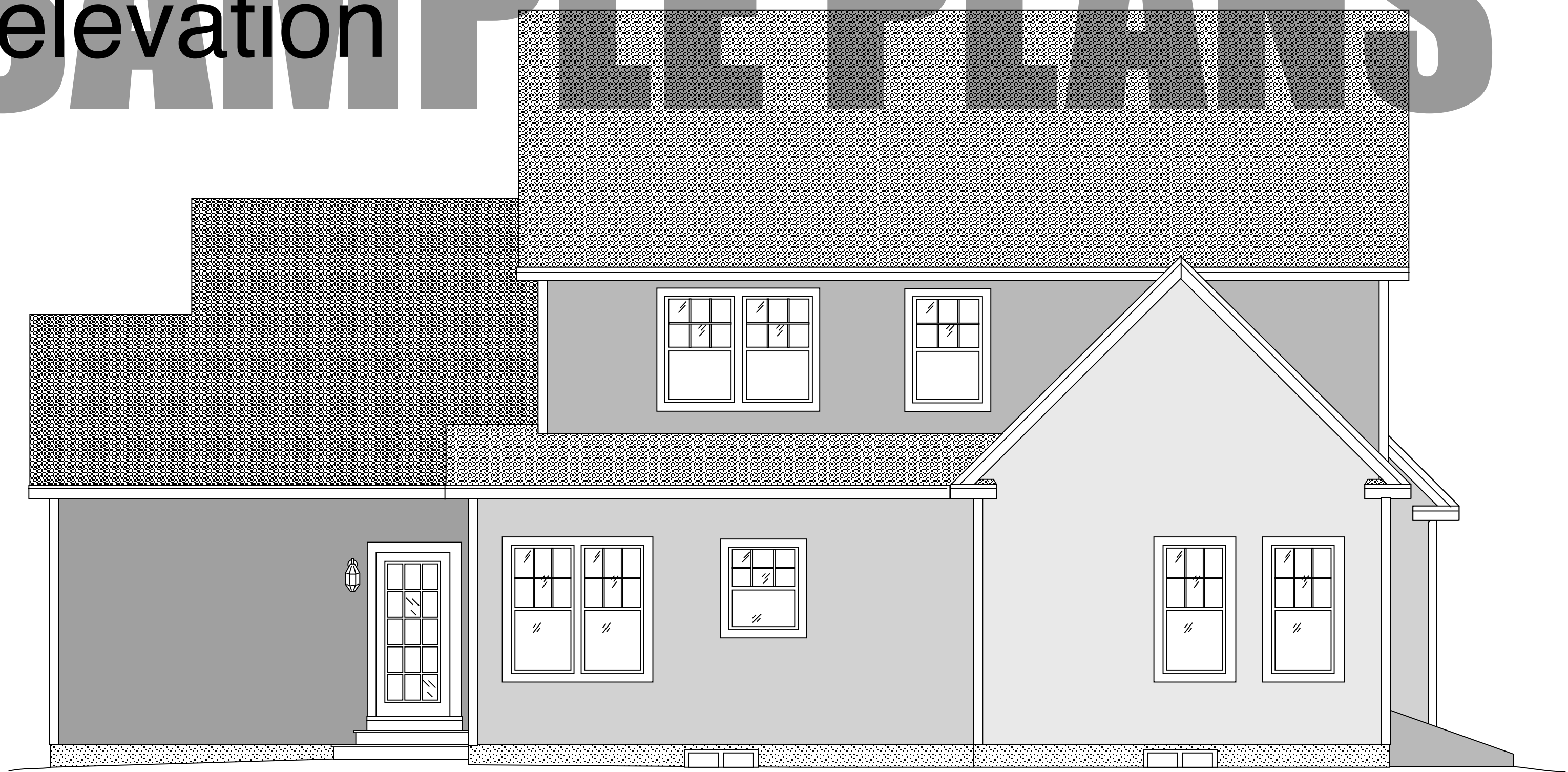


front elevation



rear elevation

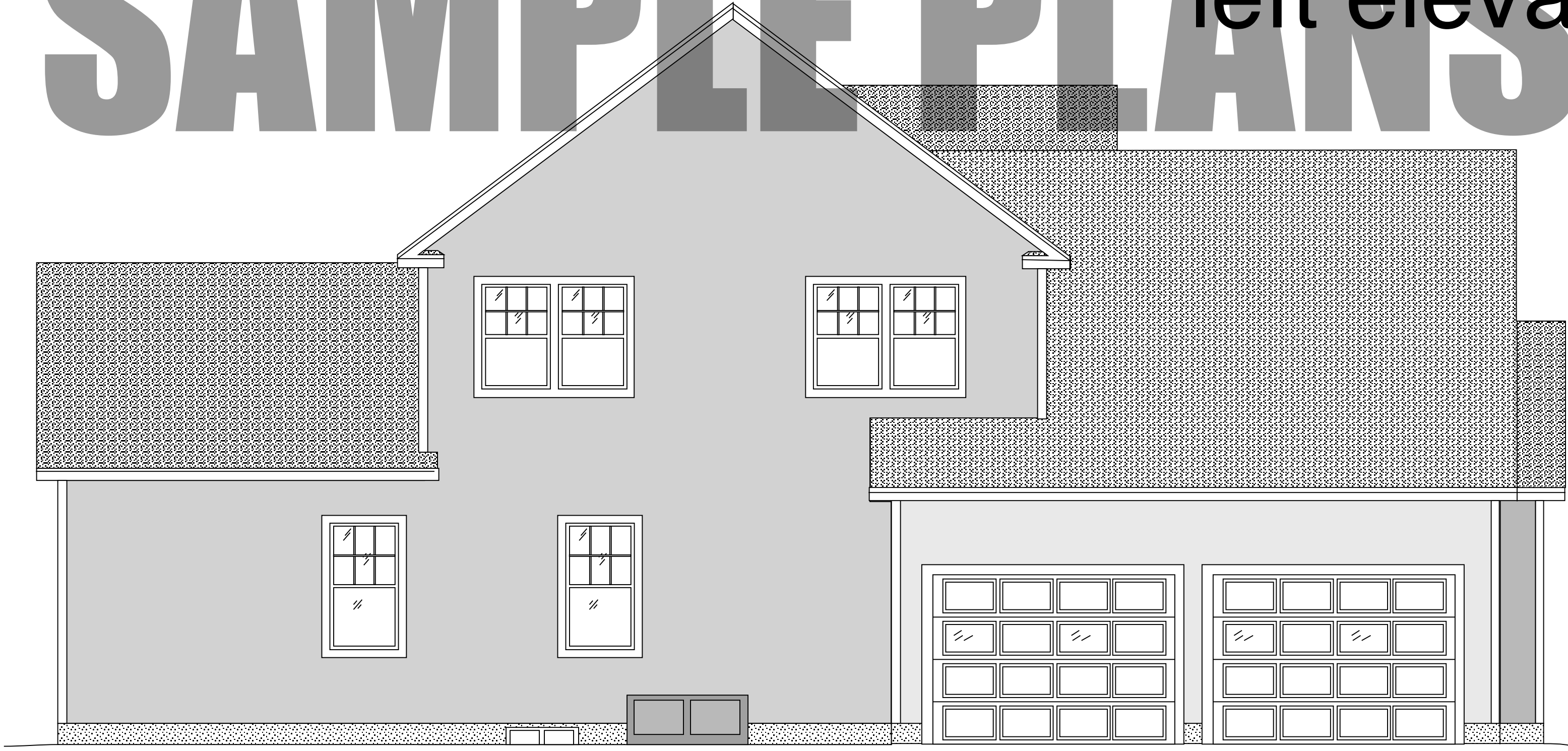


NOTE: Measurements are to be verified by contractor on site prior to construction

right elevation



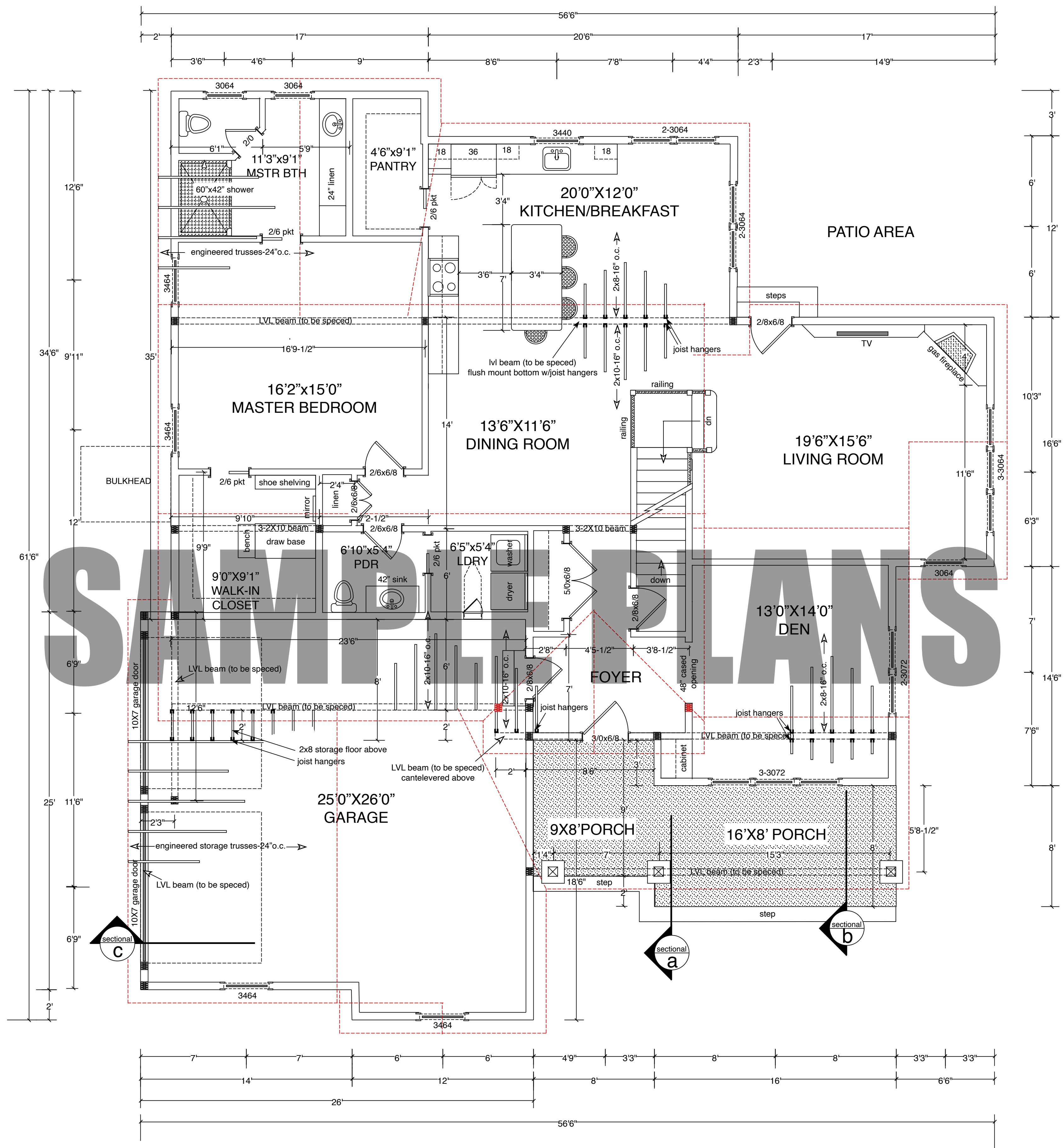
left elevation



SAMPLE PLANS

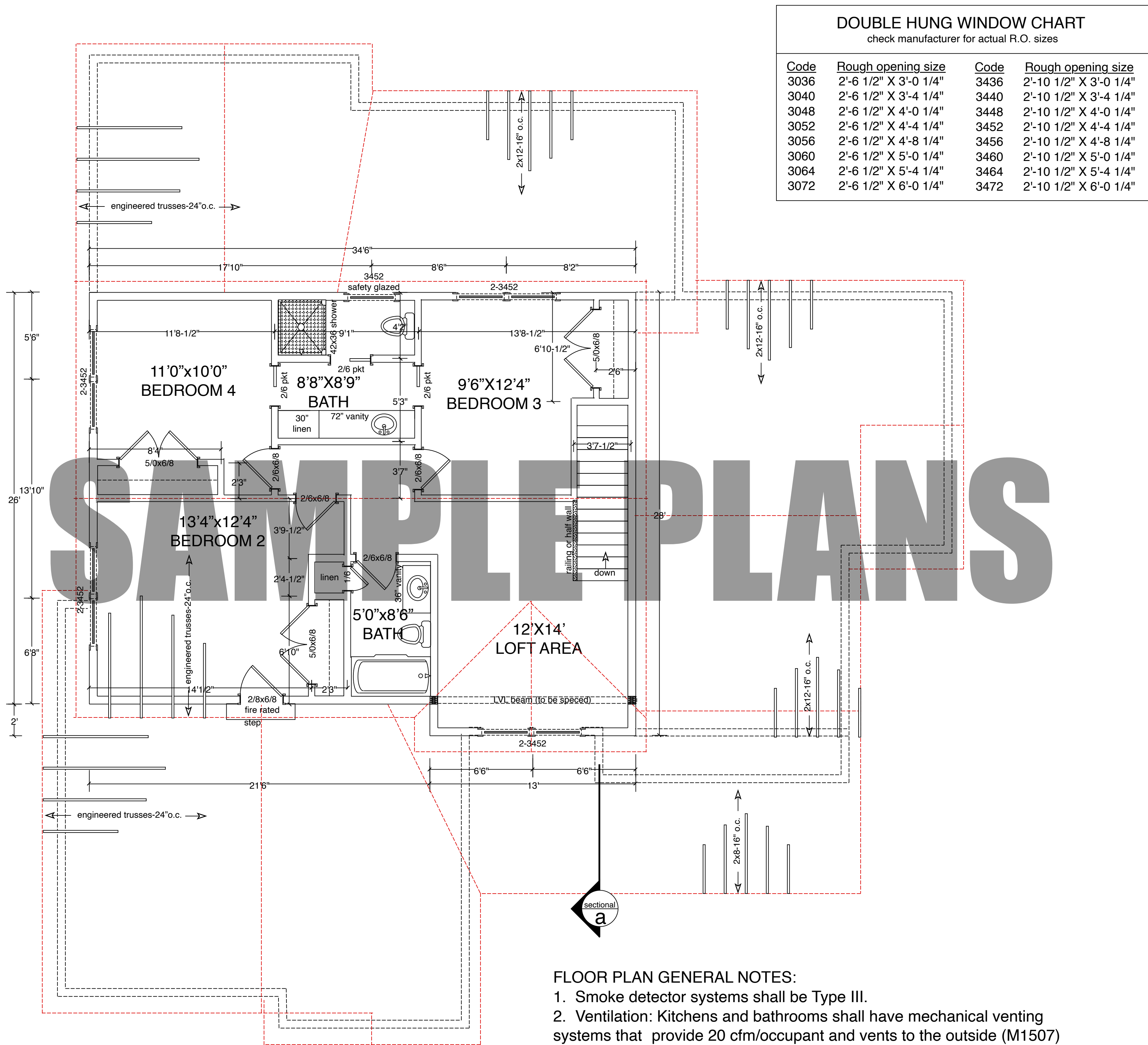
NOTE: Measurements are to be verified by contractor on site prior to construction

1st floor plan



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

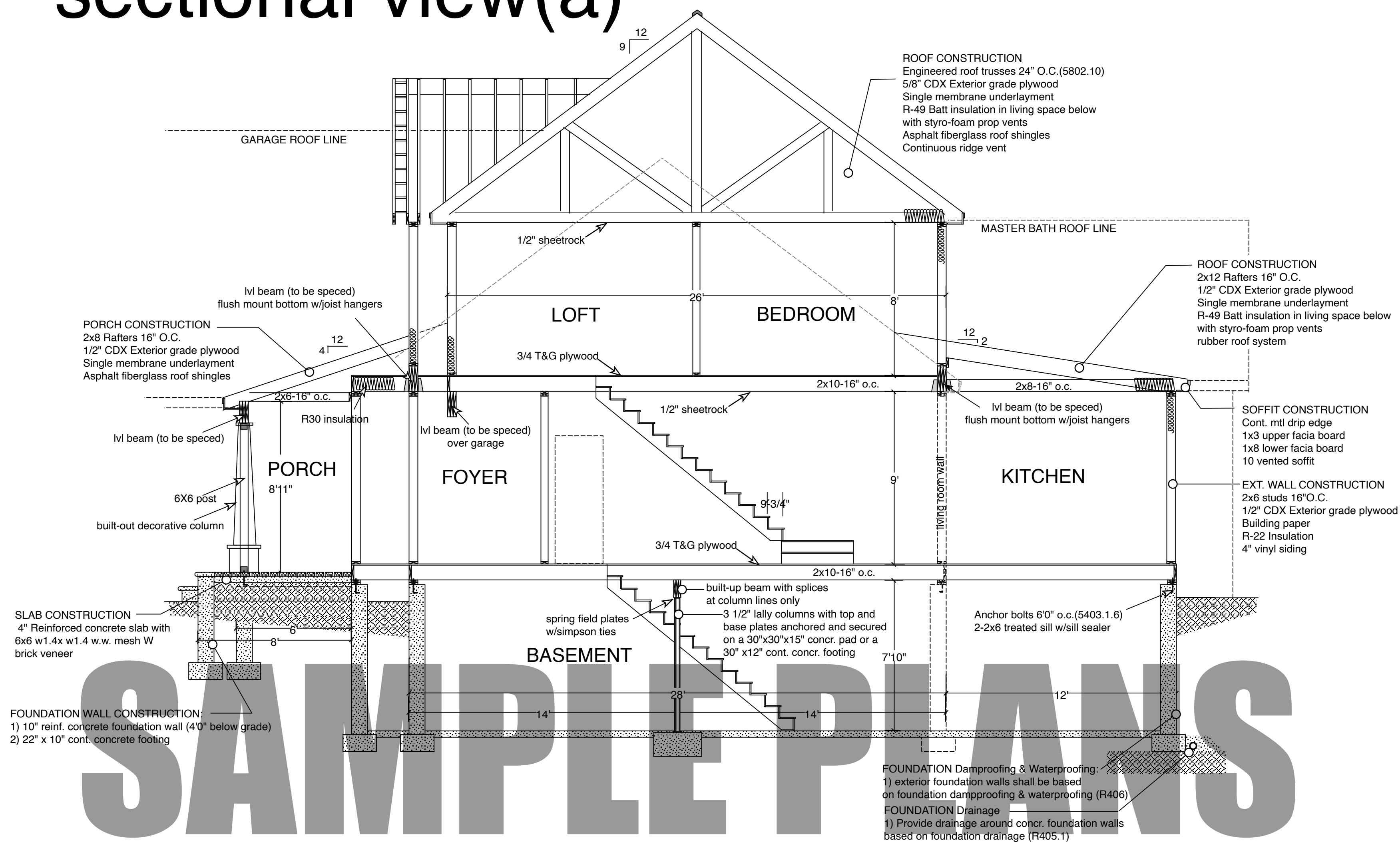
2nd floor plan



- FLOOR PLAN GENERAL NOTES:
- Smoke detector systems shall be Type III.
 - Ventilation: Kitchens and bathrooms shall have mechanical venting systems that provide 20 cfm/occupant and vents to the outside (M1507)
 - 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)
 - 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

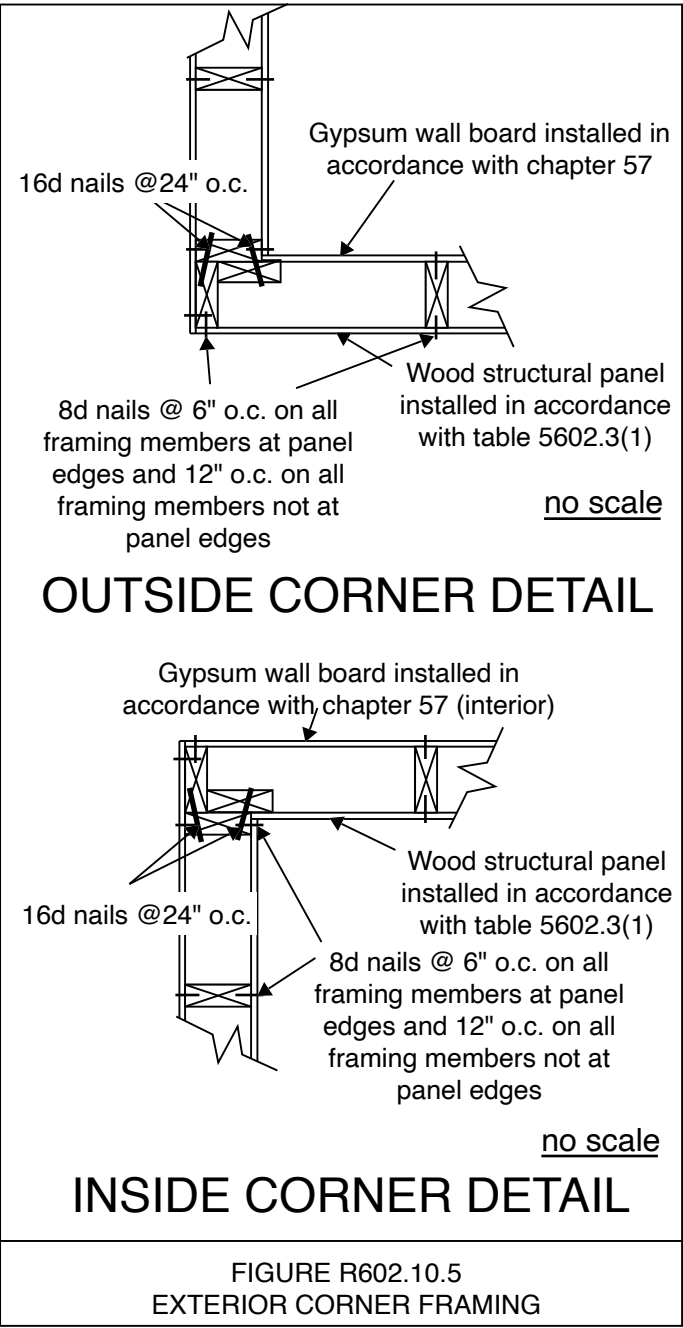
sectional view(a)



- 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

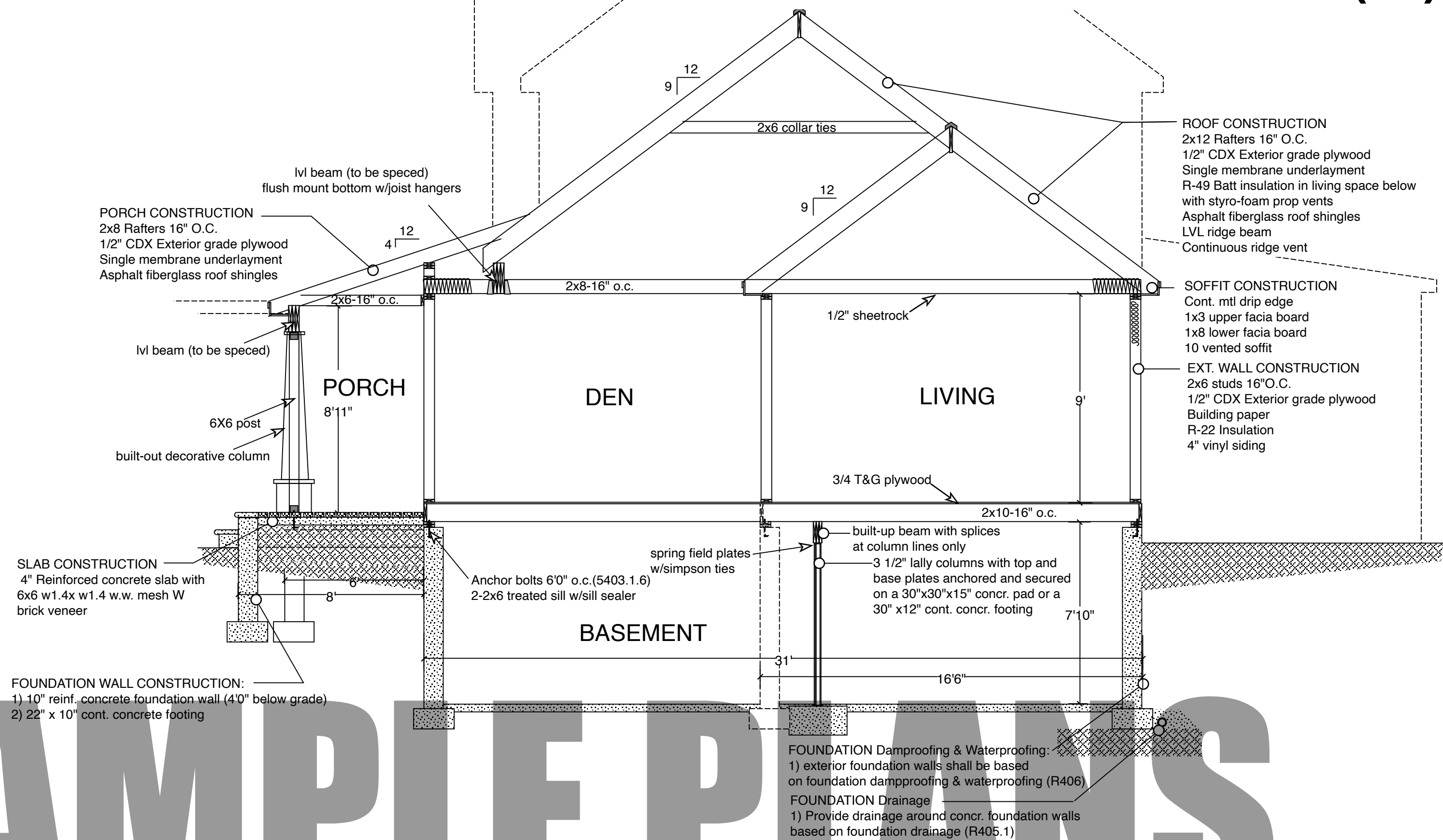
TABLE R602.10.3 LENGTH REQUIREMENTS FOR BRACED WALL PANELS IN A CONTINUOUSLY SHEATHED WALL				
MINIMUM LENGTH OF BRACED WALL PANEL (INCHES)			MAXIMUM OPENING HEIGHT NEXT TO THE BRACED WALL PANEL (% OF WALL HEIGHT)	
8-FOOT WALL	9-FOOT WALL	10-FOOT WALL		
48	48	48	100%	
36	36	NA	85%	
27	NA	NA	65%	

- 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.

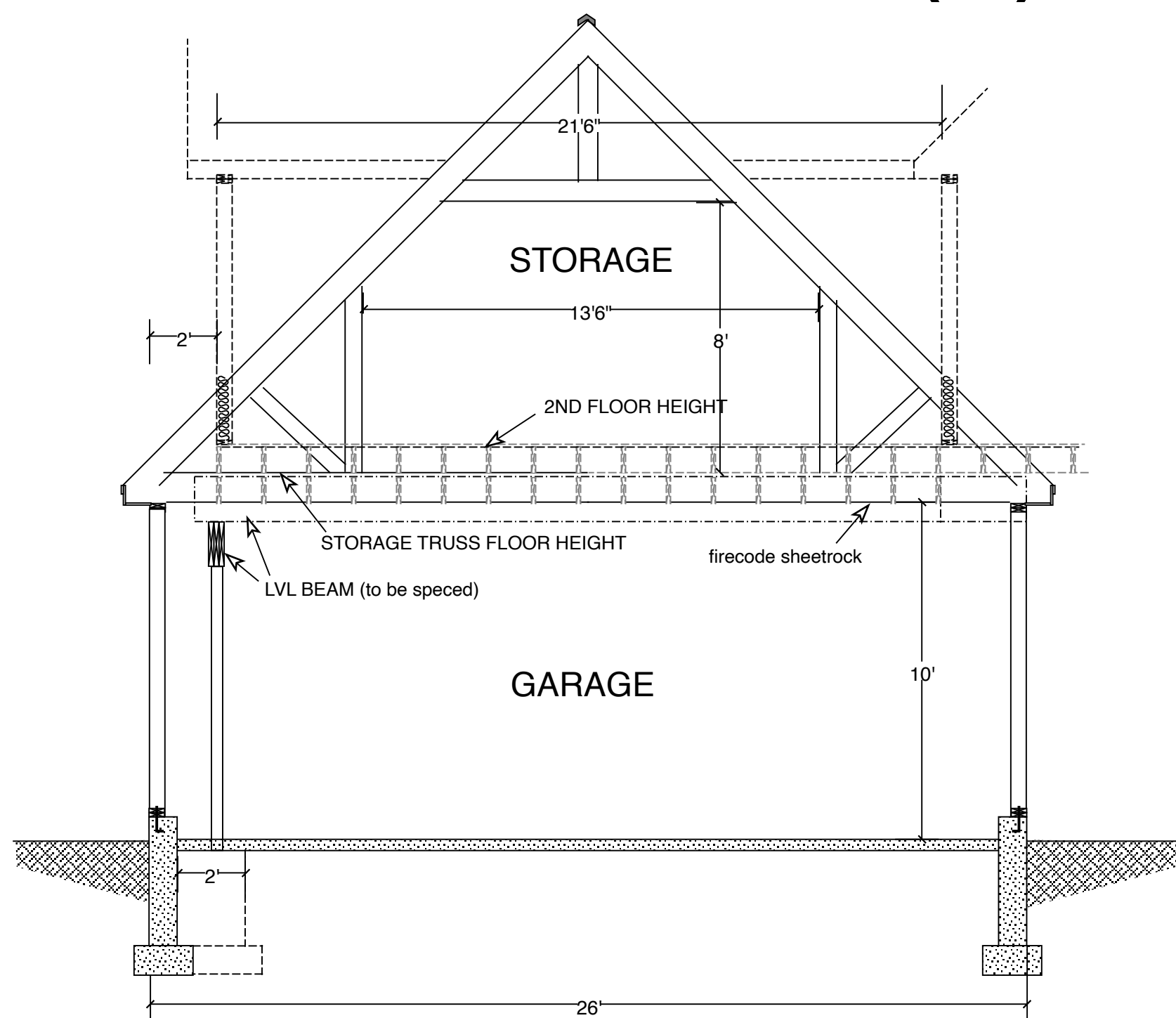


NOTE: Measurements are to be verified by contractor on site prior to construction

sectional view(b)

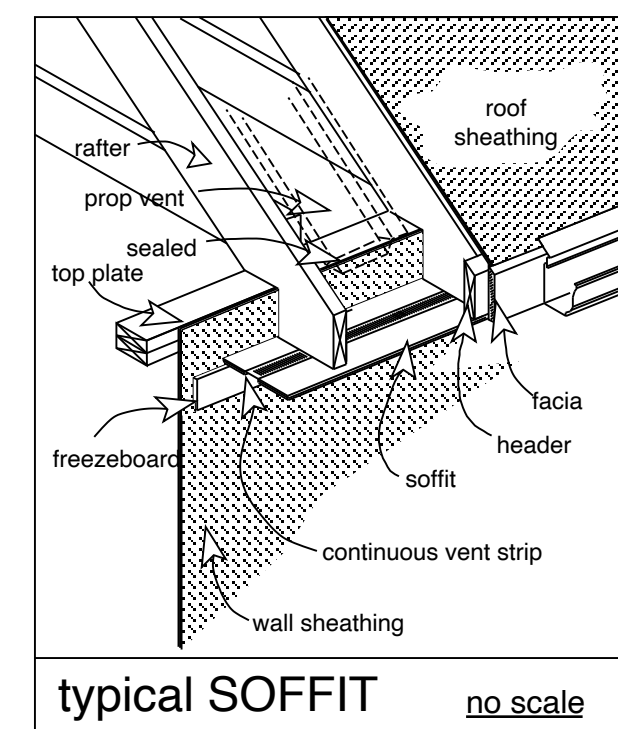


sectional view(c)



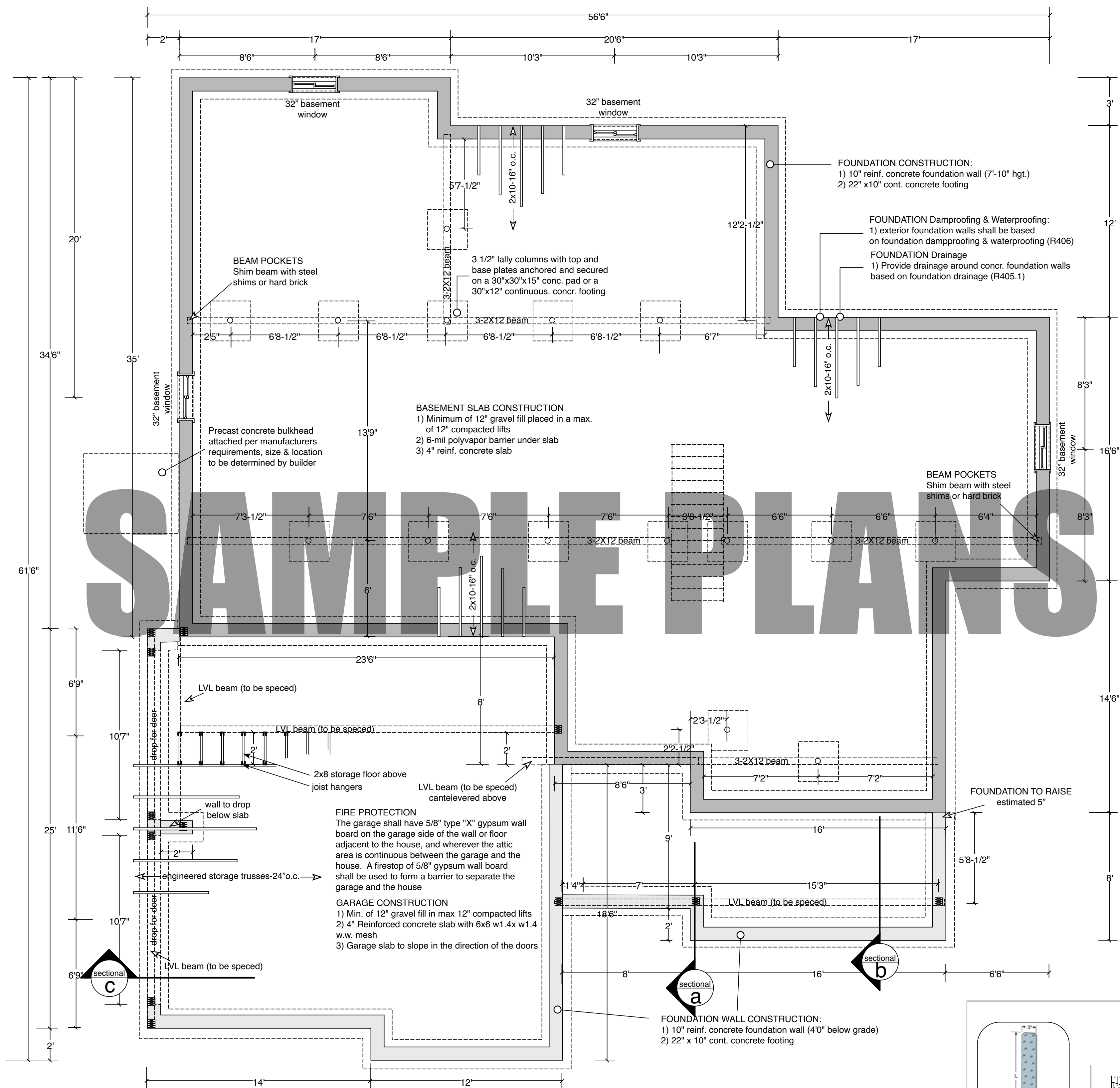
FRAMING GENERAL NOTES:

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.



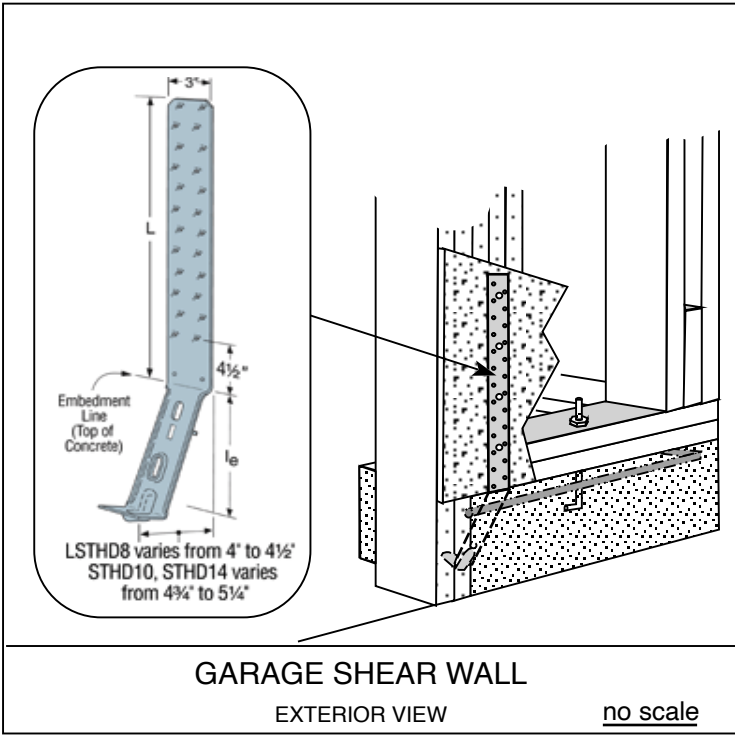
NOTE: Measurements are to be verified by contractor on site prior to construction

foundation plan



FOUNDATION GENERAL NOTES:

1. Concrete slabs on grade shall have contraction joints with a depth of at least 1/4 the slab thickness. These shall be spaced not more than 30 feet in each direction. Contraction joints shall be placed where offsets are more than 10 feet.
2. The ultimate compressive strength of concrete foundations at 28 days shall be not less than 3,000 lbs./sq.ft
3. Foundation walls shall extend at least 8" above finish grade.
4. The bottom of any point of a foundation shall be a minimum of 4'0" below finish grade.
5. The exterior surfaces of masonry foundations enclosing basements shall be damproofed.
6. Foundation anchor bolts shall be a minimum of 1/2" in diameter. They shall have a minimum embeded of 8" in poured concrete. There shall be a minimum of two anchors per section of sill plate. Maximum space shall be 6'0" on center (R403.1.1)



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