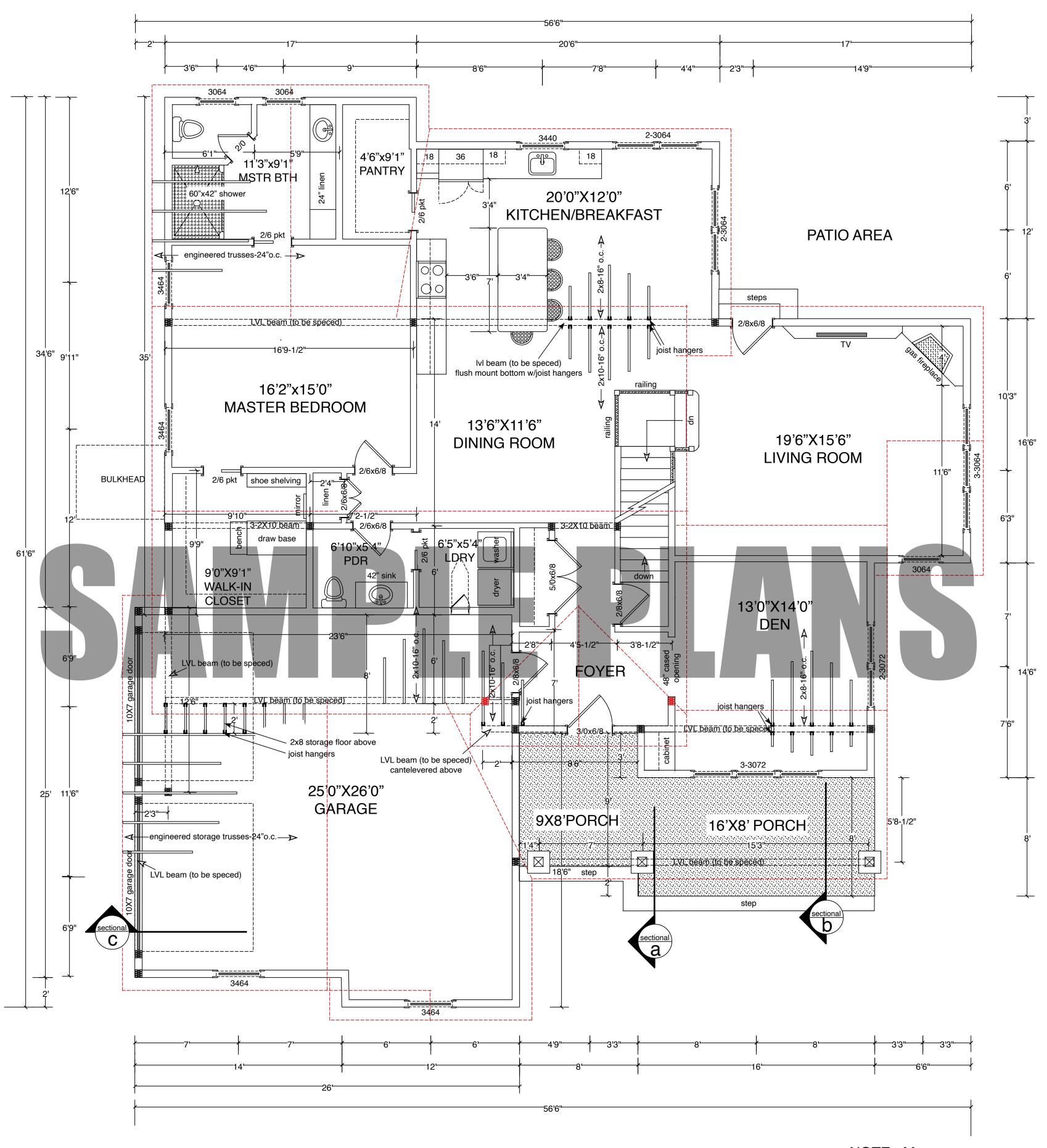
HOME PLANS

1662 sq ft 1st floor 873 sq ft 2nd floor 2535 sq ft total

Plan #220809 Scale: 1/4" = 1'0"



1st floor plan



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



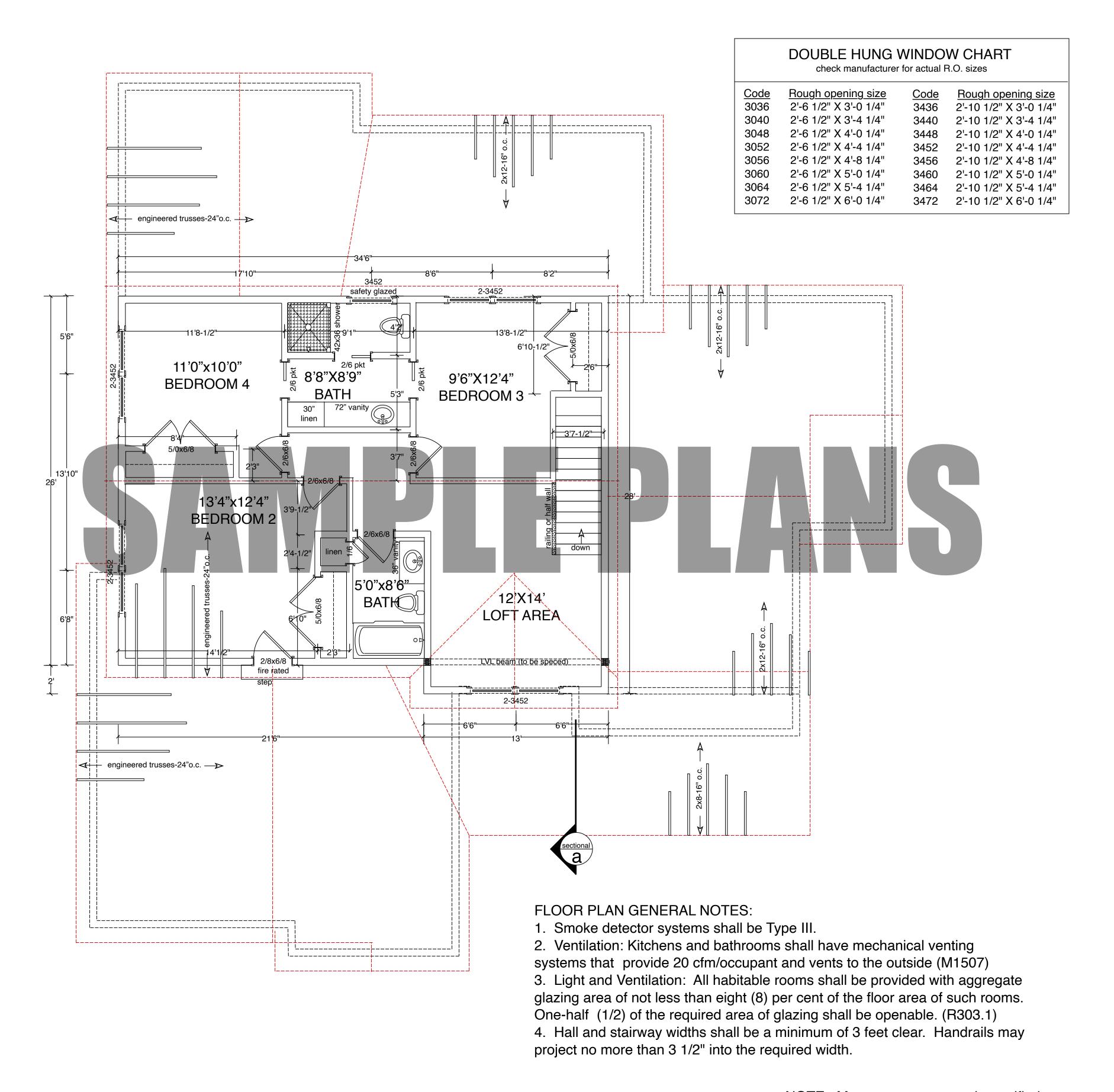
HOME PLANS

1662 sq ft 1st floor 873 sq ft 2nd floor 2535 sq ft total

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CUSTOMER INFO

2nd floor plan



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HOME PLANS

1662 sq ft 1st floor 873 sq ft 2nd floor 2535 sq ft total

Plan #220809 Scale: 1/4" = 1'0"



sectional view(a) ROOF CONSTRUCTION Engineered roof trusses 24" O.C.(5802.10) 5/8" CDX Exterior grade plywood Single membrane underlayment R-49 Batt insulation in living space below with styro-foam prop vents Asphalt fiberglass roof shingles GARAGE ROOF LINE Continuous ridge vent MASTER BATH ROOF LINE 1/2" sheetrock **ROOF CONSTRUCTION** 2x12 Rafters 16" O.C. 1/2" CDX Exterior grade plywood Ivl beam (to be speced) Single membrane underlayment flush mount bottom w/joist hangers **BEDROOM** LOFT R-49 Batt insulation in living space below PORCH CONSTRUCTION with styro-foam prop vents 2x8 Rafters 16" O.C. rubber roof system 1/2" CDX Exterior grade plywood 3/4 T&G plywood Single membrane underlayment Asphalt fiberglass roof shingles 2x10-16" o.c. 2x8-16" o.c. 2x6-16" o.c. Ivl beam (to be speced) 1/2" sheetrock SOFFIT CONSTRUCTION R30 insulation flush mount bottom w/joist hangers Cont. mtl drip edge Ivl beam (to be speced) 1x3 upper facia board Ivl beam (to be speced) over garage 1x8 lower facia board 10 vented soffit PORCH KITCHEN **FOYER** EXT. WALL CONSTRUCTION 2x6 studs 16"O.C. 1/2" CDX Exterior grade plywood Building paper built-out decorative column R-22 Insulation 3/4 T&G plywood 4" vinyl siding 2x10-16" o.c. built-up beam with splices at column lines only -3 1/2" lally columns with top and SLAB CONSTRUCTION · Anchor bolts 6'0" o.c.(5403.1.6) spring field plates 4" Reinforced concrete slab with base plates anchored and secured 2-2x6 treated sill w/sill sealer w/simpson ties on a 30"x30"x15" concr. pad or a 6x6 w1.4x w1.4 w.w. mesh W **BASEMENT** 30" x12" cont. concr. footing brick veneer FOUNDATION WALL CONSTRUCTION: 1) 10" reinf. concrete foundation wall (4'0" below grade) 2) 22" x 10" cont. concrete footing FOUNDATION Damproofing & Waterproofing: 1) exterior foundation walls shall be based on foundation dampproofing & waterproofing (R406) FOUNDATION Drainage - Provide drainage around concr. foundation walls based on foundation drainage (R405.1)

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. Window egress size will be a clear opening of at least 20" wide by 24" high, with a minimum net clear opening of 5.7 sq. ft. or 5 sq. ft. for ground floor windows. The window sills are no more than 44 inches above the floor.

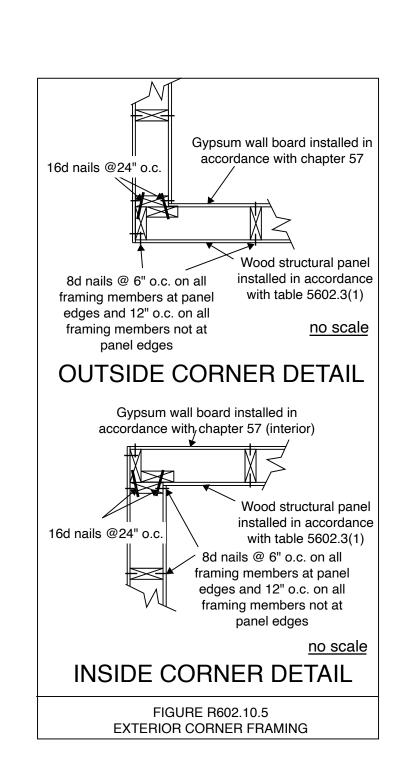
3. Stairway headroom: Stairs between 1st & 2nd flrs., and 2nd & usable attics shall have a minimum headroom of 6'8" measured vertical from stair nosing. Basement stairs shall have a minimum headroom of 6'6"

4. 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

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%

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



sectional view(b) **ROOF CONSTRUCTION** 2x12 Rafters 16" O.C. 1/2" CDX Exterior grade plywood Single membrane underlayment lvl beam (to be speced) R-49 Batt insulation in living space below flush mount bottom w/joist hangers with styro-foam prop vents PORCH CONSTRUCTION Asphalt fiberglass roof shingles 4 2x8 Rafters 16" O.C. LVL ridge beam 1/2" CDX Exterior grade plywood Continuous ridge vent Single membrane underlayment Asphalt fiberglass roof shingles 2x8-16" o.c. SOFFIT CONSTRUCTION 2x6-16" o.c. Cont. mtl drip edge 1/2" sheetrock 1x3 upper facia board 1x8 lower facia board 10 vented soffit Ivl beam (to be speced) EXT. WALL CONSTRUCTION **PORCH** 2x6 studs 16"O.C. LIVING DEN 1/2" CDX Exterior grade plywood Building paper 6X6 post R-22 Insulation 4" vinyl siding built-out decorative column 3/4 T&G plywood 2x10-16" o.c. built-up beam with splices at column lines only spring field plates-SLAB CONSTRUCTION · -3 1/2" lally columns with top and w/simpson ties 4" Reinforced concrete slab with Anchor bolts 6'0" o.c.(5403.1.6) base plates anchored and secured 6x6 w1.4x w1.4 w.w. mesh W on a 30"x30"x15" concr. pad or a 2-2x6 treated sill w/sill sealer 30" x12" cont. concr. footing brick veneer **BASEMENT** FOUNDATION WALL CONSTRUCTION: 1) 10" reinf. concrete foundation wall (4'0" below grade) 2) 22" x 10" cont. concrete footing 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) sectional view(c)

STORAGE

13/6

2ND FLOOR HEIGHT

STORAGE TRUSS FLOOR HEIGHT

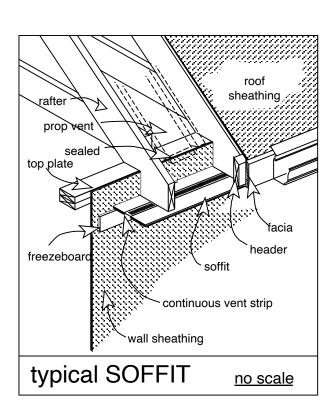
LVL BEAM (to be speced)

GARAGE

10'

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.



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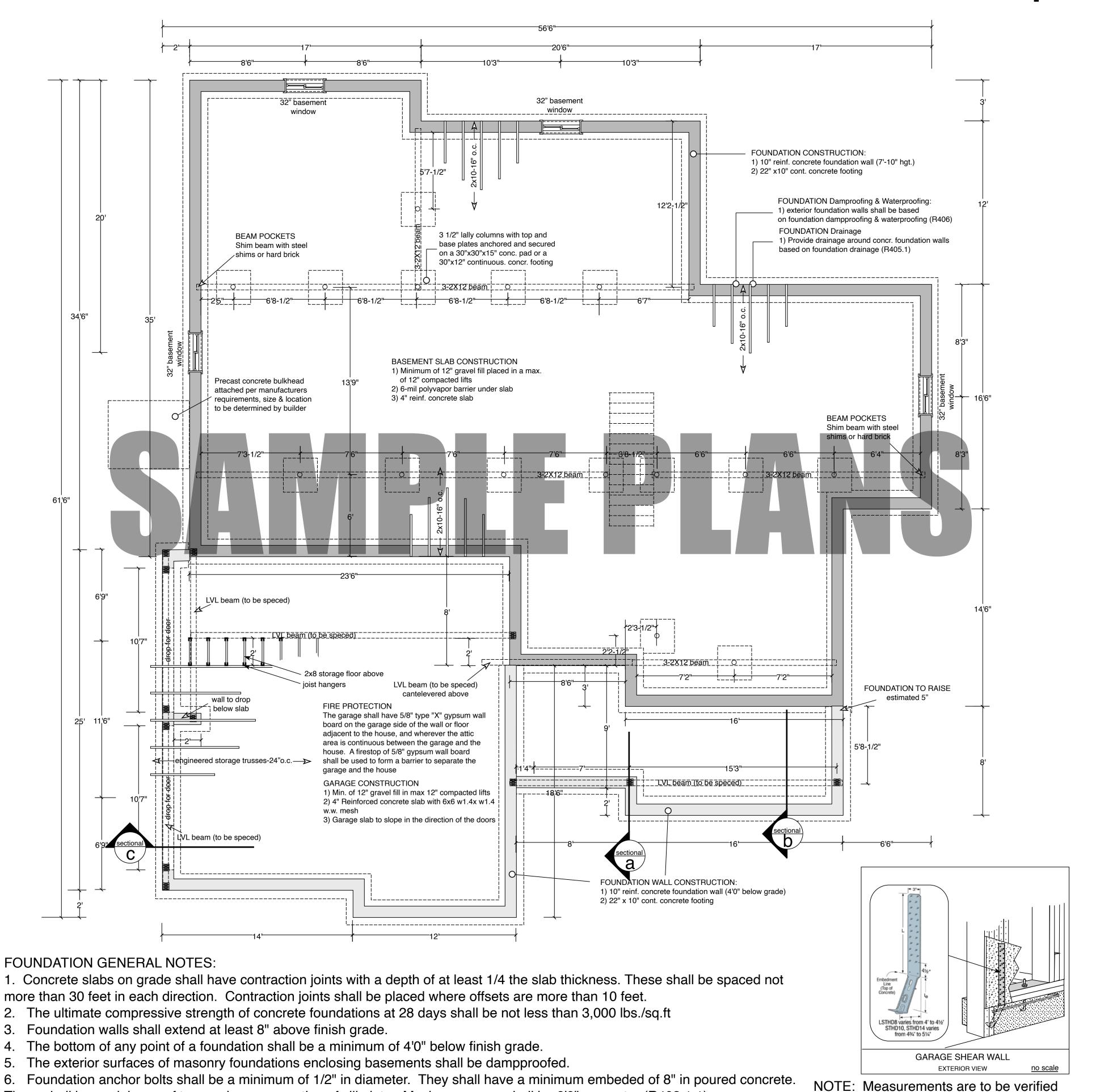
HOME PLANS

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Plan #220809 Scale: 1/4" = 1'0" PAGE 6 OF 7

CUSTOMER INFO

foundation plan



Beyond Basics Drafting & Design
LUNENBURG MA.
beyondbasicsdrafting.com

There shall be a minimum of two anchors per section of sill plate. Maximum space shall be 6'0" on center (R403.1.1)

by contractor on site prior to construction