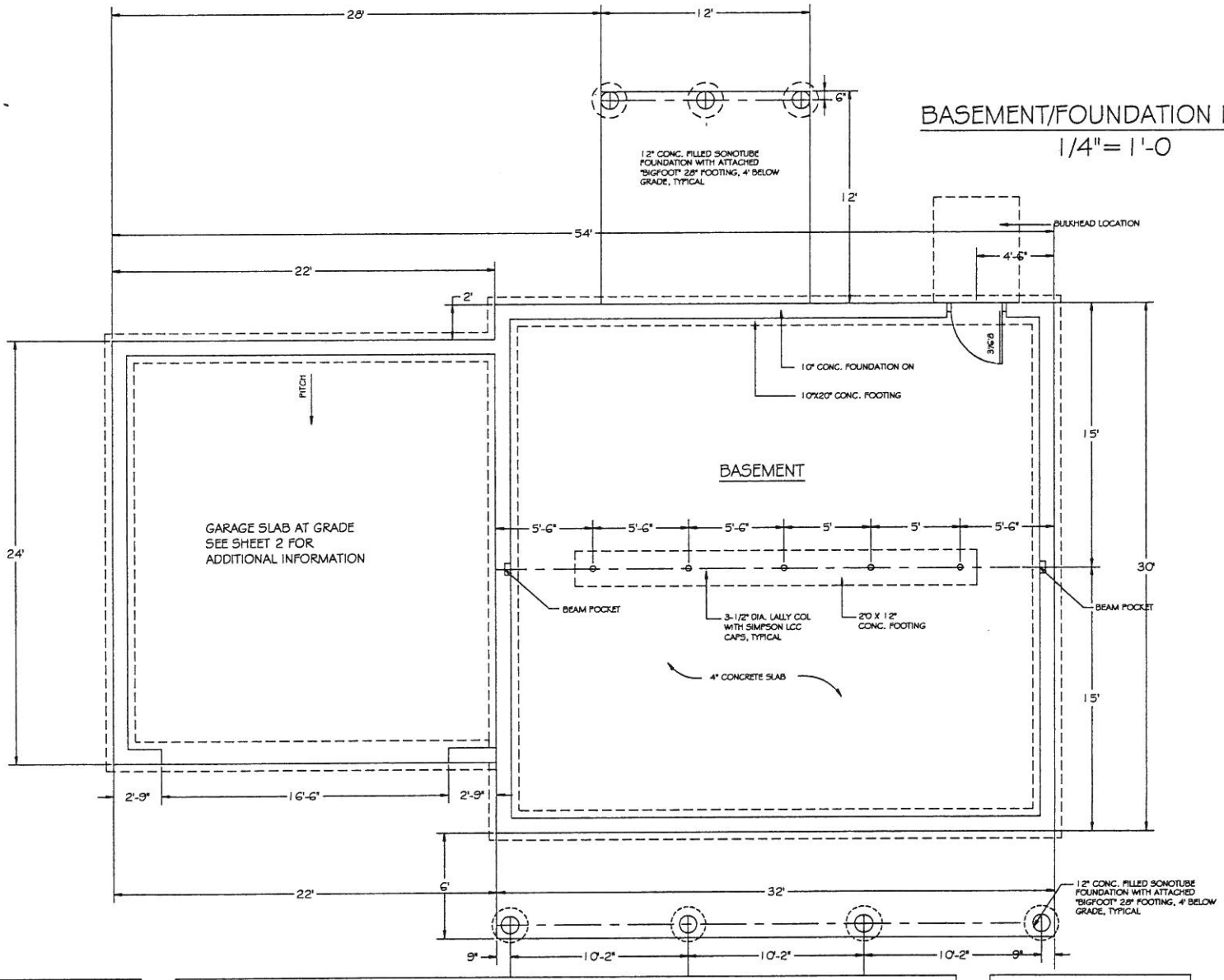

BASEMENT/FOUNDATION PLAN

1/4"= 1'-0

APRIL 27, 2016

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BRADFORD, MA. 01835
(978)374-8719

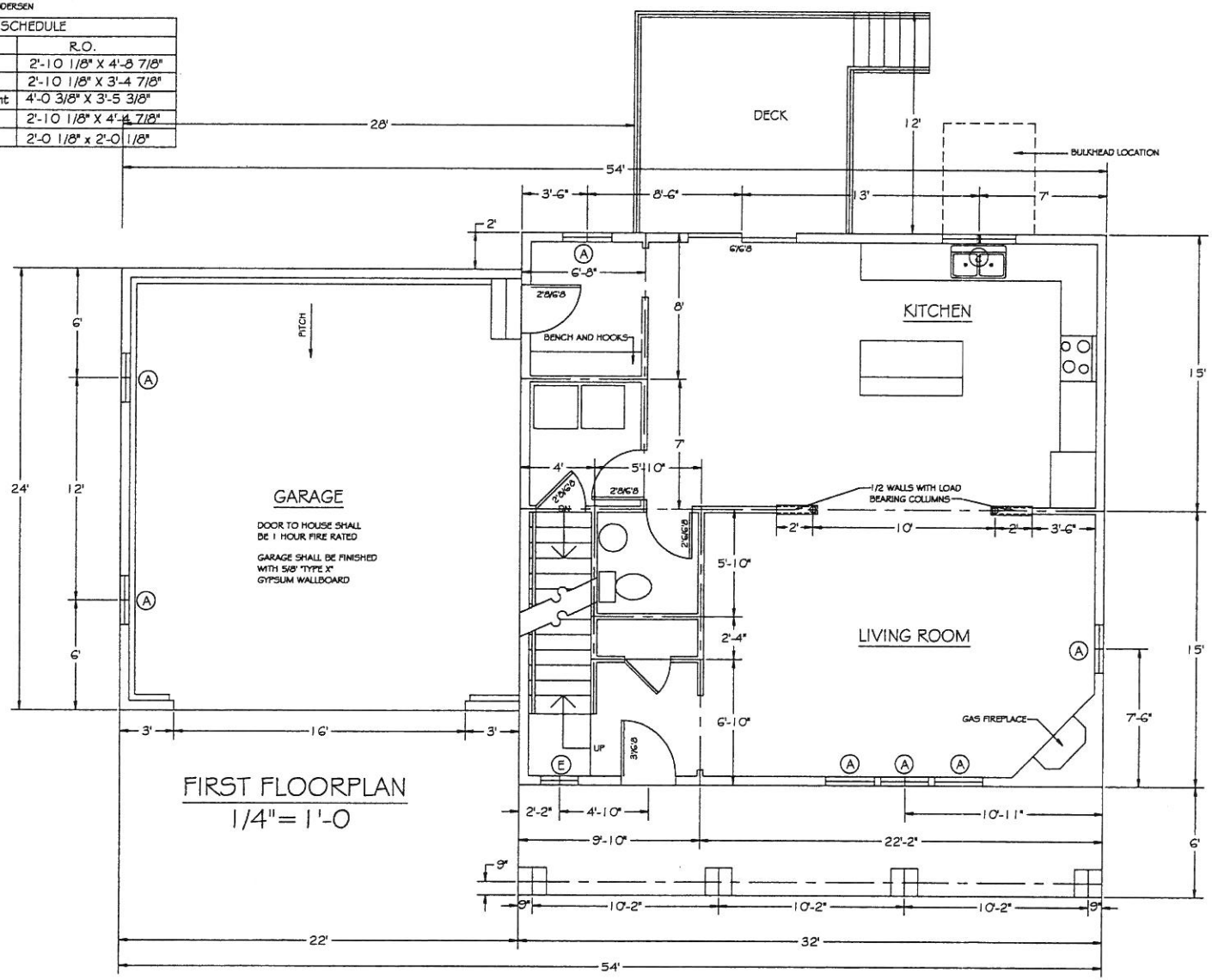
PROPOSED NEW CONSTRUCTION

MARY CORMIER, LLC
64 SCHOOL STREET
MERRIMAC, MA.

1

MODEL NUMBERS SHOWN FOR WINDOWS ARE FOR THOSE AS AMNUFACTURED BY ANDERSEN

WINDOW SCHEDULE			
No	Model	Type	R.O.
A	2846	DH	2'-10 1/8" X 4'-8 7/8"
B	2832	DH	2'-10 1/8" X 3'-4 7/8"
C	C235	Casement	4'-0 3/8" X 3'-5 3/8"
D	2842	DH	2'-10 1/8" X 4'-4 7/8"
E	A21	Awning	2'-0 1/8" x 2'-0 1/8"



FIRST FLOORPLAN
1/4"= 1'-0

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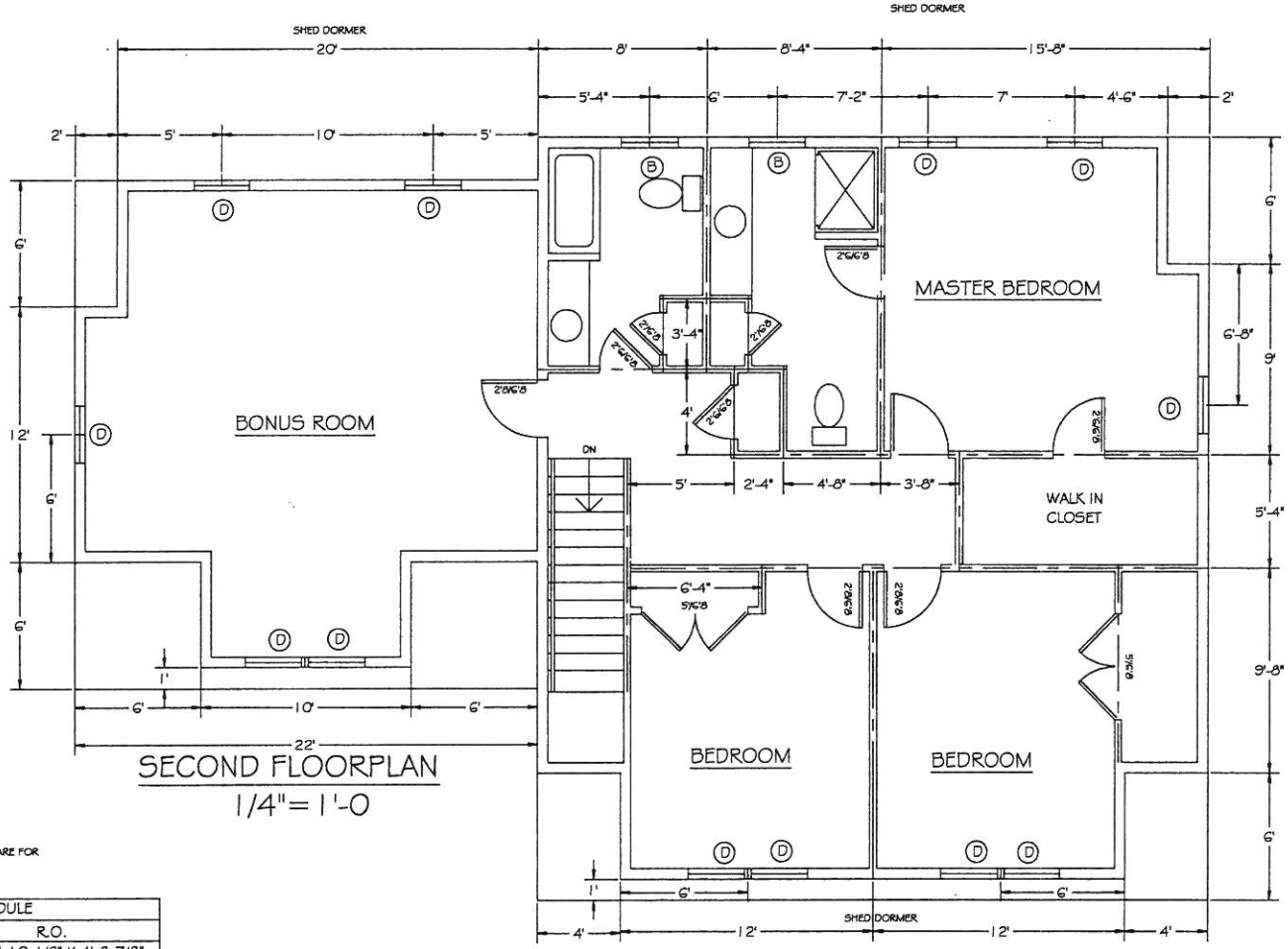

SECOND FLOORPLAN

1/4"= 1'-0

MODEL NUMBERS SHOWN FOR WINDOWS ARE FOR THOSE AS AMINUFACTURED BY ANDERSEN

WINDOW SCHEDULE			
No	Model	Type	R.O.
A	2846	DH	2'-10 1/8" X 4'-8 7/8"
B	2832	Casement	2'-10 1/8" X 3'-4 7/8"
C	C235	DH	4'-0 3/8" X 3'-5 3/8"
D	2842	DH	2'-10 1/8" X 4'-4 7/8"
E	A21	Awning	2'-0 1/8" x 2'-0 1/8"

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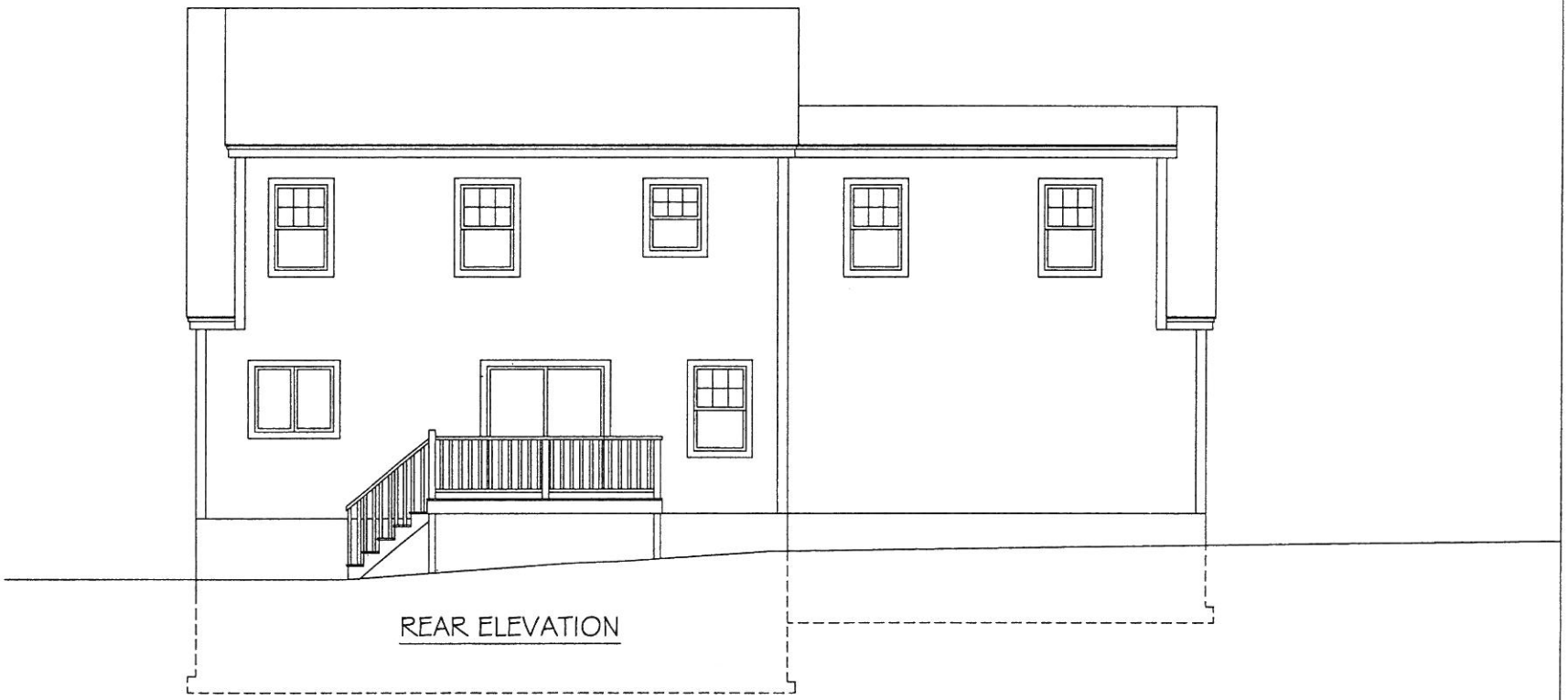
3



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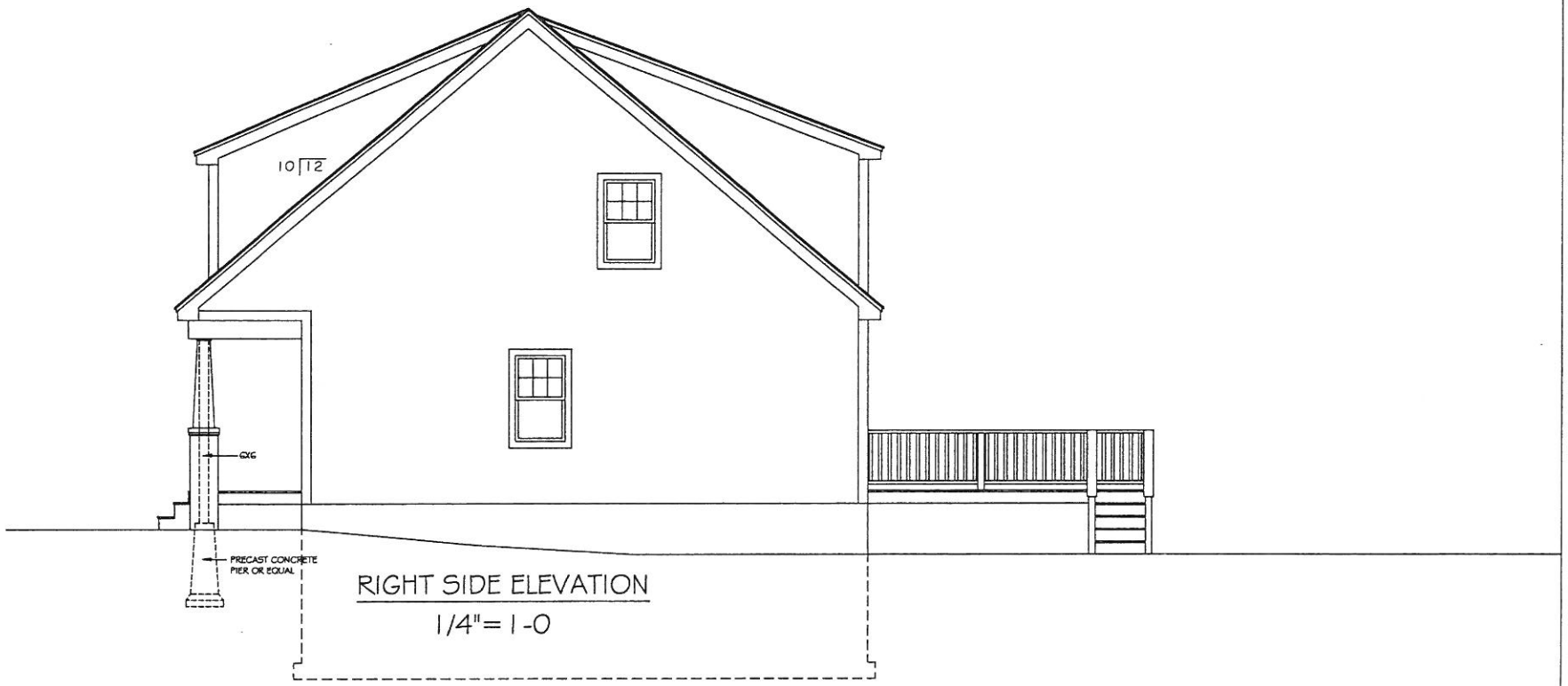
5



RIGHT SIDE ELEVATION

1/4"= 1-0

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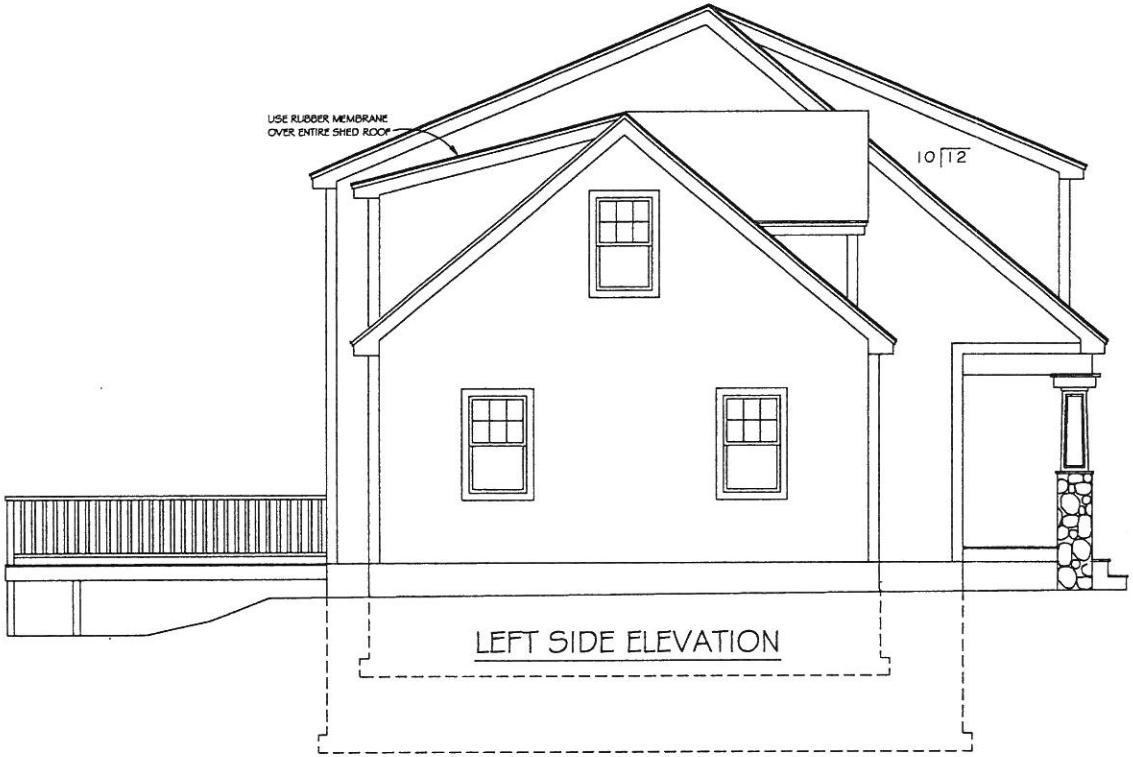
6



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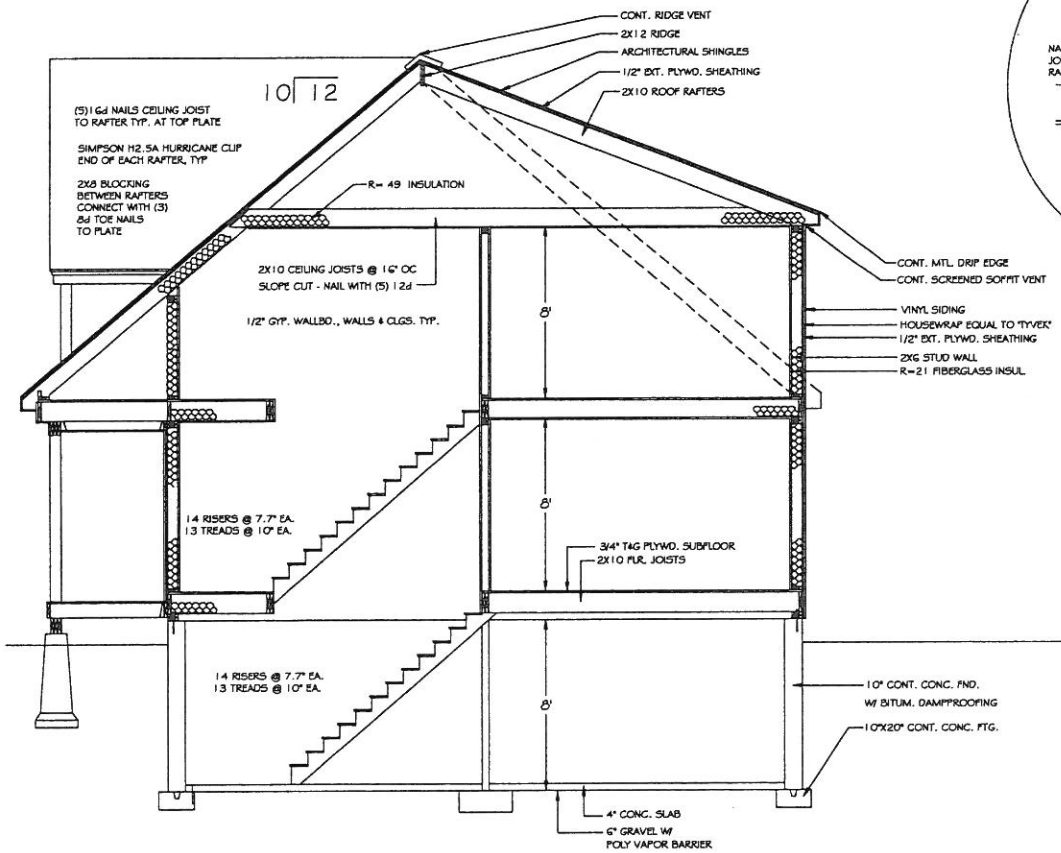
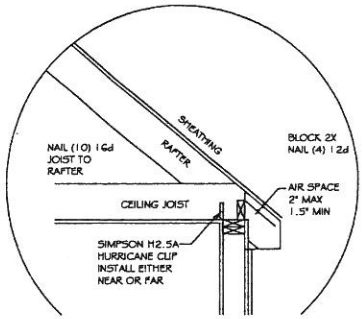
7



TYPICAL WALL SECTION

1/4" = 1'-0



TYP. EAVE BLOCKING DETAIL AT LAPPED CEILING JOIST

NOTE:
ANCHOR BOLTS SHALL BE 1/2" DIA. @ 6' O.C., NOT MORE THAN 12" FROM CORNERS. BOLTS SHALL EXTEND A MIN. OF 7" INTO CONCRETE

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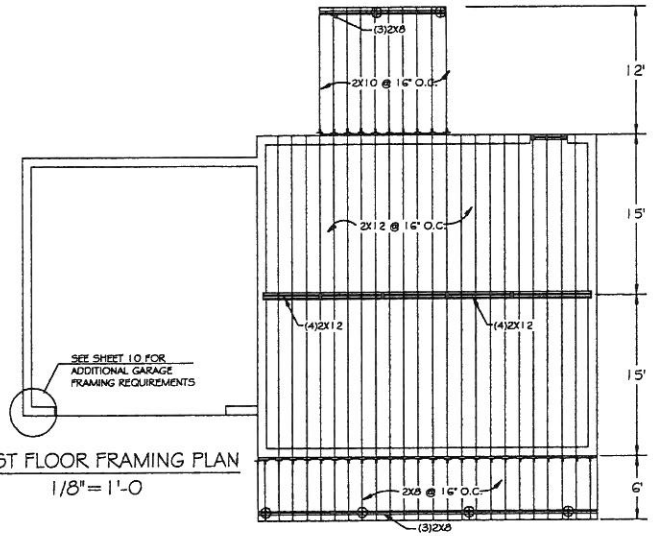
8

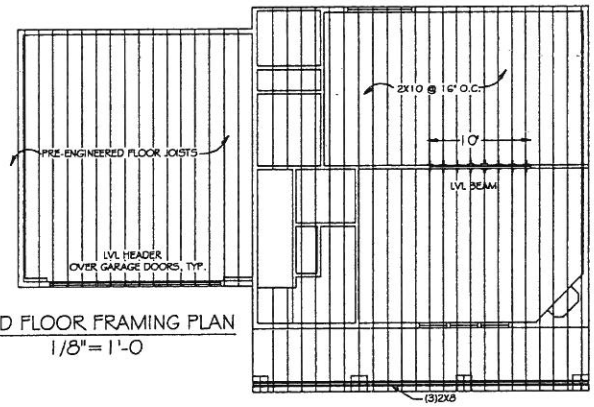


FIRST FLOOR FRAMING PLAN
1/8"=1'-0

ALL WOOD USED FOR DECK AND FRONT PORCH CONSTRUCTION SHALL BE PRESSURE TREATED

USE 6X6 POSTS AT SONOTUBES WITH SIMPSON ABU66 BASE WITH 1/2" ANCHOR BOLTS AND PAIR SIMPSON A66 OR A26 CAPS

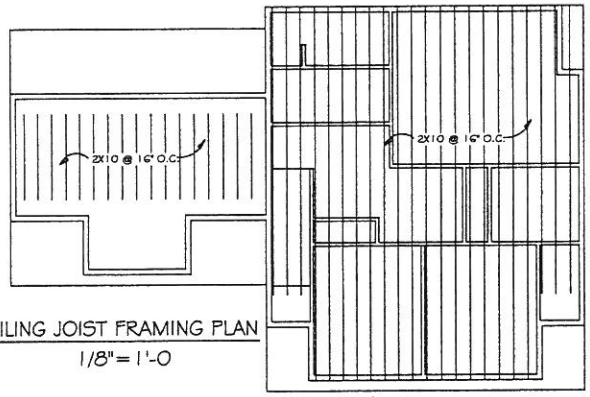
NOTE:
ADJUST WALL HEIGHT TO ACCOMODATE DIFFERENCE IN FLOOR JOISTS - FLOORS TO BE FLUSH



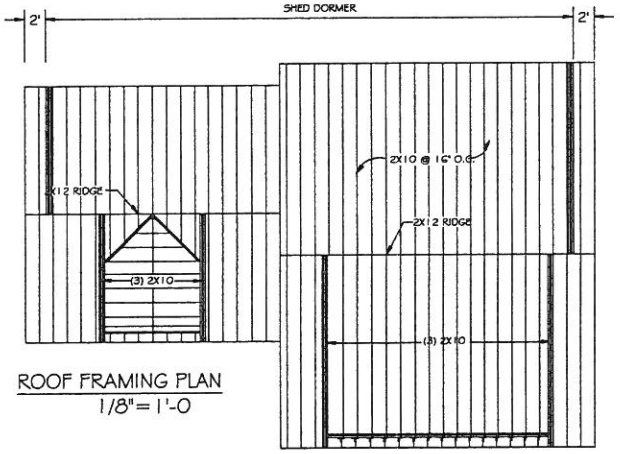
SECOND FLOOR FRAMING PLAN
1/8"=1'-0

HEADERS:

(3) 2X6 AND PLYWD. FILLERS - MAX SPAN = 4'-4"
(3) 2X8 AND PLYWD. FILLERS - MAX SPAN = 5'-6"
(3) 1-3/4" X 9-1/4" LVL - MAX SPAN = 10'-0



CEILING JOIST FRAMING PLAN
1/8"=1'-0



ROOF FRAMING PLAN
1/8"=1'-0

SIMPSON HURRICANE CLIP END OF EACH RAFTER, TYP

(5)16d NAILS CEILING JOIST TO RAFTER TYP. AT TOP PLATE

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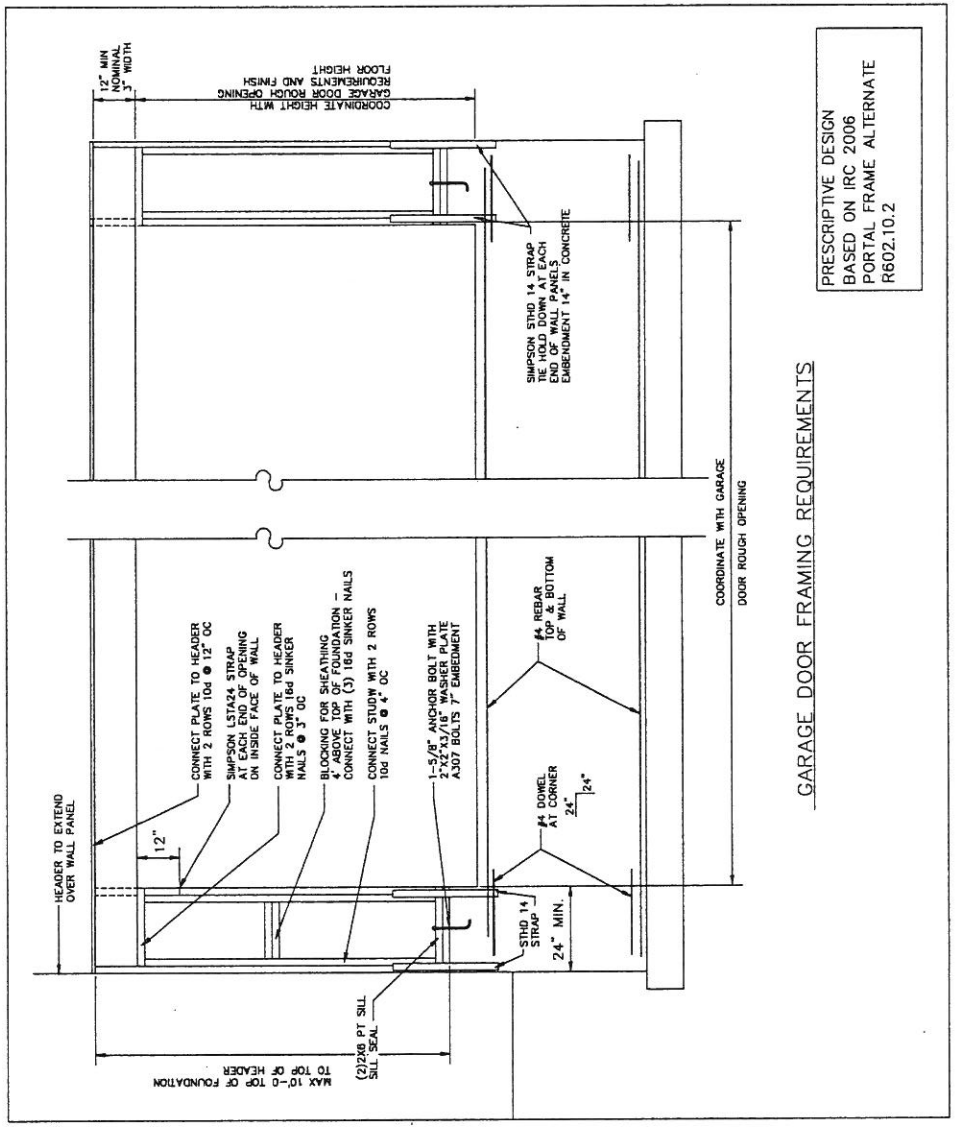
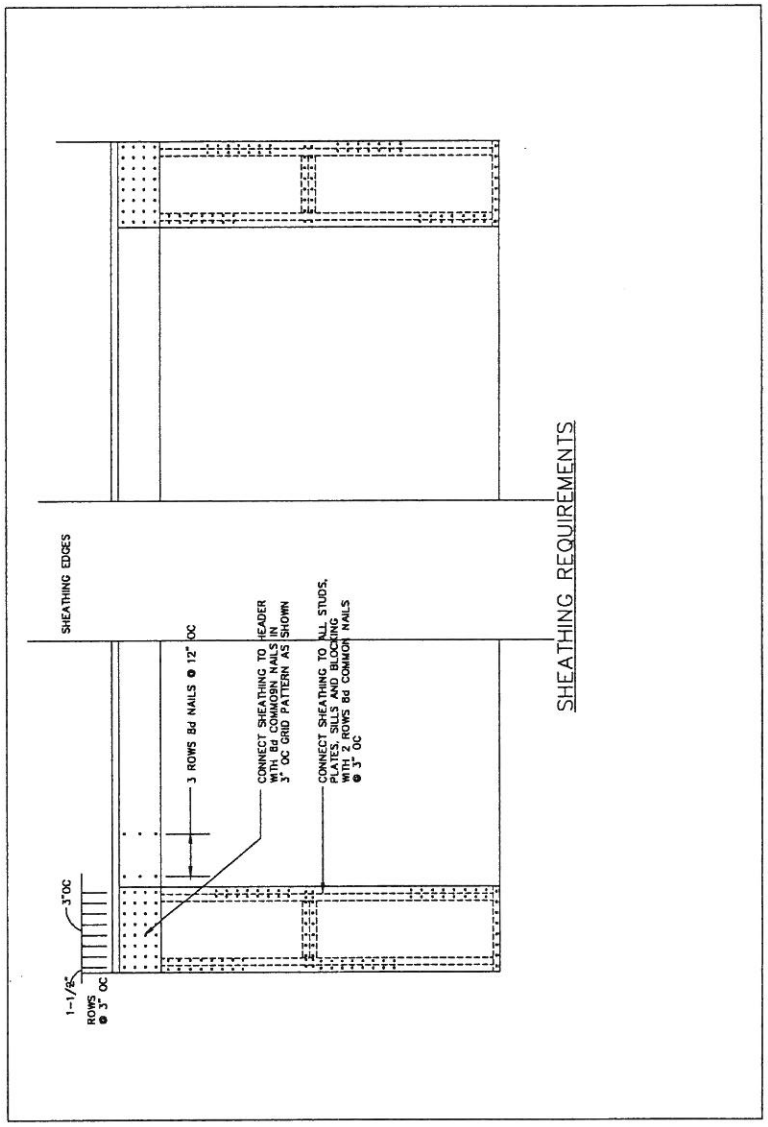


GARAGE DOOR FRAMING REQUIREMENTS

PRESCRIPTIVE DESIGN
BASED ON IRC 2006
PORTAL FRAME ALTERNATE
R602.10.2



SHEATHING REQUIREMENTS

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10

EXTERIOR DECKS, PORCHES AND STAIRS

DECKS, PORCHES AND EXTERIOR STAIRS TO BE DESIGNED FOR THE FOLLOWING LOADS:
LIVE LOADS 40 PSF: SNOW DRIFT IF APPLICABLE AND WIND LATERAL AND UPLIFT FORCES.
GUARD AND HANDRAILS: 200 LBS. IN ANY DIRECTIN AT ANY POINT
INFILL COMPONENTS: 50 LBS. HORIZONTAL ON AN REA EQUAL TO 1 SQ. FT.
STAIR TREADS: THE GREATER OF 40 PSF OR 300 LBS. CONCENTRATED LOAD

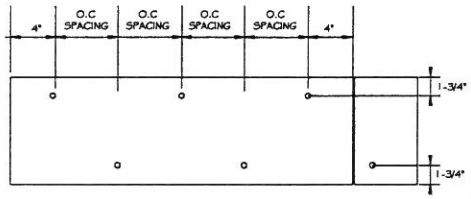
DECK CONSTRUCTION IS COVERED IN SECTION R502.2.2 OF THE 8TH EDITION OF THE MASS STATE BUILDING CODE FOR RESIDENTIAL CONSTRUCTION
NOTE: NEW SECTION R502.2.2.3 REQUIRES A DECK LATERAL LOAD CONNECTION
SEE ALSO MASS AMENDMENT TO SECTION R602.10 FOR UNCONDITIONED PORCHES

REFER TO AMERICAN FOREST & PAPER ASSOCIATION (AF&PA) www.AWC.ORG
A PRESCRIPTIVE RESIDENTIAL WOOD DECK CONSTRCUTION GUIDE (DCA6-09)
MASS AMENDMENT R301.1.1 CONSULT A REGISTERED DESIGN PROFESSIONAL FOR ITEMS THAT ARE NOT IN COMPLIANCE WITH THIS GUIDE

SIMPSON STRONG TIE ALSO PUBLISHES HELPFUL GUIDES TO DECK CONSTRUCTION

ALL WOOD FRAMING MATERIALS TO BE PRESSURE TREATED
ALL EXTERIOR CONNECTIONS TO BE CORROSION PROTECTED.

CONTRACTOR TO COORDINATE TYPE OF CORROSION PROTECTION REQUIRED WITH THE TYPE OF PRESSURE TREATED LUMBER SUPPLIED EXTERIOR FRAMING AND THE CONNECTION MANUFACTURERS RECOMMENDATIONS

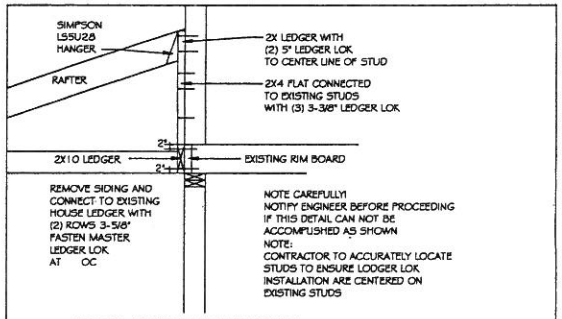


CONNECTORS: 3-5/8" FASTEN MASTER LEDGER LOK

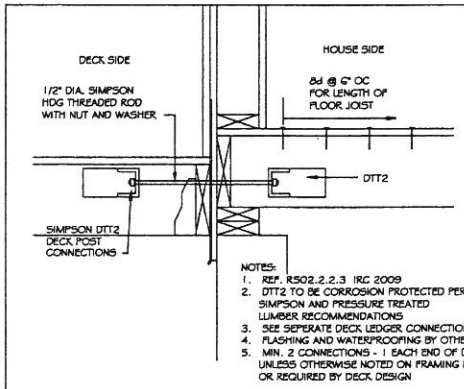
60 PSF DECK LOAD
(O.C.) ON CENTER SPACING
8' WIDE DECK 6" OC
8'-1 TO 10' WIDE 5" OC
10'-1 TO 12' WIDE 4" OC
12'-1 TO 14' WIDE 4" OC

REFER TO FASTEN MASTER TECHNICAL BULLETIN DECK LEDGER TO RIM JOIST FOR INSTALLATION PROCEDURES AND OTHER REQUIREMENTS

DECK LEDGER CONNECTION

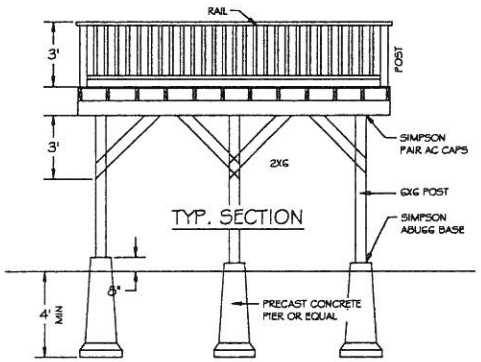


SHED ROOF AT HOUSE



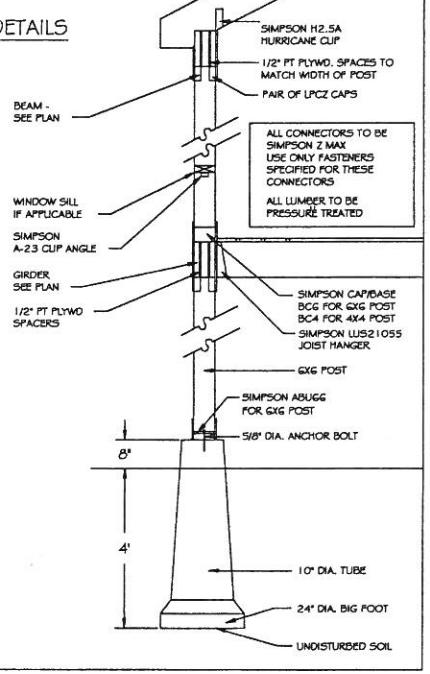
NOTES:
1. REF. R502.2.2.3 IRC 2009
2. DTT2 TO BE CORROSION PROTECTED PER SIMPSON AND PRESSURE TREATED LUMBER RECOMMENDATIONS
3. SEE SEPERATE DECK LEDGER CONNECTION DETAIL
4. FLASHING AND WATERPROOFING BY OTHERS
5. MIN. 2 CONNECTIONS - 1 EACH END OF DECK UNLESS OTHERWISE NOTED ON FRAMING PLANS OR REQUIRED BY DECK DESIGN

DECK LATERAL LOAD CONNECTION



TYP. SECTION

PORCH DETAILS



MARCH 21, 2016

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PROPOSED NEW CONSTRUCTION

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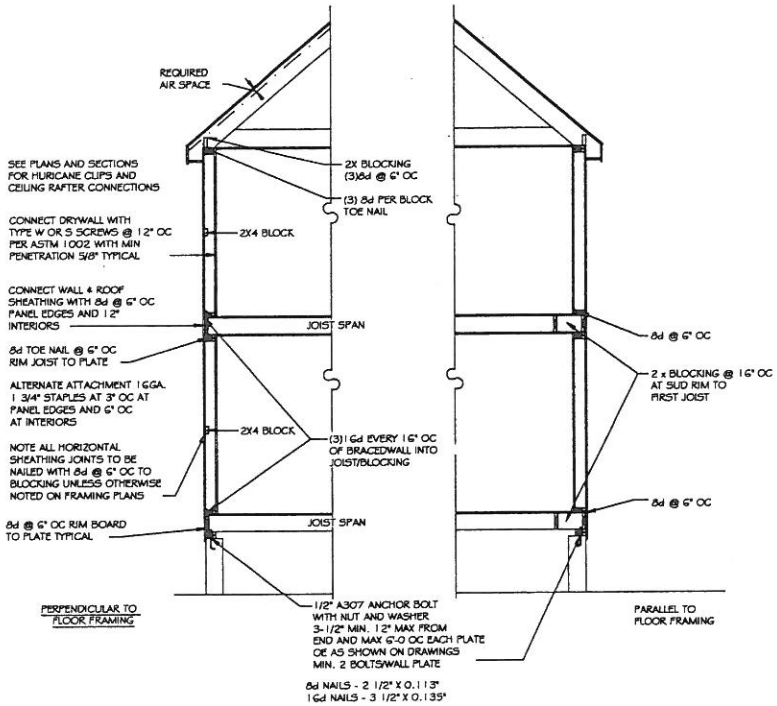
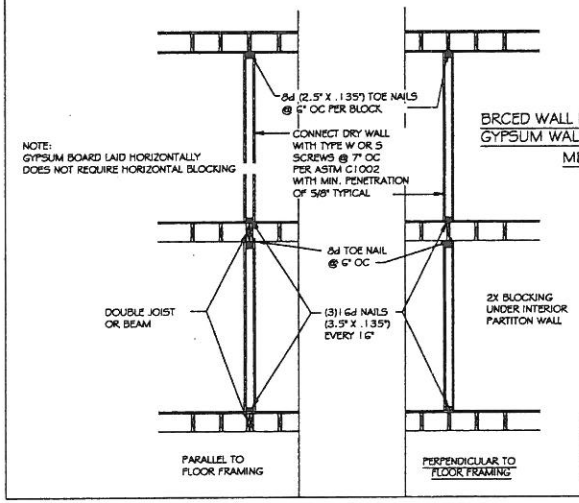
BRACED WALL PANEL ADDITIONAL CONNECTIONS
FOR ALL EXTERIOR WALLS 602.10
CONTINUOUS STRUCTURAL PANEL SHEATHING
METHOD CS-WSP



WALL BRACING FOR THIS PROJECT IS BASED ON SECTIUON 602.10 OF THE 8th EDITION OF THE MASSACHUSETTS STATE BUILDING CODE FOR 1 & 2 FAMILY DWELLINGS AND ALTERNATIVE DESIGNS AS INDICATED ON THE DRAWINGS. DO NOT MODIFY DOOR OR WINDOW OEPNING SIZES AND LOCATIONS OR HEIGHTS AND LENGTHS OF WALLS AS INDICATED ON THE ARCHITECTURAL DRAWINGS WITH OUT APPROVAL OF THE ENGINEER AS THIS AMY RESULT IN NON-CONFORMANCE WITH THE WALL BRACING REQUIREMENTS OF THE CODE.

ALL OTHER NAILING NOT SHOWN TO BE IN CONFORMANCE WITH TABEL 602.3(1) OF THE MASS CODE 8th EDITION

BRCED WALL PANEL CONNECTIONS
GYPSUM WALL PANELS CONSTRUCTION
METHOD GB



NOTE:
THIS DRAWING IS SCHEMATIC FOR THE PURPOSE OF SHOWING RQUIRED CONNECTIONS SEE PLANS FOR LAYOUT DETAILS AND FRAMING

ALL OTHER NAILING NOT SHOWN TO BE IN CONFORMANCE WITH TABEL 602.3(1) OF THE MASS CODE 8th EDITION

MAR. 21, 2016

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12