



HOME OWNER: Terry Paquin
 PROJECT ADDRESS: 11 Carey Rd, Sturbridge, Mass. 01566,
 LEGAL ADDRESS: Same
 FIRE DISTRICT: N.A.
 WATER DISTRICT: Private
 STORM WATER#: N.A.
 BLDG PERMIT#: _____
 BUILDING AREA: FLOOR 1: 760 SQ. FT.
 FLOOR 2: N.A. SQ. FT.
 FOUNDATION: 760 SQ. FT.
 GARAGE: 480 SQ. FT.
 TOTAL: 1240 SQ. FT.
 DECKS: 0 SQ. FT.
 LIVABLE AREA: 760 SQ. FT.

P. D. F.	
REVISION TABLE	DESCRIPTION
NUMBER	DATE

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CARPENTRY:

SAWN LUMBER DESIGN IS BASED ON THE NATIONAL DESIGN SPECIFICATION, LATEST EDITION. SAWN LUMBER SHALL CONFORM TO WEST COAST LUMBER INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES. ALL LUMBER NOT SPECIFICALLY NOTED TO BE D.F.#2 OR BETTER. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR CMU SHALL BE PRESSURE TREATED UNLESS AN APPROVED BARRIER IS PROVIDED. FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY (OR ENGINEER APPROVED EQUAL) AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. HANGERS NOT SHOWN SHALL BE SIMPSON HU OF SIZE RECOMMENDED FOR MEMBER. ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR STAINLESS STEEL. ALL SHEAR WALL SHEATHING NAILS SHALL BE COMMON NAILS. ALL FRAMING NAILS SHALL BE COMMON NAILS, OR HOT DIPPED GALVANIZED BOX NAILS. FRAMING NAILS SHALL BE PER IBC TABLE 2304.9.1 OR IRC TABLE R602.3(1).

PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" OR APA PRP-108 PERFORMANCE STANDARDS. UNLESS NOTED, PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS. PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANEL ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.

ALL ROOF SHEATHING AND SUB-FLOORING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, EXCEPT AS INDICATED ON THE DRAWINGS. ROOF SHEATHING SHALL EITHER BE BLOCKED, TONGUE-AND-GROOVE, OR HAVE EDGES SUPPORTED BY PLYCLIPS. SHEAR WALL SHEATHING SHALL BE BLOCKED WITH 2X FRAMING AT ALL PANEL EDGES. NAILING NOT SPECIFICALLY IDENTIFIED ON THE DRAWINGS TO CONFORM WITH IRC TABLE R602.3(1).

GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH U.S. PRODUCT STANDARD PS 56, "STRUCTURAL GLUED LAMINATED TIMBER" AND AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, AITC 117. EACH MEMBER SHALL BEAR AN AITC OR APA-EWS IDENTIFICATION MARK AND BE ACCOMPANIED BY A CERTIFICATE OF PERFORMANCE. ONE COAT OF END SEALER SHALL BE APPLIED IMMEDIATELY AFTER TRIMMING IN EITHER SHOP OR FIELD. GLULAM HANGERS NOT SHOWN SHALL BE SIMPSON EG. BEAMS SHALL BE VISUALLY GRADED WESTERN SPECIES INDUSTRIAL GRADE, AND OF THE STRENGTH INDICATED BELOW.

DEPTH	COMBINATION SYMBOL	SPECIES	USE (SIMPLE SPAN)
ALL	24F-14	DF/DF	(CONT. OR CANTILEVER)
ALL	24F-V8	DF/DF	(CONT. OR CANTILEVER)

PREMANUFACTURED WOOD JOISTS: PREMANUFACTURED WOOD JOISTS SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS, MANUFACTURED BY THE TRUS JOIST COMPANY, OR AN ENGINEER APPROVED EQUAL. PROVIDE BRIDGING IN CONFORMANCE WITH THE MANUFACTURERS RECOMMENDATIONS. JOISTS AND BRIDGING SHALL BE CAPABLE OF RESISTING THE WIND UPLIFT NOTED ON THE DRAWINGS. THE JOIST MANUFACTURER SHALL VISIT JOB SITE AS REQUIRED AND VERIFY THE PROPER INSTALLATION OF JOISTS IN WRITING TO THE ARCHITECT/ENGINEER. PREMANUFACTURED WOOD JOIST ALTERNATES WILL BE CONSIDERED, PROVIDED THE ALTERNATE IS COMPATIBLE WITH THE LOAD CAPACITY, STIFFNESS, DIMENSIONAL, AND FIRE RATING REQUIREMENTS OF THE PROJECT, AND IS ICBO APPROVED.

LUMBER SPECIES:
 A. POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE DF-#2
 B. EXPOSED ARCH BEAMS TO BE DF-#1 OR BETTER
 C. SILLS, PLATES BLOCKING, AND BRIDGING TO BE DF-#2
 D. ALL STUDS TO BE DF#2 OR BETTER.
 E. PLYWOOD SHEATHING SHALL BE AS FOLLOWS:
 ROOF SHEATHING SHALL BE 1/2" CDX INT-APA RATED 32/16
 WALL SHEATHING SHALL BE 1/2" INT-APA RATED 32/16 OR 7/16" OSB.
 FLOOR SHEATHING SHALL BE 3/4" T & G INT-APA RATED OSB.
 F. "1" JOISTS SHALL BE MANUFACTURED BY TRUS JOIST OR ENGINEER APPROVED EQUAL.
 G. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

MISCELLANEOUS NOTES:

EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 36" ABOVE FIN. FLR.

ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLASS. ALL GLAZING WITHIN 60 IN. OF TUB OR SHOWER FLOOR, 60 IN. OF A STAIR LANDING OR GREATER THAN 9 SQUARE FEET ARE TO HAVE SAFETY GLAZING.

SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON THE INSIDE (UNLESS PLEXIGLASS). GLASS TO HAVE MAXIMUM CLEAR SPAN OF 25 IN. AND FRAME IS TO BE ATTACHED TO A 2x2 CURB WITH A MINIMUM OF 4 IN. ABOVE ROOF PLANE.

ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.

ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2 IN. DEADBOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE. PROVIDE PEEPHOLE 54-66 IN. ABOVE FIN. FLOOR ON EXTERIOR ENTRY DOORS.

PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WLL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.

PROVIDE COMBUSTION AIR VENTS (W/SCREEN AND BACK DAMPER) FOR GAS FIRE-PLACE AND ANY OTHER APPLIANCES WITH AN OPEN FLAME.

BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 5 AIR EXCHANGES PER HOUR.

RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.

ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.

INSULATE ALL ACCESS DOORS/ HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE. UNO ON PLANS.

ATTIC	R-49
WALLS	R-21
FLOORS	R-30

PROVIDE CRAWLSPACE VENTING TO MEET THE REQUIREMENTS OF THE 2015 EDITION OF THE I.R.C.

PROVIDE SPECIAL INSPECTION, SPECIAL TESTING, REPORTING AND COMPLIANCE PROCEDURES ACCORDING TO THE 2006 INTERNATIONAL BUILDING CODE.

SPECIAL INSPECTOR QUALIFICATIONS: DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION IN QUESTION. PRIOR TO THE BEGINNING OF CONSTRUCTION, REVIEW THE SPECIAL INSPECTION REQUIREMENTS WITH THE ARCHITECT, ENGINEER, BUILDING OFFICIAL, GENERAL CONTRACTOR AND SPECIAL INSPECTORS.

DUTIES OF THE SPECIAL INSPECTOR INCLUDE, BUT ARE NOT LIMITED TO:
 OBSERVE THE WORK FOR CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS. BRING DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE GENERAL CONTRACTOR FOR BUILDING OFFICIAL.
 FURNISH INSPECTION REPORTS FOR EACH INSPECTION TO THE BUILDING OFFICIAL, ARCHITECT, ENGINEER, GENERAL CONTRACTOR AND OWNER IN A TIMELY MANNER.
 SUBMIT A FINAL REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS INSPECTED, AND WHETHER THE WORK IS IN CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS.

DUTIES OF THE GENERAL CONTRACTOR INCLUDE, BUT ARE NOT LIMITED TO:
 NOTIFY SPECIAL INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST 24 HOURS BEFORE THE INSPECTION IS REQUIRED.
 MAINTAIN ACCESS TO WORK REQUIRING SPECIAL INSPECTION UNTIL IT HAS BEEN OBSERVED AND INDICATED TO BE IN CONFORMANCE BY THE SPECIAL INSPECTOR AND APPROVED BY THE BUILDING OFFICIAL.
 PROVIDE THE SPECIAL INSPECTOR WITH ACCESS TO APPROVED PERMIT DRAWINGS AND SPECIFICATIONS AT THE JOB SITE.
 MAINTAIN JOB-SITE COPIES OF ALL REPORTS SUBMITTED BY THE SPECIAL INSPECTOR.

DEFINITIONS:
 CONTINUOUS INSPECTION: THE SPECIAL INSPECTOR IS OBSERVING THE WORK REQUIRING SPECIAL INSPECTION AT ALL TIMES.
 PERIODIC INSPECTION: THE SPECIAL INSPECTOR IS ON SITE AS REQUIRED TO CONFIRM THAT THE WORK REQUIRING SPECIAL INSPECTION IS IN CONFORMANCE.

GENERAL NOTES AND SPECIFICATIONS

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2015 IRC AND ALL ADDITIONAL STATE ADENDUMS AND REQUIREMENTS. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, AND DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

DESIGN CRITERIA: 2015 IRC BUILDING CODE
 ROOF: 90 PSF SNOW LOAD
 *8 PSF TOP CHORD DL.
 *7 PSF BOTTOM CHORD DL.
 *5 PSF NET WIND UPLIFT.
 FLOOR: 40 PSF LL
 *10 PSF TOP CHORD DL.
 *5 PSF BOTTOM CHORD DL.
 SOIL: *2,000 PSF ALLOWABLE (ASSUMED), TO BE AT TIME OF EXCAVATION
 FROST DEPTH: 4'
 SEISMIC ZONE: B
 WIND: 90 MPH (90 MPH 3 SEC GUST), EXPOSURE C.

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.

INSULATE WASTE LINES FOR SOUND CONTROL.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS. PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

VENTILATION NOTES:
 ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR. FURNACE FIREBOX AND TANKLESS WATER HEATER SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES.
 ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FOOT PER 150 SQ. FEET OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN AND SHALL BE COVERED WITH GALVANIZED WIRE SCREEN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.
 EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS. PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

GENERAL NOTES:

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/ DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN. IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES, CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

BUILDING PERFORMANCE:

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS. PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

DESIGNER: Patrick Ferro
 47A Milk Street
 W Brookfield, Mass. 01585

BUILDER: STEVEN SOPER

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. Patrick Ferro is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter. All engineering will be the responsibility of the owner and or Builder

Terri Paquin

Project Overview

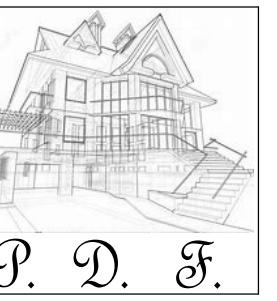
Patrick Ferro
 508-864-0592

DRAWINGS PROVIDED BY:

DATE:
 3/14/2023

SCALE:

SHEET:
 A-1



REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

Terri Paquin

Floor Layout

DRAWINGS PROVIDED BY:
Patrick Ferro
508-864-0592

DATE:

3/14/2023

SCALE:

SHEET:

A-2

DOOR AND WINDOW NOTES:

EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 36" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.

TEMPERED GLASS WINDOWS AS NOTED IN WINDOW SCHEDULE.

INTERIOR DOORS SHALL BE PAINTED. ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR ORDERING

DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES. DOOR SHALL BE SELF CLOSING

EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.60

GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS

VENTILATION NOTES:

ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR. FURNACE FIREBOX AND TANKLESS WATER HEATER SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES.

ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FOOT PER 150 SQ. FEET OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN AND SHALL BE COVERED WITH GALVANIZED WIRE SCREEN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS. PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

GARAGES SHALL BE VENTED WITH 60 SQUARE INCHES LOCATED 6" ABOVE THE FLOOR SURFACE.

UNDER FLOOR SPACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FOOT PER 150 SQ. FEET OF FLOOR SPACE. VENTS SHALL BE CAST INTO THE CONCRETE STEM WALLS AND COVERED WITH GALVANIZED WIRE SCREEN. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

WALL PANEL NOTES:

W.S.P. WALL STRUCTURAL PANEL
3'-4" MIN. LENGTH w/ 7/16" OSB OR 1/2" PLYWOOD AND 8d COMMONS 6" o/c AT ALL PANEL EDGES, 12" o/c FIELD.

I.B.P. INTERIOR BRACED WALL PANEL
1/2" GYP. BD PER R 602.10.3(5); 1/2" GWB EACH SIDE w/ #6 X 1 1/4 TYPE S OR W SCREWS PERS ASTM C1002 @ 7" o/c @ ALL SUPPORTS

A.B.W. ALTERNATE BRACED WALL PANEL
2'-8" MIN. WIDTH w/ 7/16" OSB OR 1/2" PLYWOOD AND 8d COMMONS 6" o/c AT ALL PANEL EDGES, 12" o/c FIELD & (2) A.B. PER PANEL LOCATED AT 1/4 POINTS & 1800# MIN. HOLDDOWN EACH END *HPAHD22 OR STD10)

= I.B.P Interior Braced wall Panel

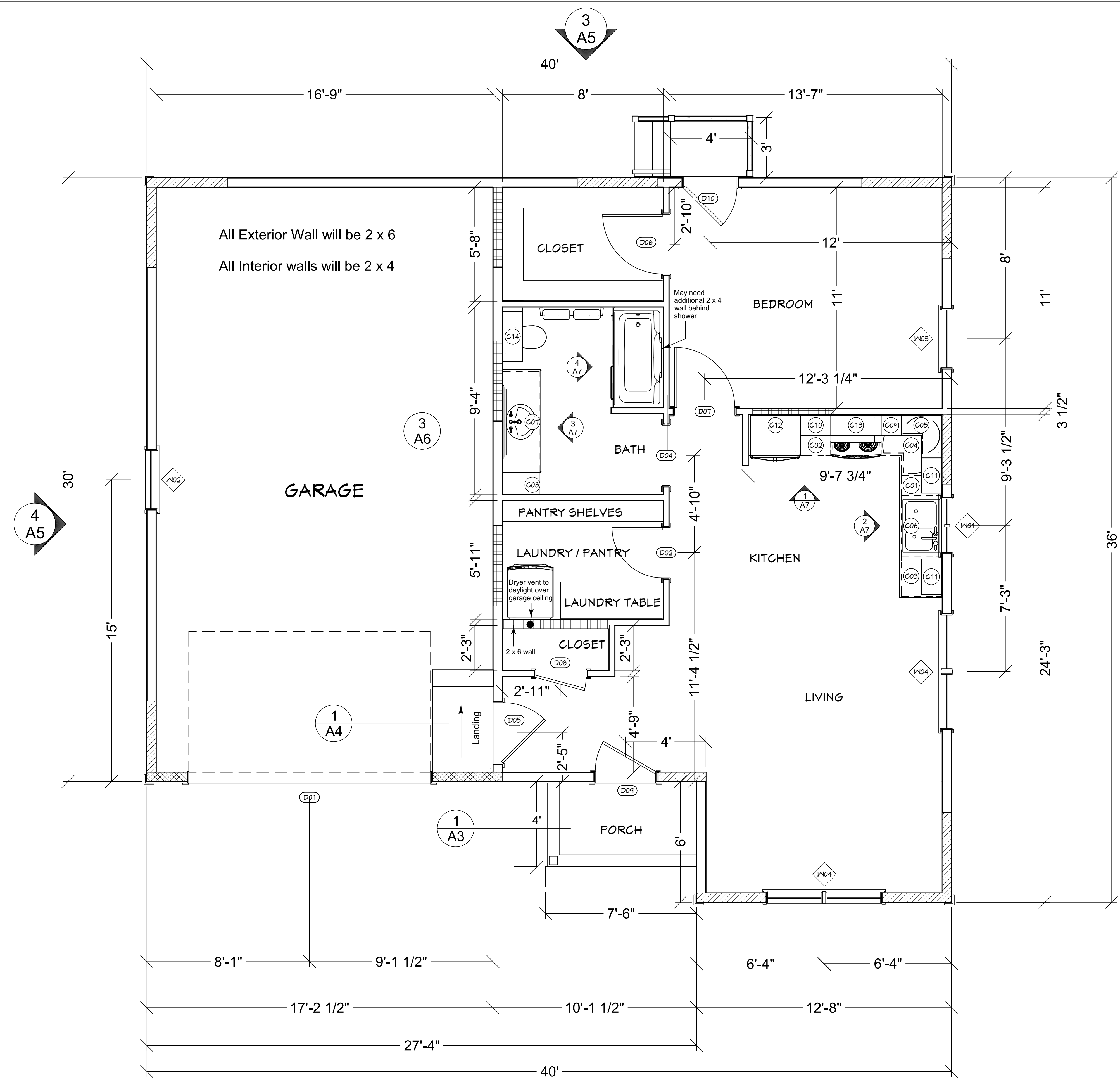
= W.S.P. Wall Structural Panel

= A.B.W. Alternate Braced Wall Panel

= P.F.G. Portal Framed Garage

See Detail # 1 A-6 Portal Frame Garage Detail

See Detail # 2 A-6 For Wall Structural Panel Detail



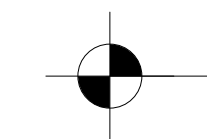
All Exterior Wall will be 2 x 6
All Interior walls will be 2 x 4

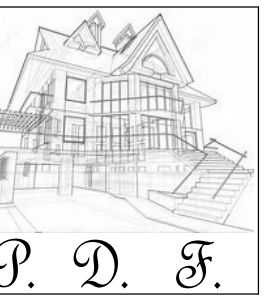
LIVING AREA
760 SQ. FT.

Floor Layout

Scale

3/8" = 1'





REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

Terri Paquin

Foundation

DRAWINGS PROVIDED BY:
Patrick Ferro
508-864-0592

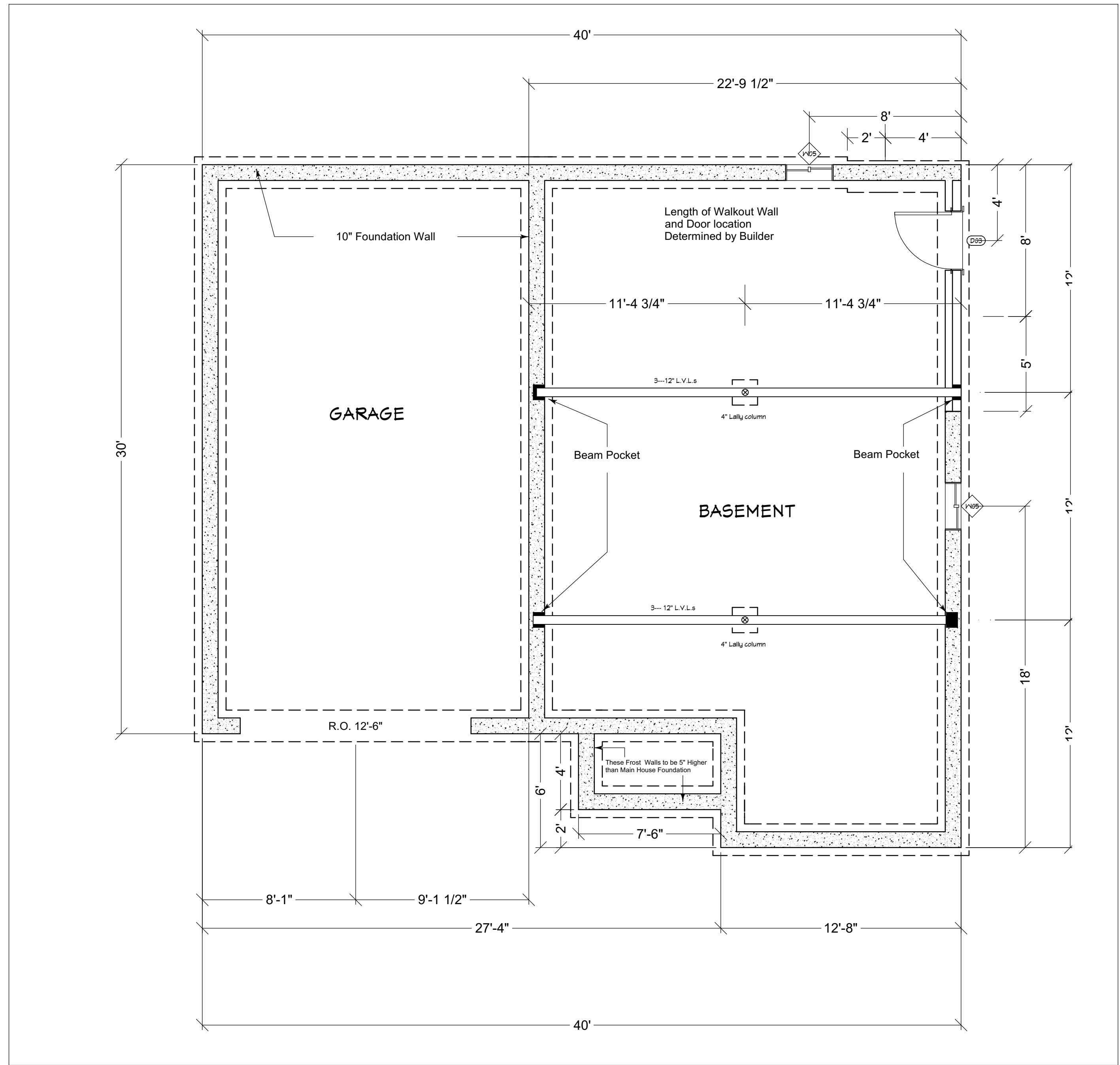
DATE:

3/14/2023

SCALE:

SHEET:

A-3



Foundation Scale 1/4" = 1'

FOUNDATION NOTES:

ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL. STEP FOOTINGS A REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FINISH GRADES.

CONCRETE STRENGTH, 3,000 PSI AT 28 DAYS FOR ALL SLABS. (FOUNDATION DESIGN BASED ON 2,500 PSI). 3,000 PSI AT 28 DAYS FOR ALL OTHER CONDITION. MAXIMUM SLUMP, 4"

USE ASTM A-615 GRADE 60 DEFORMED REINFORCING BARS UNLESS NOTED OTHERWISE

CONCRETE EXPANSION ANCHORS SHALL BE 'SIMPSON WEDGE-ALL STUD ANCHORS' OR ENGINEER APPROVED EQUAL. EPOXY TO BE SIMPSON "SET" ADHESIVE OR APPROVED EQUAL.

INFILTRATION, ALL OPENINGS IN THE EXT. BLDG. ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION. THE FOLLOWING AREAS MUST BE SEALED.

- * JOINTS AROUND WINDOW AND DOOR FRAMES
- * JOINTS BETWEEN WALL CAVITY AND WINDOW/DR. FME.
- * JOINTS BETWEEN WALL AND FOUNDATION
- * JOINTS BETWEEN WALL AND ROOF
- * JOINTS BETWEEN WALL PANELS
- * UTILITY PENETRATIONS THROUGH EXTERIOR WALLS

FLOOR FRAMING NOTES:

FLOOR: 40 PSF LL.

FLOOR 1 SHALL HAVE 2 X 10 FLOOR JOIST LOWER LEVEL FLOOR IS CONCRETE SLAB.

SUB-FLOOR SHEATHING SHALL BE .75" SHEATHING IS REQUIRED FOR ANY LONGITUDINAL(DRAG) FORCES.

JOISTS SPACED AT 16.0" O/C.

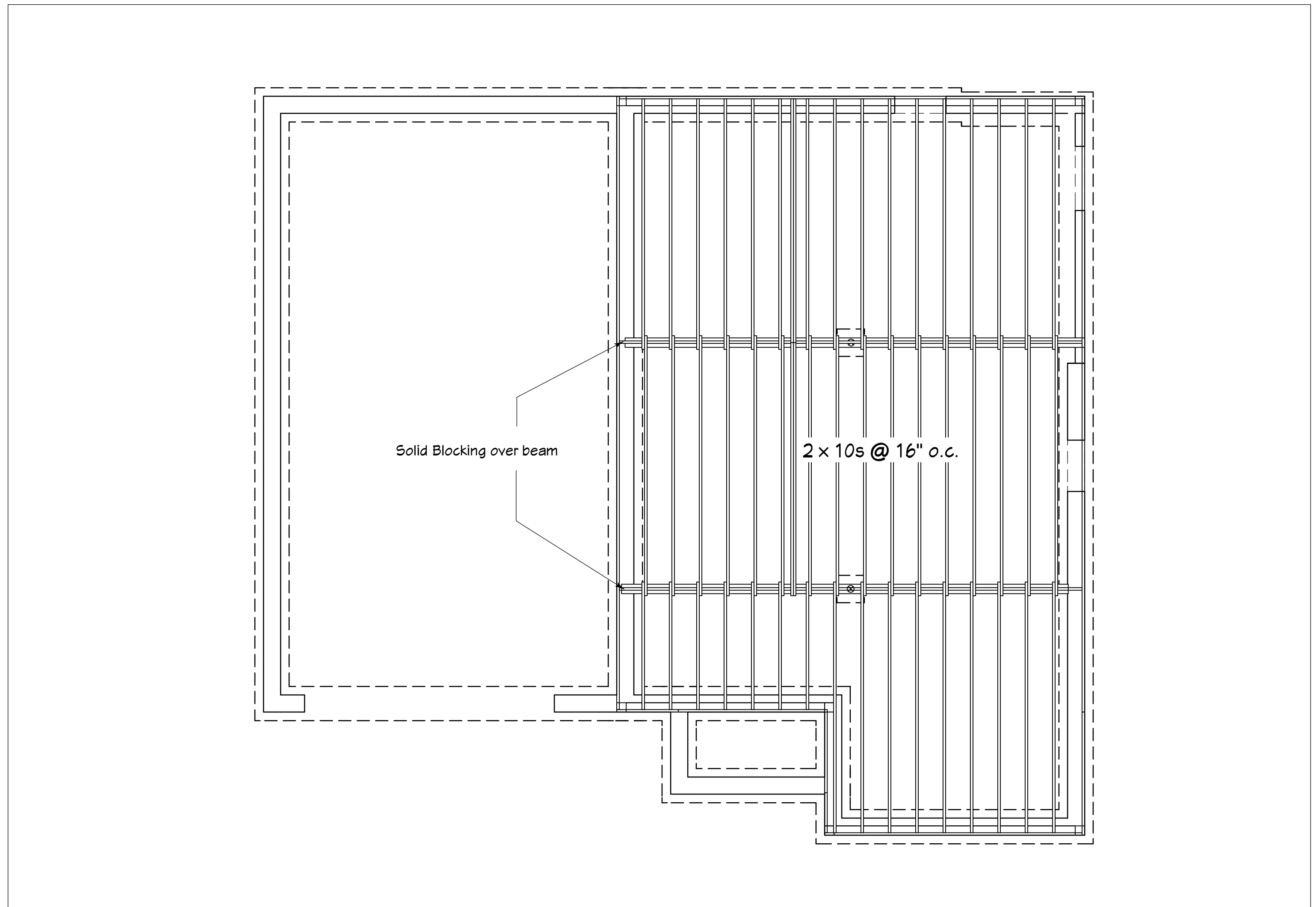
JOIST DRAWING IS FOR ILLUSTRATION ONLY. ALL JOISTS SHALL BE INSTALLED & BRACED TO ACCORDING TO I.R.C. 2015 CODE. ALL PLATES ARE 1.5 X 4 UNO

DEFLECTION MEETS L/480 LIVE AND L/360 TOTAL LOAD.

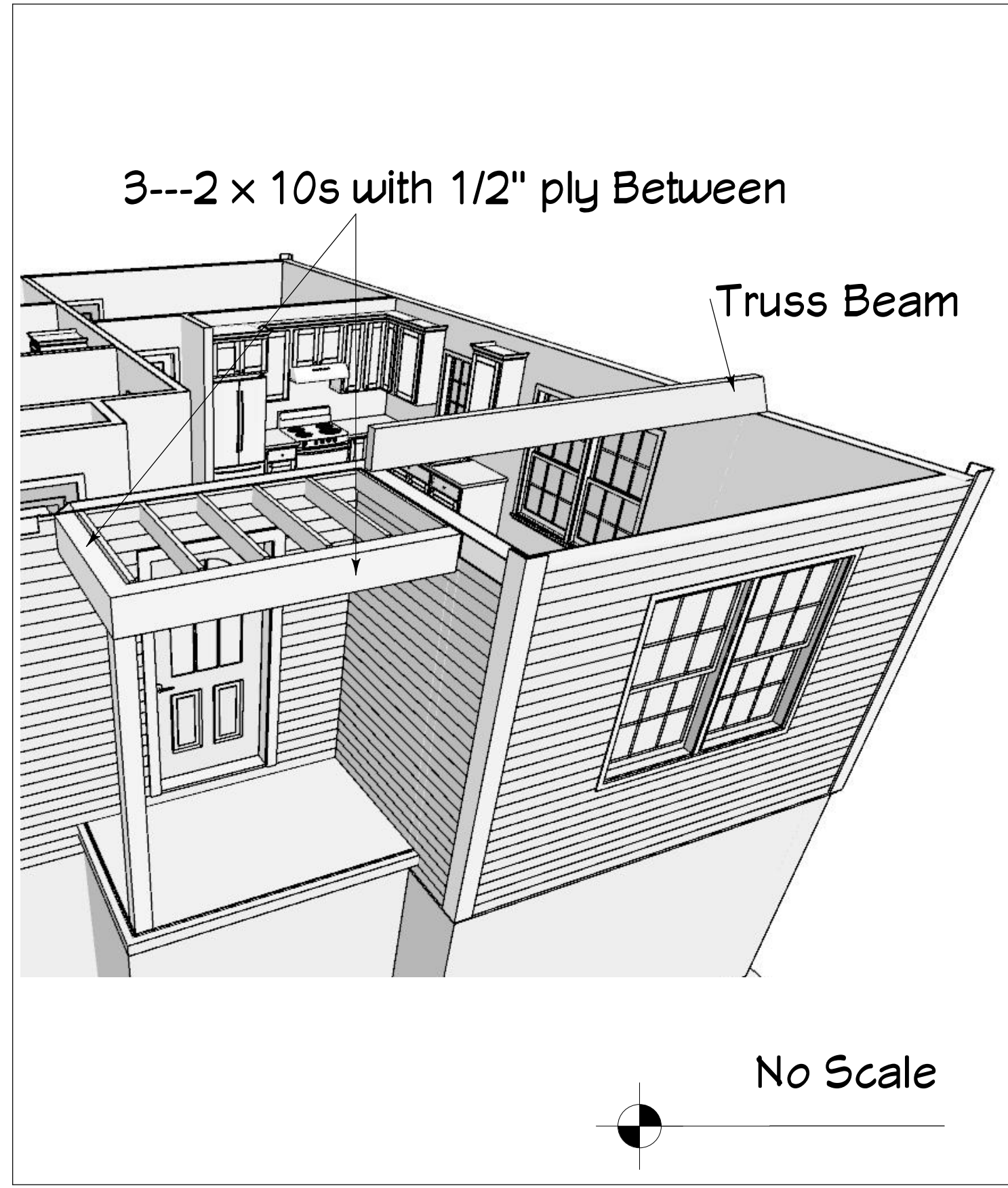
FASTEN RATED SHEATHING TO ONE FACE OF THIS FRAME.

ALL JOISTS SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.

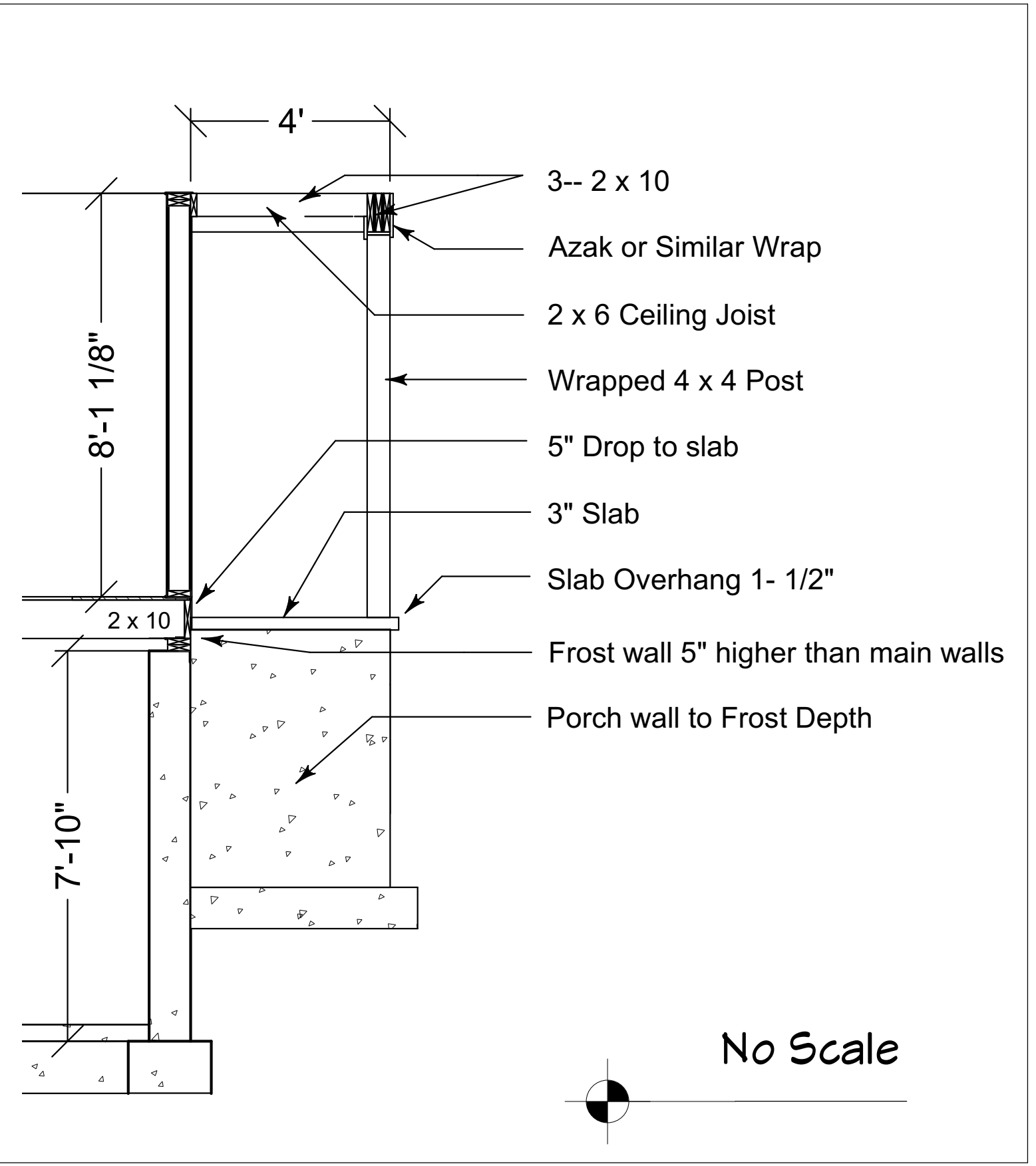
ALL FLOOR JOISTS SHALL CARRY GRADING STAMP.



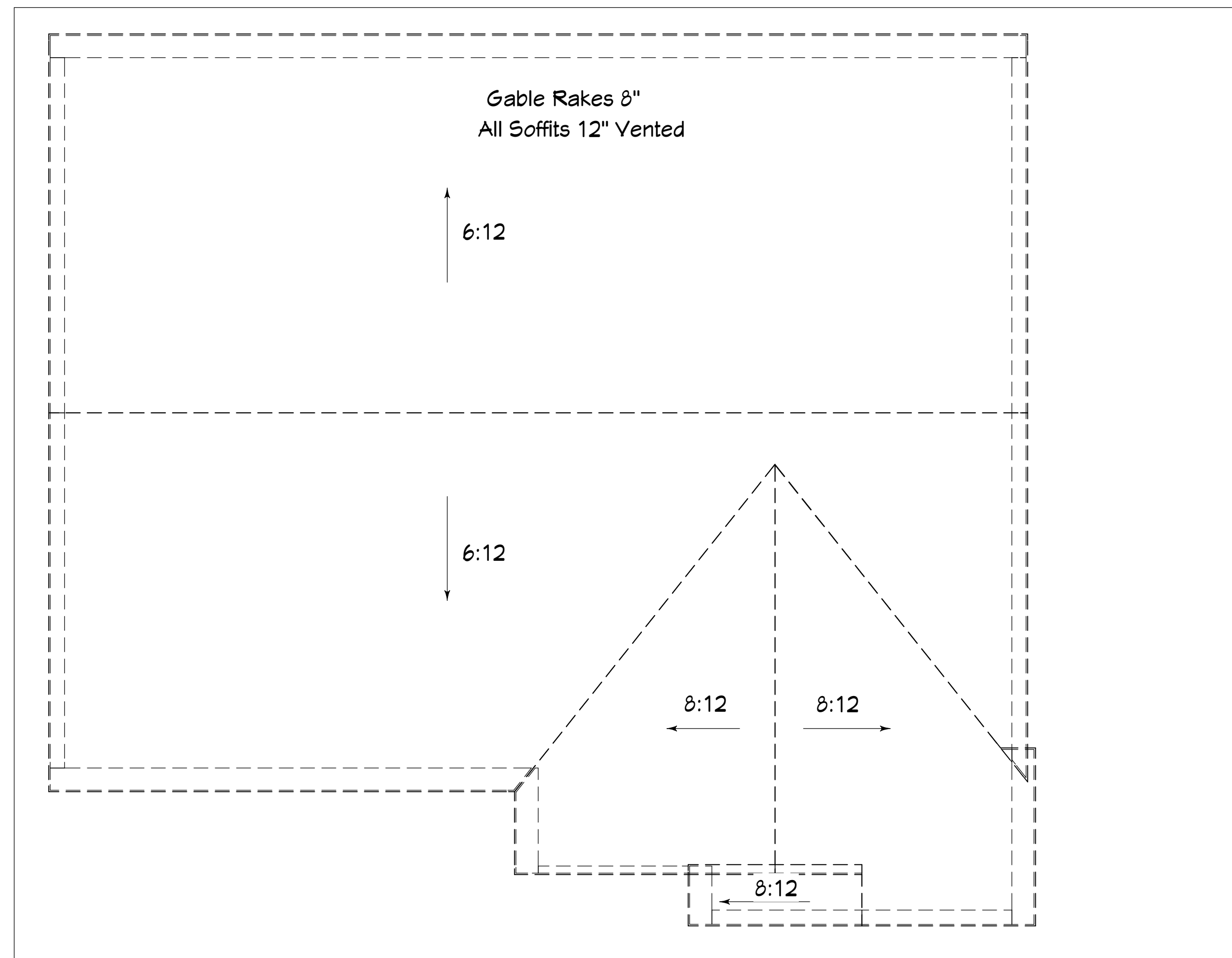
Framing, Floor Plan View Scale 1/4" = 1'



3-D Porch View No Scale



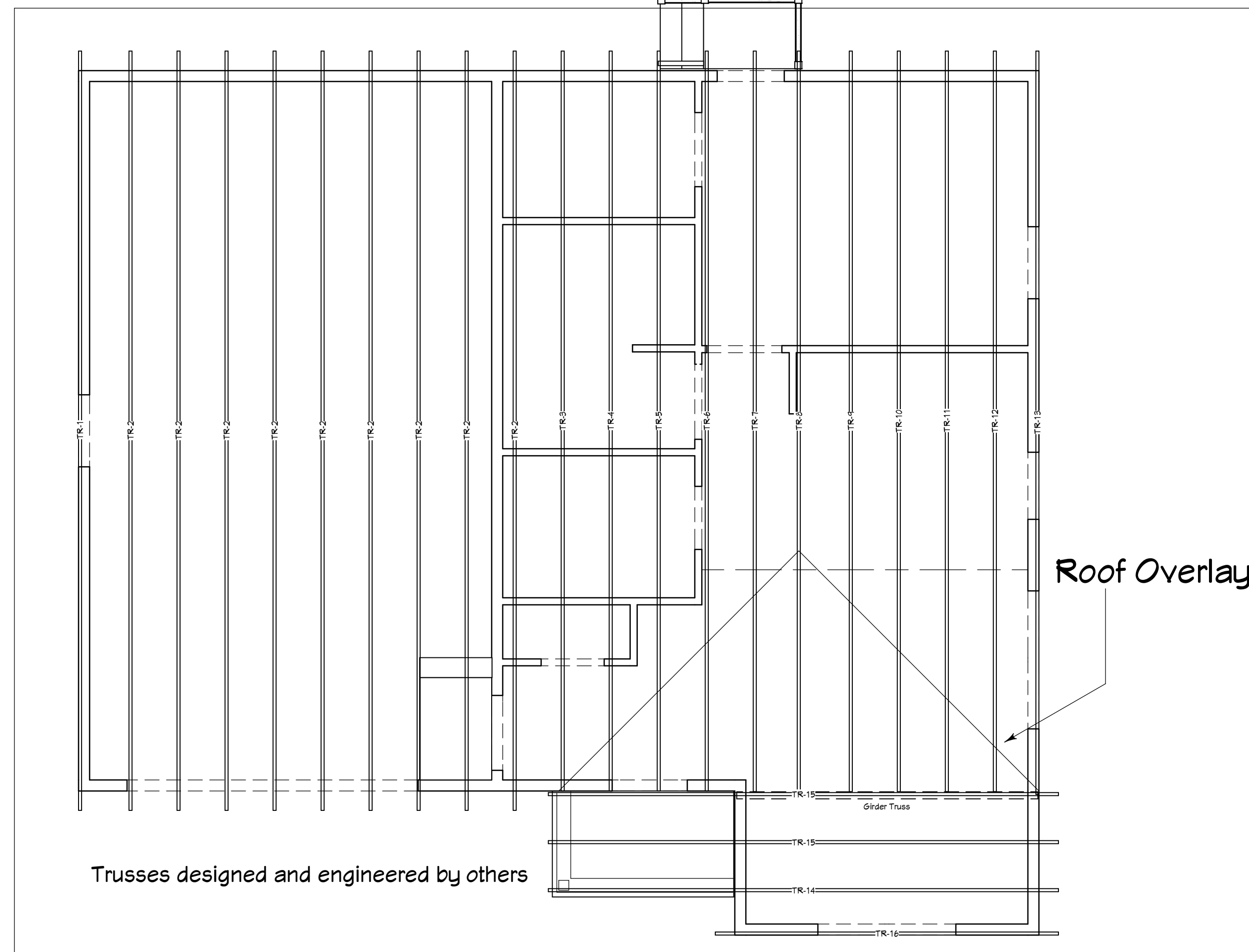
1 Porch Section Thru No Scale



Roof Pitches

Scale

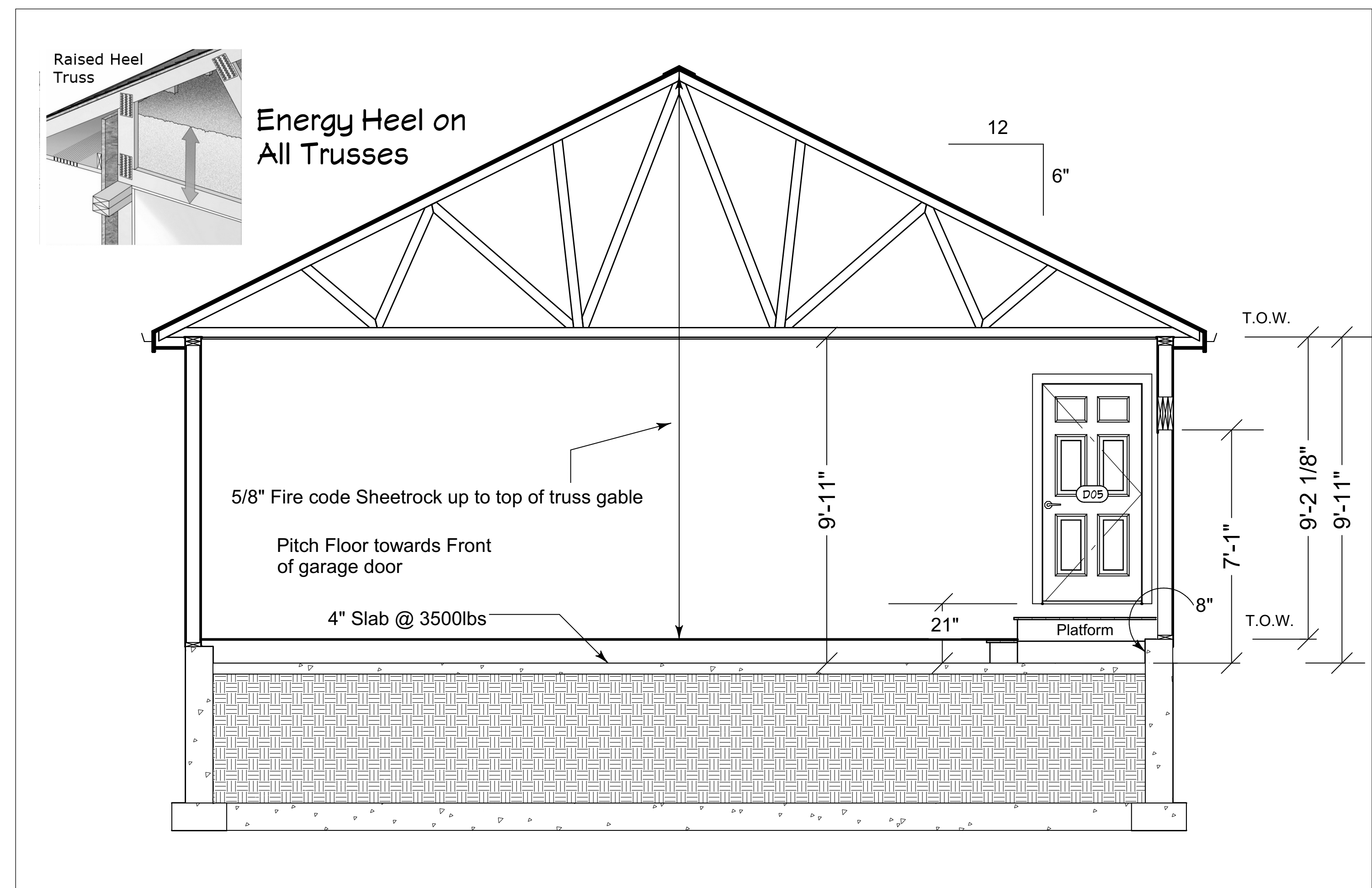
1/4" = 1'



Trusses

Scale

1/4" = 1'



1

Garage Section thru

Scale

3/8" = 1'

ROOF FRAMING /TRUSSES N.A. NOTES:

TRUSS DRAWING IS FOR ILLUSTRATION ONLY. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS DRAWINGS & SPECIFICATIONS.

ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.

ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.

ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.

ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER.

ALL ROOF FRAMING 24" O.C.

ALL OVERHANGS 12".

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

ATTIC VENTILATION: REQUIRED ABOVE HOUSE.

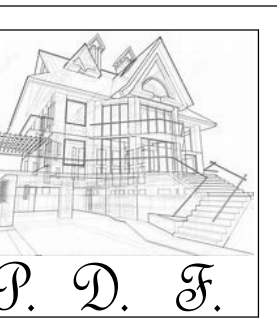
MIN. SNOW LOAD 50 LBS PER SQUARE FOOT.

WALL HEADERS: (2) 2 X 10 DF 2 TYP. UNO

TABLE R602.3(1)
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERS*	SPACING OF FASTENERS
Joist to sill or girder, toe nail	3-8d (2 1/2" x 0.113")	—
1" x 6" subfloor or less to each joist, face nail	2-8d (2 1/2" x 0.113") 2 staples, 1 1/4"	—
2" subfloor to joist or girder, blind and face nail	2-16d (3 1/2" x 0.135")	—
Sole plate to joist or blocking, face nail	16d (3 1/2" x 0.135")	16" o.c.
Top or sole plate to stud, end nail	2-16d (3 1/2" x 0.135")	—
Stud to sole plate, toe nail	3-8d (2 1/2" x 0.113") or 2-16d (3 1/2" x 0.135")	—
Double studs, face nail	10d (3" x 0.128")	24" o.c.
Double top plates, face nail	10d (3" x 0.128")	24" o.c.
Sole plate to joist or blocking at braced wall panels	3-16d (3 1/2" x 0.135")	16" o.c.
Double top plates, minimum 24-inch offset of end joints, face nail in lapped area	8-16d (3 1/2" x 0.135")	—
Blocking between joists or rafters to top plate, toe nail	3-8d (2 1/2" x 0.113")	—
Rim joist to top plate, toe nail	8d (2 1/2" x 0.113")	6" o.c.
Top plates, laps at corners and intersections, face nail	2-10d (3" x 0.128")	—
Built-up header, two pieces with 1/2" spacer	16d (3 1/2" x 0.135")	16" o.c. along each edge
Continued header, two pieces	16d (3 1/2" x 0.135")	16" o.c. along each edge
Ceiling joists to plate, toe nail	3-8d (2 1/2" x 0.113")	—
Continuous header to stud, toe nail	4-8d (2 1/2" x 0.113")	—
Ceiling joist, laps over partitions, face nail	3-10d (3" x 0.128")	—
Ceiling joist to parallel rafters, face nail	3-10d (3" x 0.128")	—
Rafter to plate, toe nail	2-16d (3 1/2" x 0.135")	—
1" brace to each stud and plate, face nail	2-8d (2 1/2" x 0.113") 2 staples, 1 1/4"	—
1" x 6" sheathing to each bearing, face nail	2-8d (2 1/2" x 0.113") 2 staples, 1 1/4"	—
1" x 8" sheathing to each bearing, face nail	2-8d (2 1/2" x 0.113") 3 staples, 1 1/4"	—
Wider than 1" x 8" sheathing to each bearing, face nail	3-8d (2 1/2" x 0.113") 4 staples, 1 1/4"	—
Built-up corner studs	10d (3" x 0.128")	24" o.c.
Built-up girders and beams, 2-inch lumber layers	10d (3" x 0.128")	Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and at each splice.
2" planks	2-16d (3 1/2" x 0.135")	At each bearing
Roof rafters to ridge, valley or hip rafters: toe nail	4-16d (3 1/2" x 0.135")	—
face nail	3-16d (3 1/2" x 0.135")	—
Rafter ties to rafters, face nail	3-8d (2 1/2" x 0.113")	—
Collar tie to rafter, face nail, or 1 1/4" x 20 gage ridge strap	3-10d (3" x 0.128")	—

Fastening Schedule



REVISION TABLE	DESCRIPTION
NUMBER	DATE

Terri Paquin

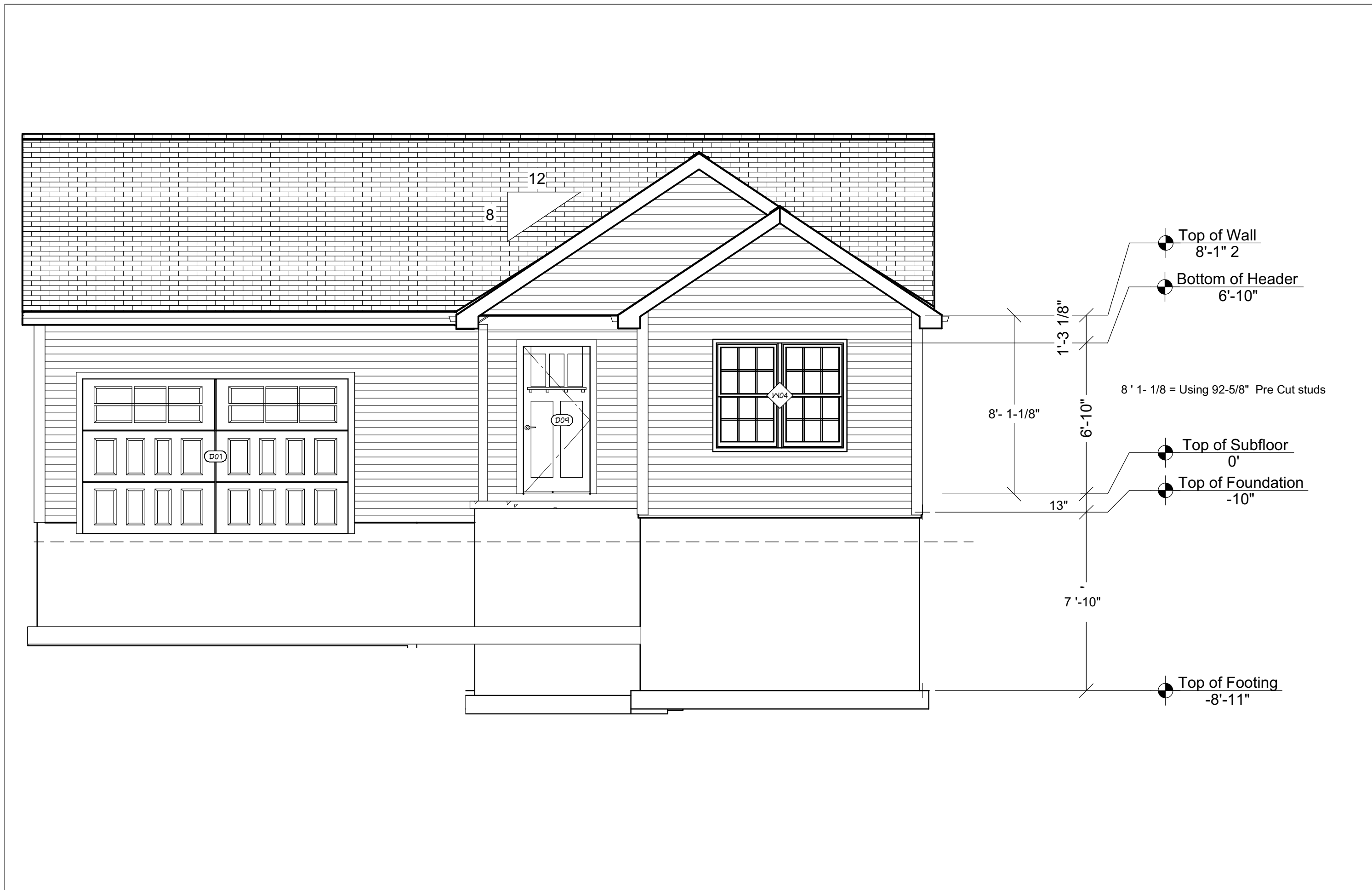
Roof Detail

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Patrick Ferro
508-864-0592

DATE:
3/14/2023

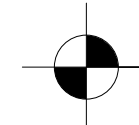
SCALE:

SHEET:
A-4

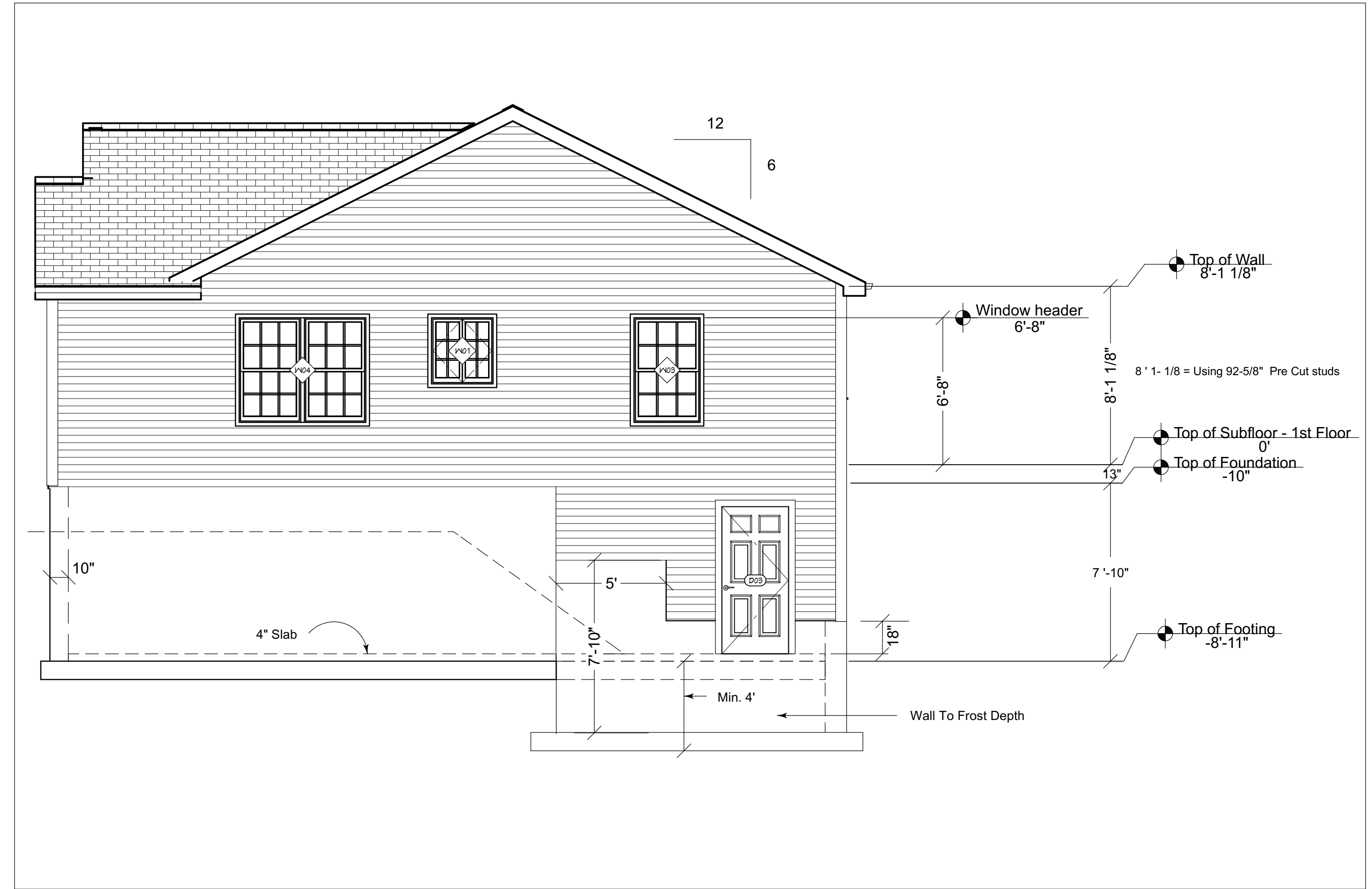


1

Front Elevation

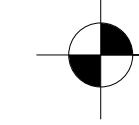


Scale
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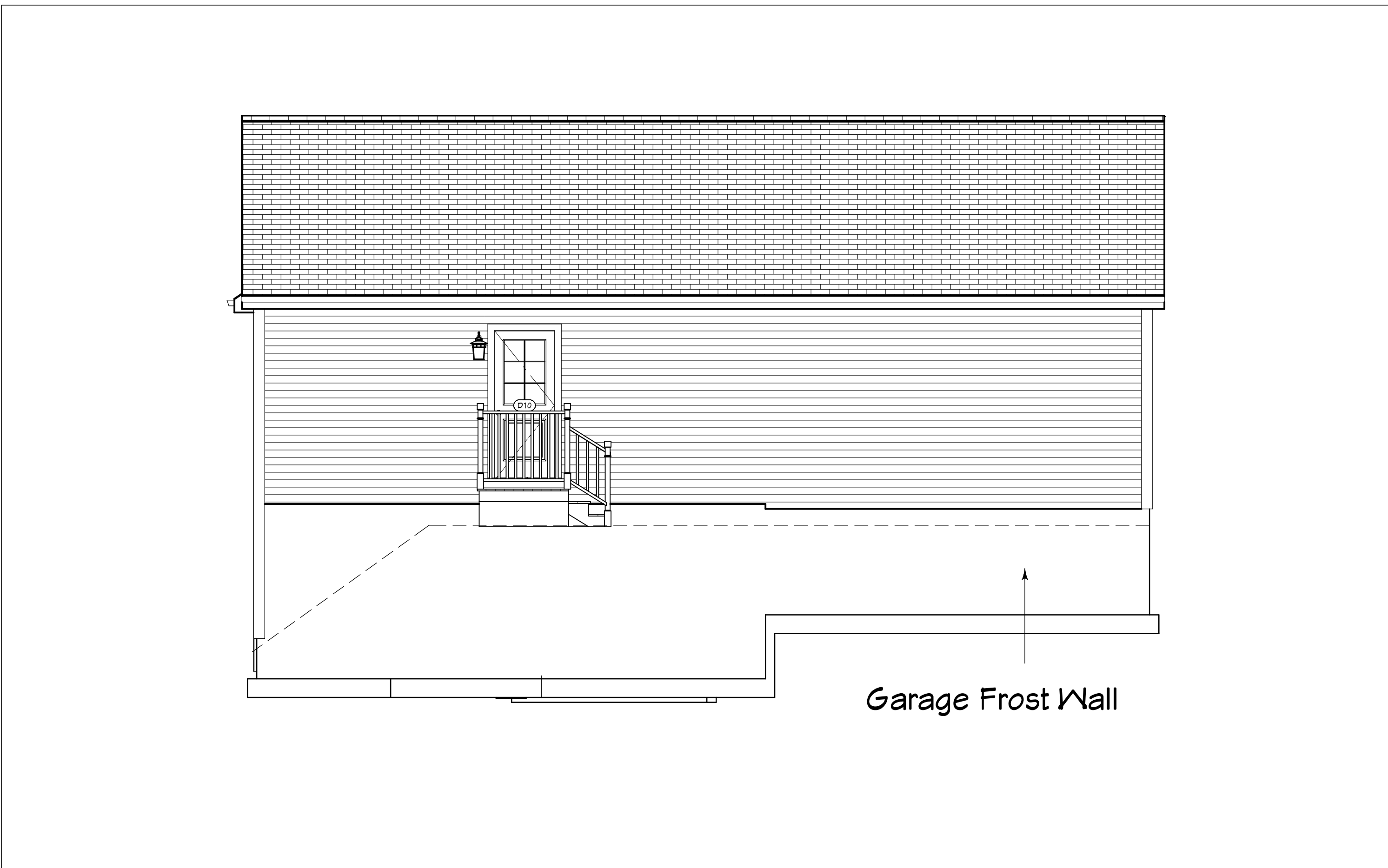


2

Right Elevation

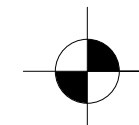


Scale
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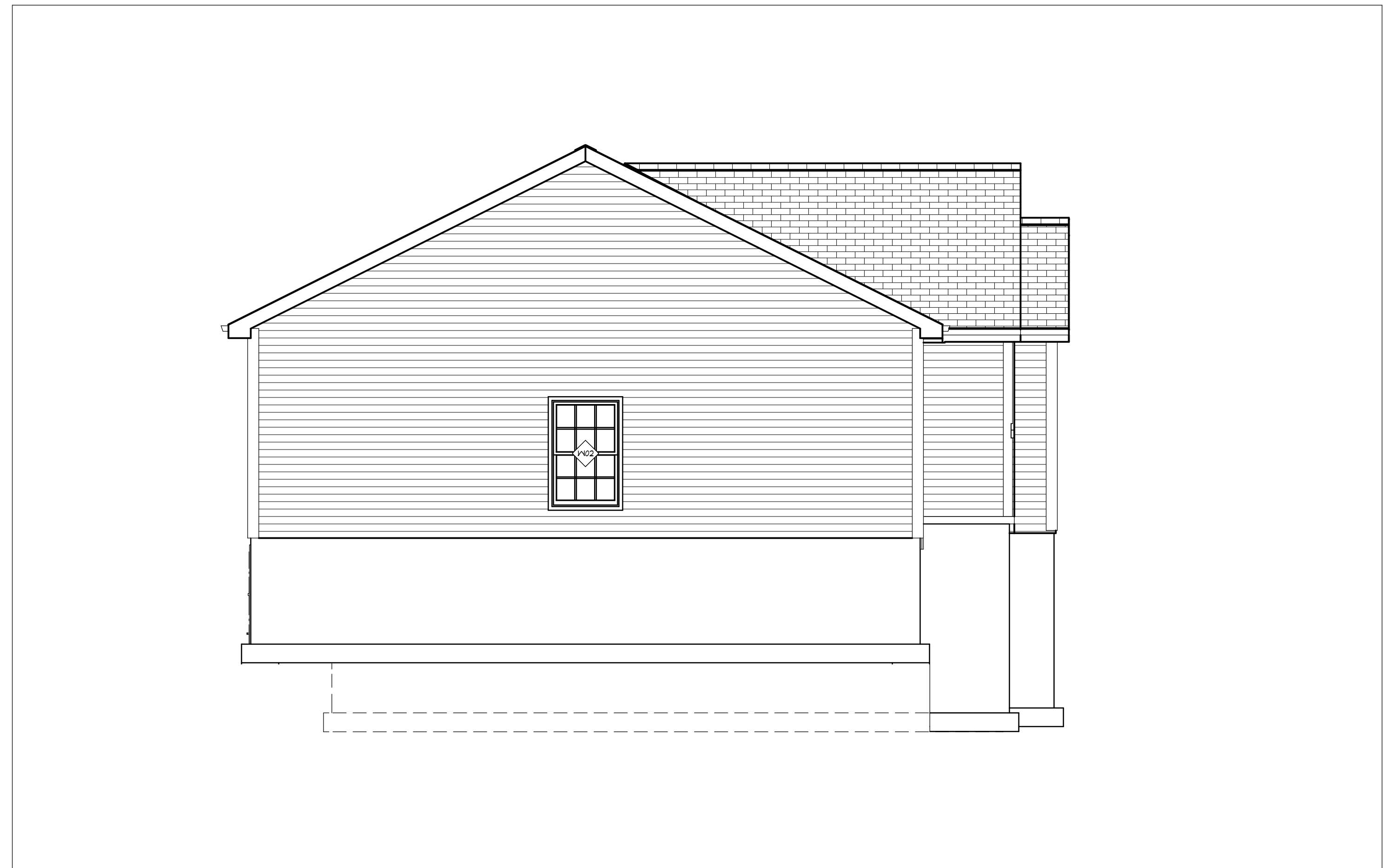


3

Rear Elevation

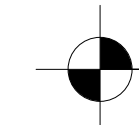


Scale
1/4" = 1'

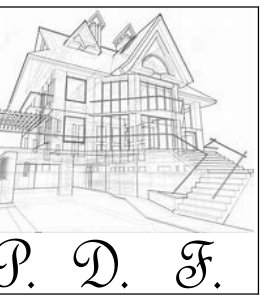


4

Left Elevation



Scale
1/4" = 1'



REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

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Elevations

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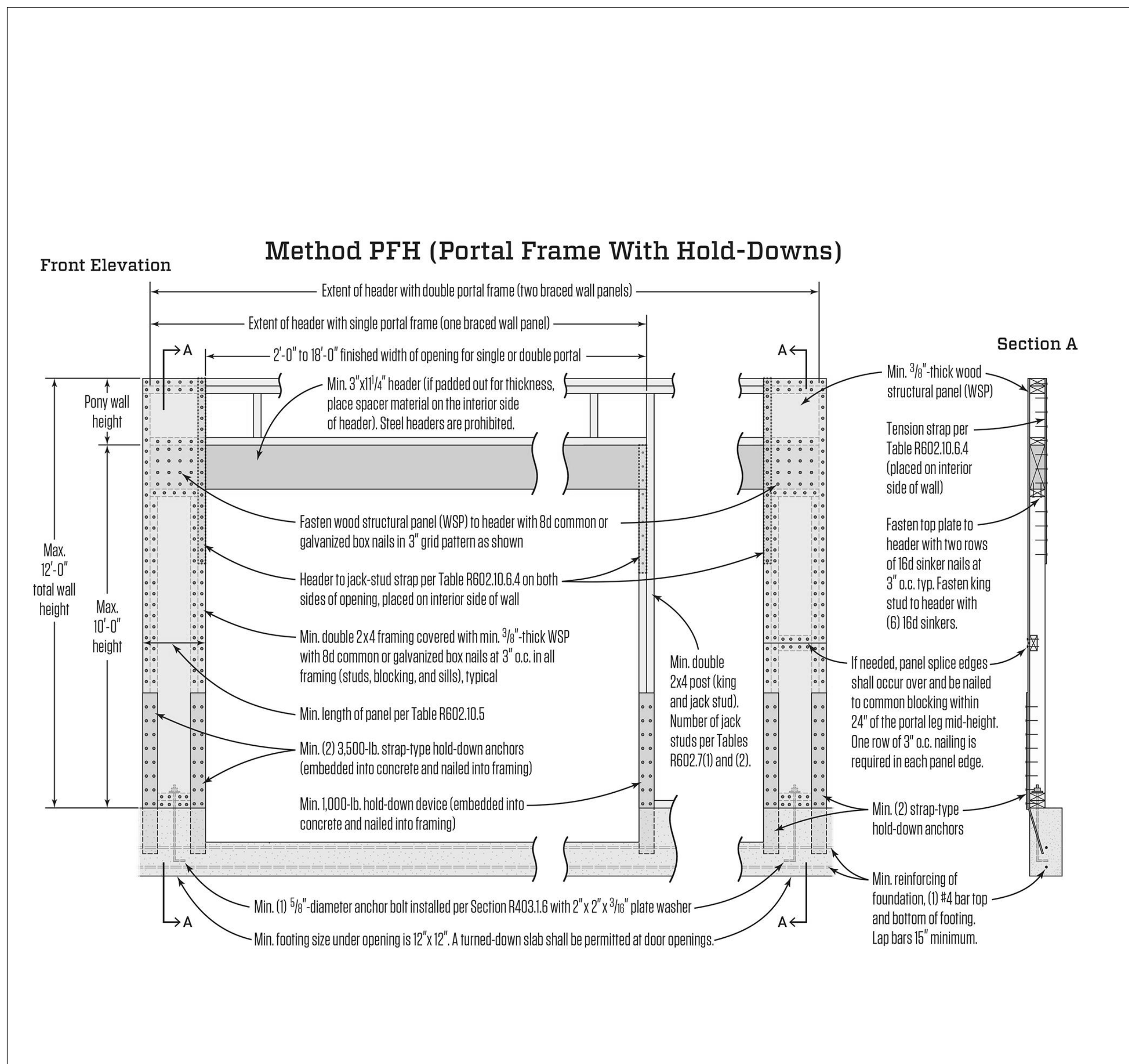
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3/14/2023

SCALE:

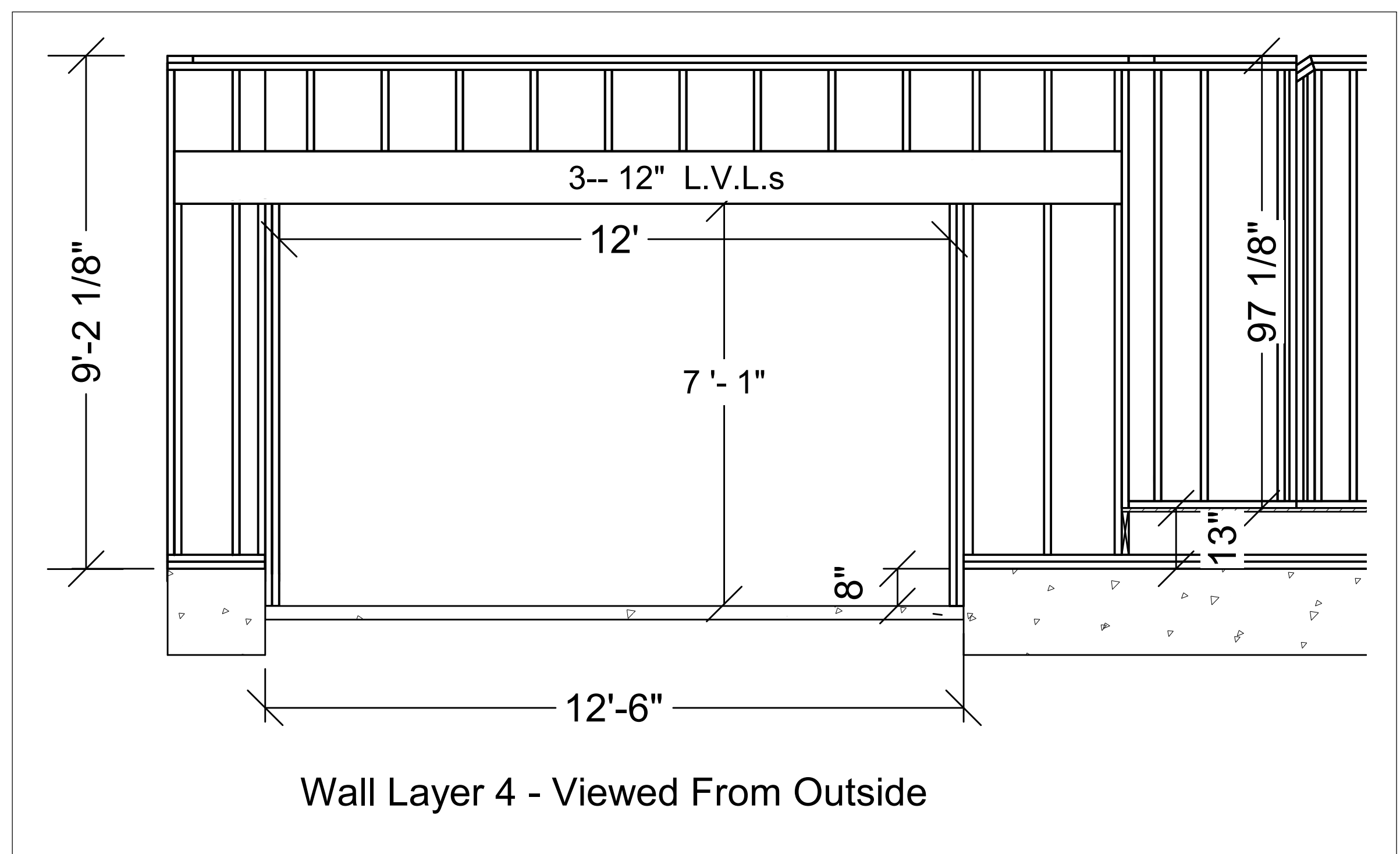
SHEET:

A-5



Garage Portal Frame

No Scale

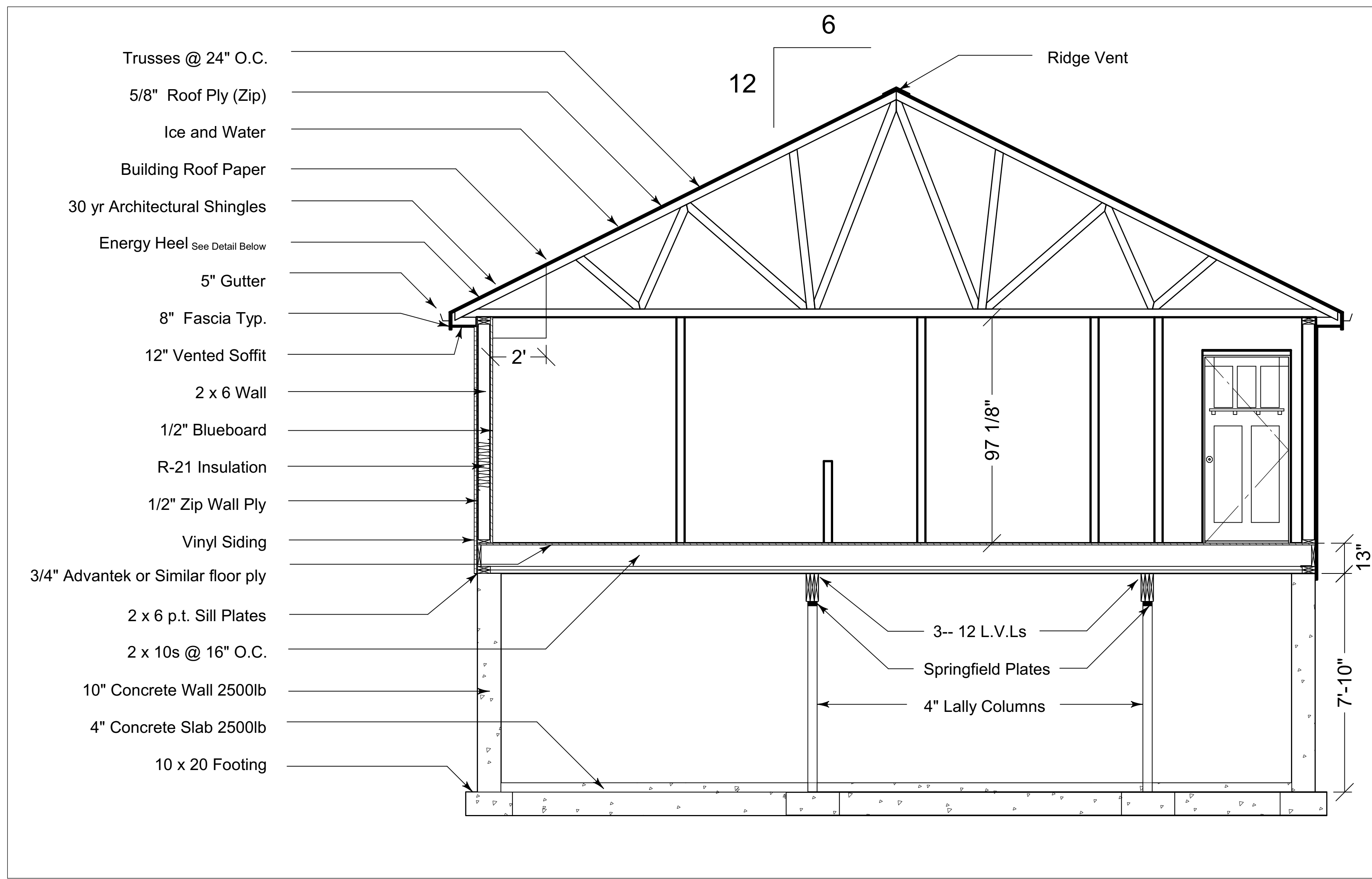


Wall Layer 4 - Viewed From Outside

1

Garage Door Framing

Scale
1/2" = 1'

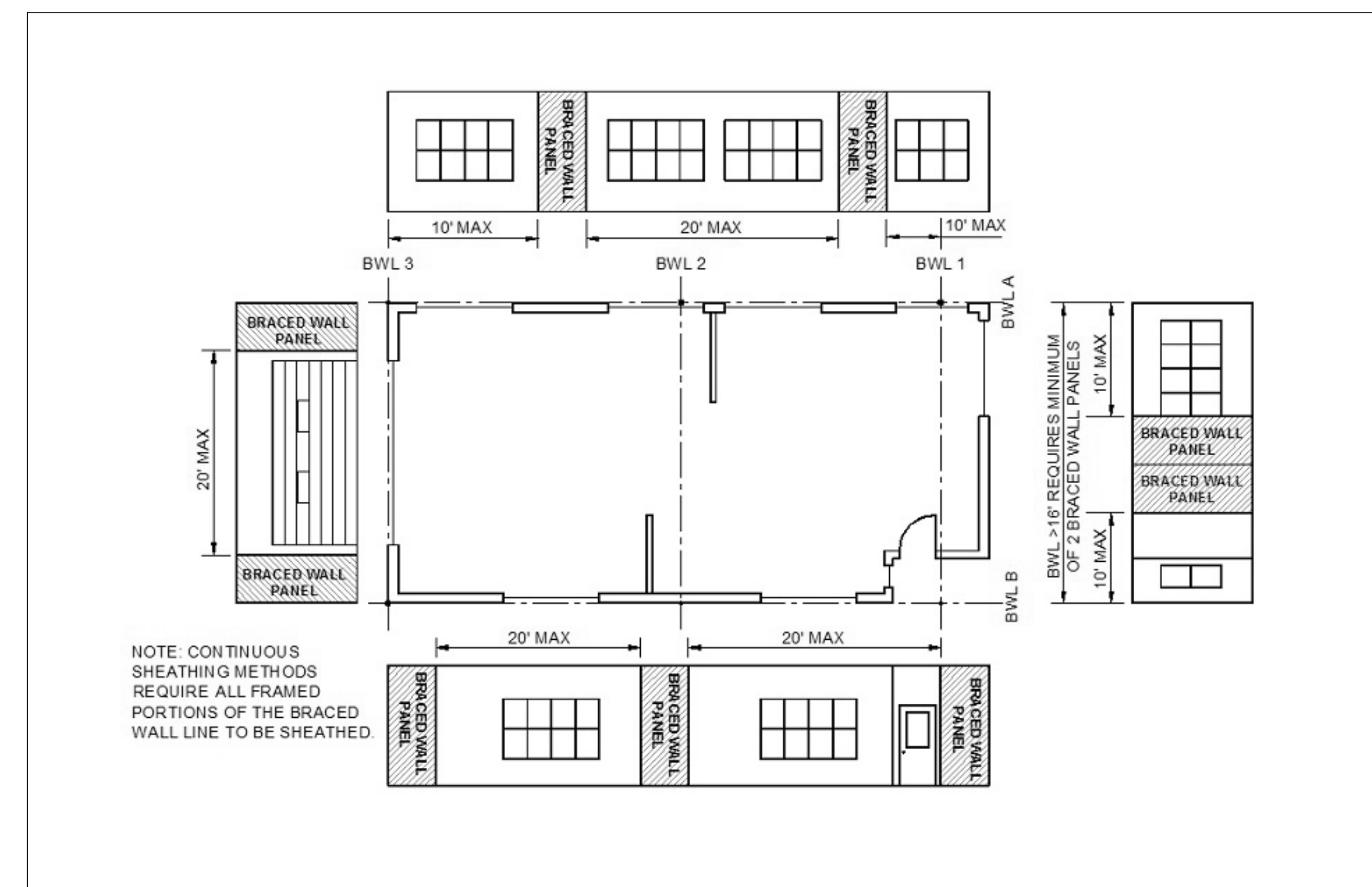


3

Section Thru

Scale

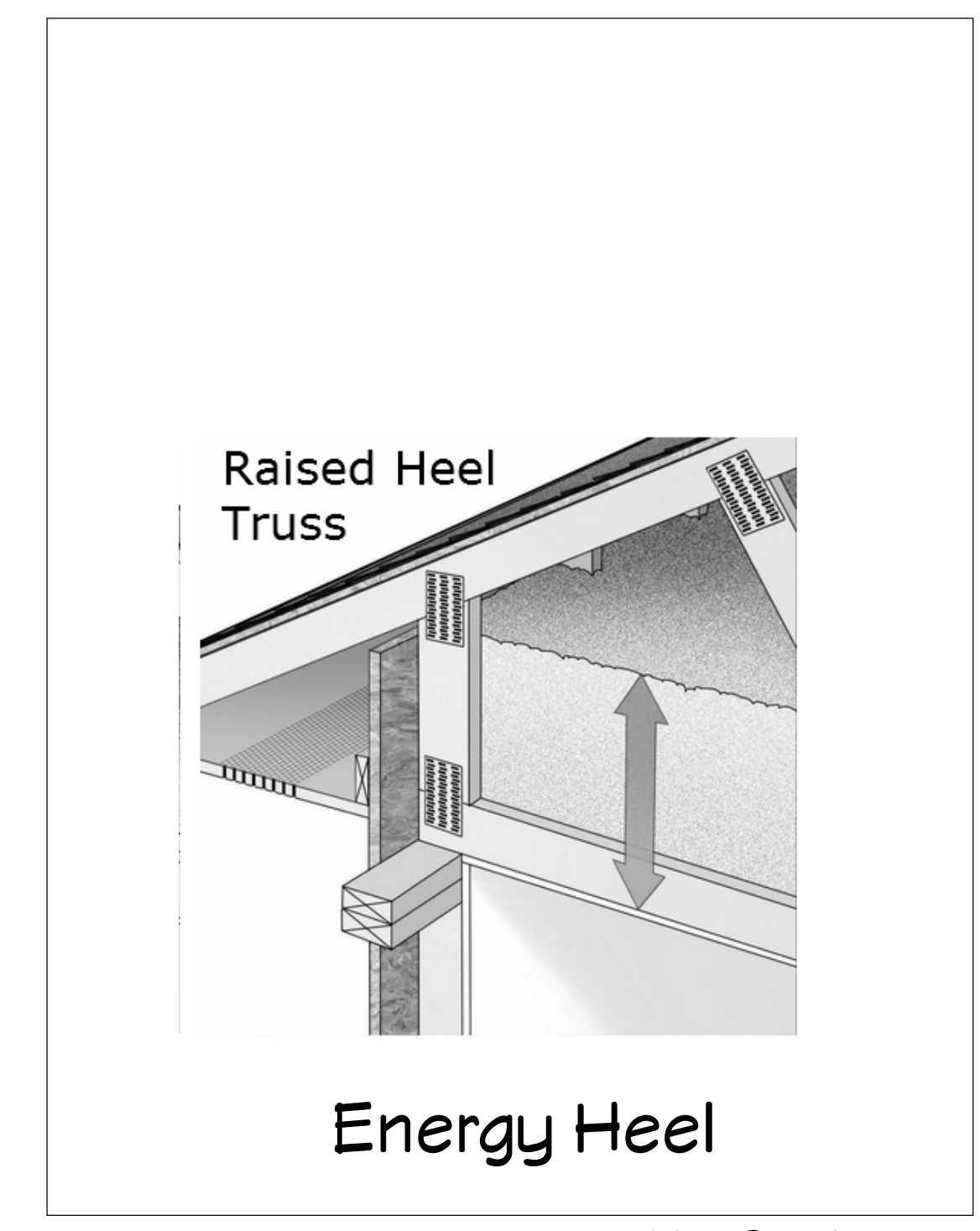
3/8" = 1'



2

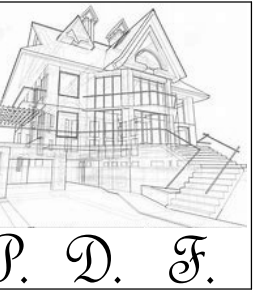
Braced Wall Detail

No Scale



Energy Heel

No Scale



NUMBER	DATE	REVISION BY	DESCRIPTION

Terri Paquin

Section Thrus

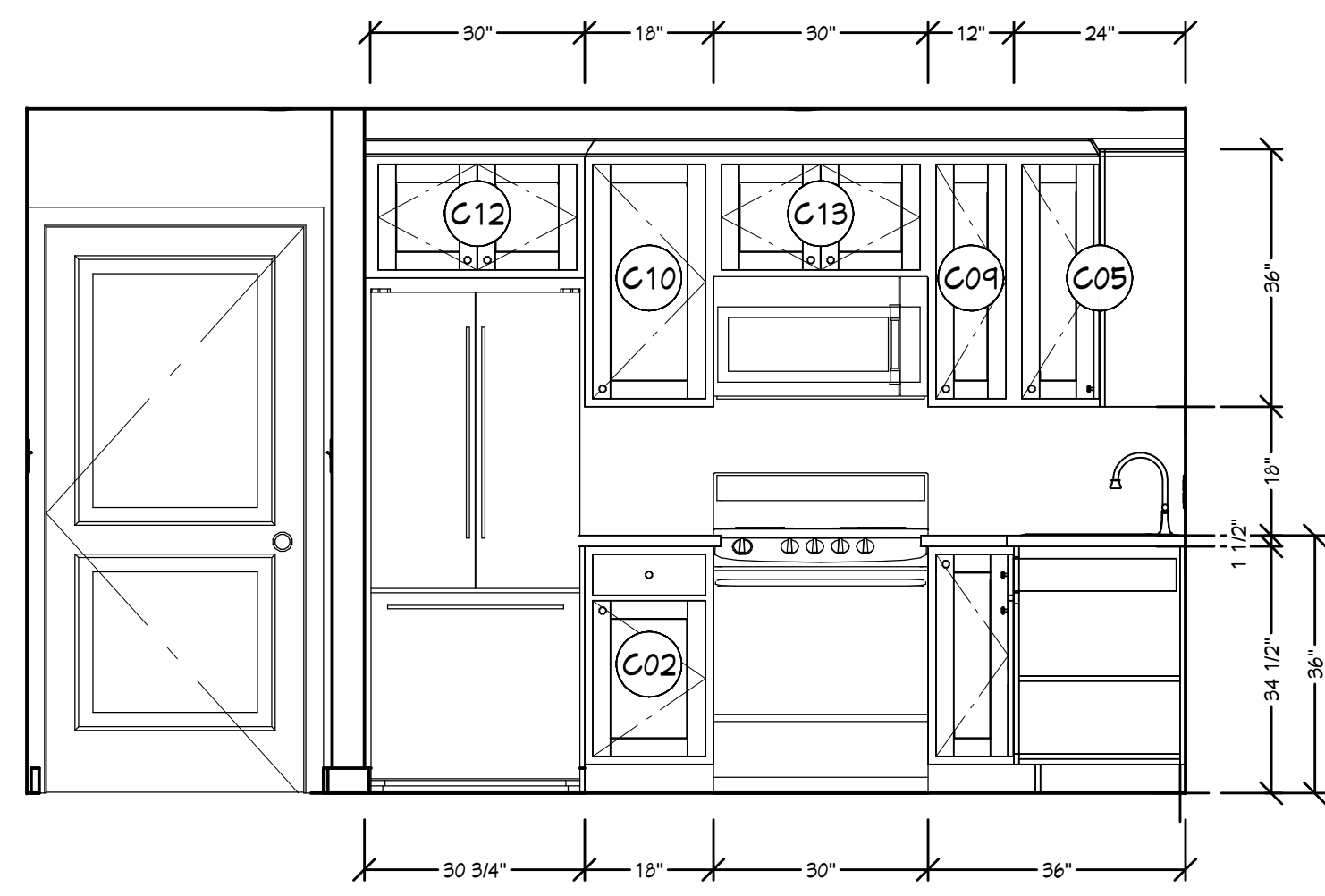
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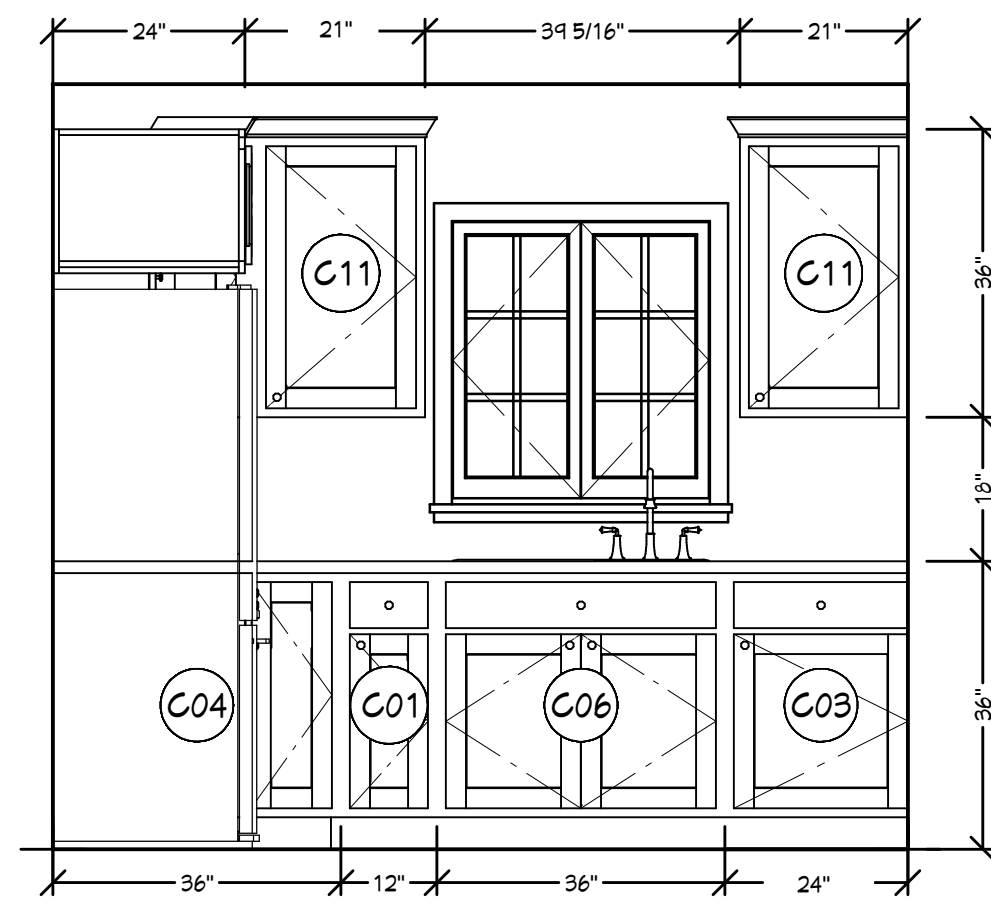
SCALE:

SHEET:

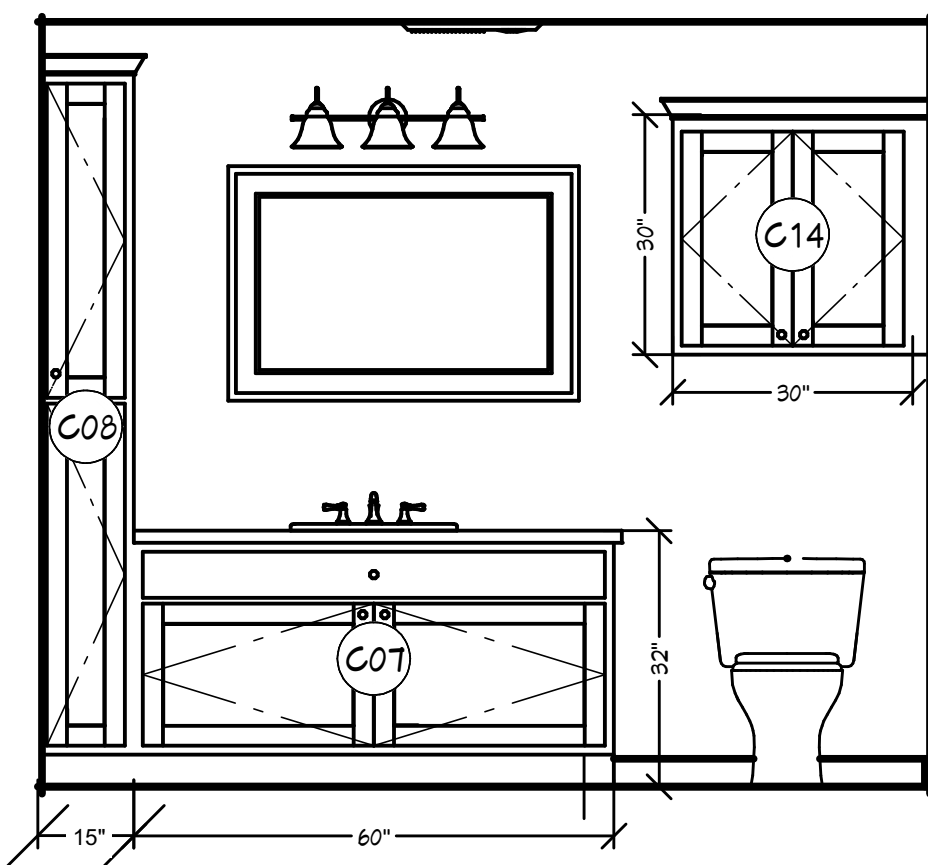
A-6



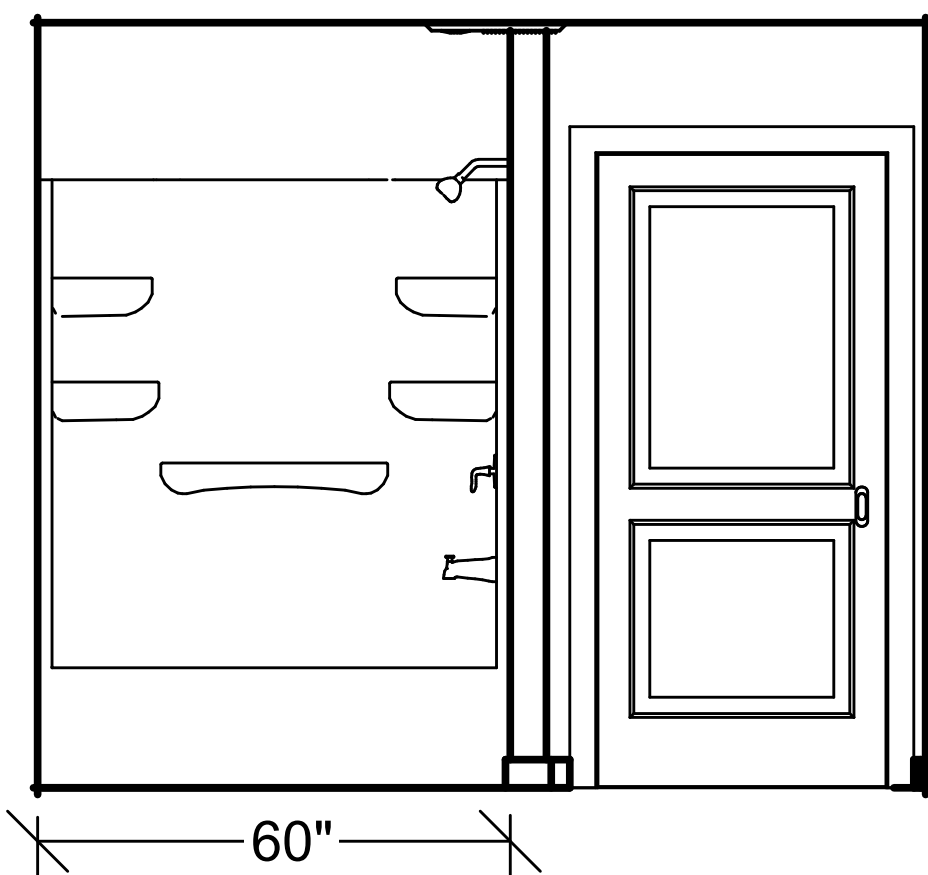
Kitchen Elevation 1



Kitchen elevation 2

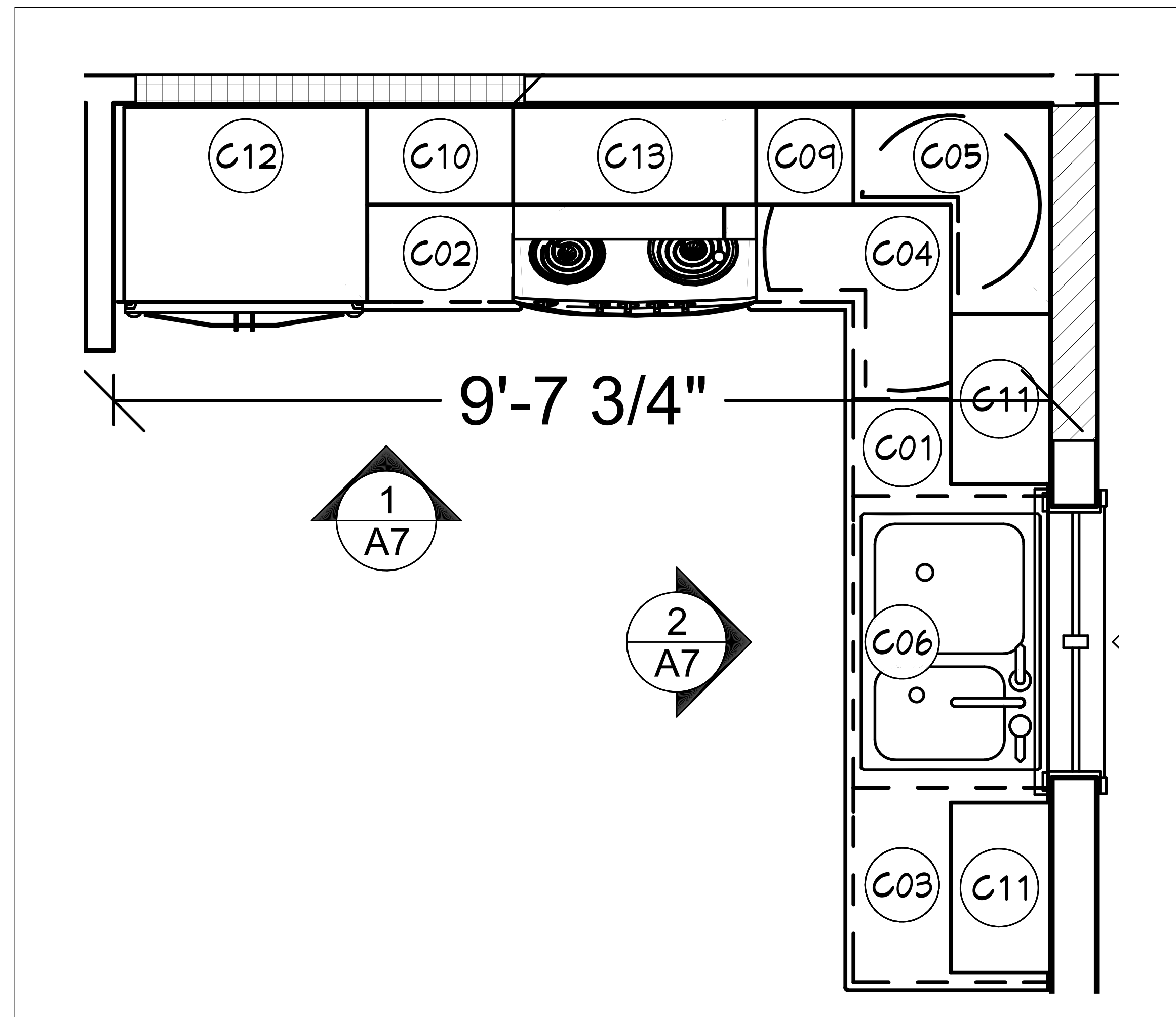


Bath Elevation 3



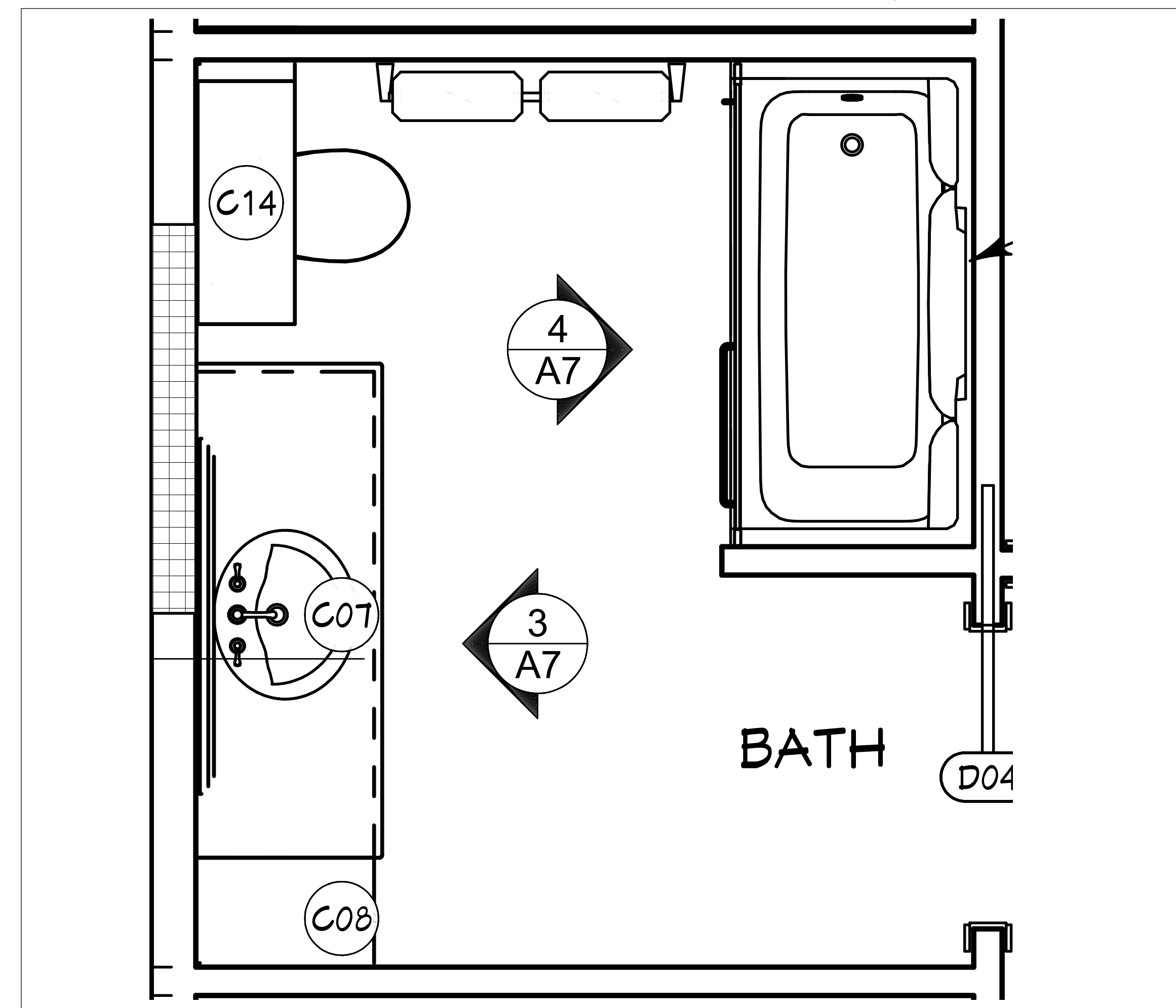
Bath Elevation 4

Scale
1/2" = 1'



Kitchen

Scale
1" = 1'

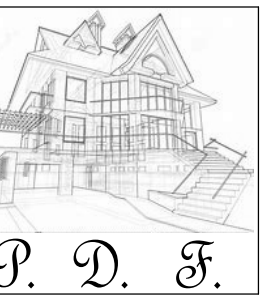


Bath

Scale
1" = 1'

ROOM NAME	3D PERSPECTIVE	CABINET SCHEDULE		QTY	WIDTH	DEPTH	HEIGHT	DESCRIPTION
		NUMBER	LABEL					
KITCHEN		C01	B12R	1	12"	24"	36"	BASE CABINET
KITCHEN		C02	B18R	1	18"	24"	36"	BASE CABINET
KITCHEN		C03	B24R	1	24"	24"	36"	BASE CABINET
KITCHEN		C04	LSB36R	1	36"	36"	36"	CORNER BASE CABINET
KITCHEN		C05	LSW2436R	1	24"	24"	36"	CORNER WALL CABINET
KITCHEN		C06	SB36	1	36"	24"	36"	BASE CABINET
BATH		C07	SB602232	1	60"	22"	32"	BASE CABINET
BATH		C08	U152240L	1	15"	22"	40"	UTILITY CABINET
KITCHEN		C09	W1236R	1	12"	12"	36"	WALL CABINET
KITCHEN		C10	W1836R	1	18"	12"	36"	WALL CABINET
KITCHEN		C11	W2136R	2	21"	12"	36"	WALL CABINET
KITCHEN		C12	W301824	1	30"	24"	18"	WALL CABINET
KITCHEN		C13	W3018	1	30"	12"	18"	WALL CABINET
BATH		C14	W3030	1	30"	12"	30"	WALL CABINET

Cabinets



REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

Terri Paquin

Kitchen / Bath

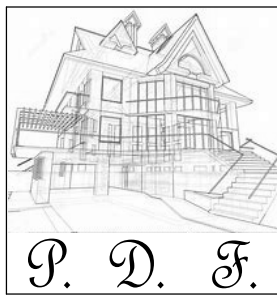
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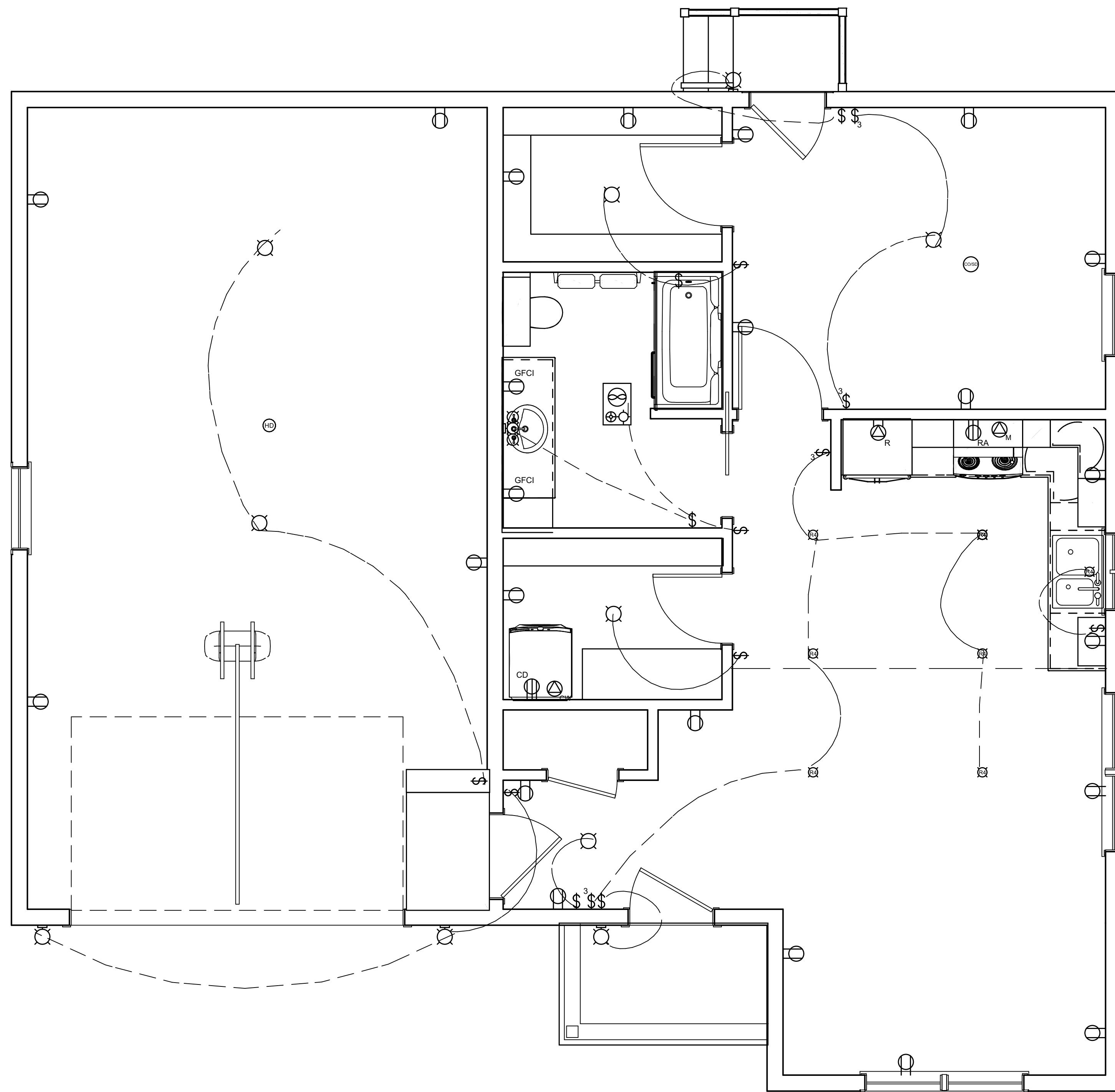
SHEET:

A-7



ELECTRICAL - DATA - AUDIO LEGEND

SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel



Electrical Plan View

ELECTRICAL, DATA, & AUDIO NOTES:
HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

- ELECTRICAL NOTES:**
1. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
 2. PROVIDE ONE SMOKE DETECTOR/CO DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
 3. CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
 4. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
 5. FIXTURES TO BE SELECTED BY HOME OWNER.

- AUDIO:**
1. LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR;
 2. AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER;
 3. LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA / CABLE PANEL SIMILAR TO "ON Q". SYSTEM TO BE APPROVED BY HOME OWNER.

DATA / CABLE:
LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY HOME OWNER.

ROOM NAME	NUMBER	PERSPECTIVE	FLOOR	ATTACHED TO	DESCRIPTION
BATH	E01		1	1	CEILING EXHAUST (LIGHT, HEAT LAMP)
BEDROOM	E02		1	1	CEILING CONTEMPORARY FLUSH
BATH	E03		1	1	WALL SCONCE
KITCHEN	E04		1	1	WALL REFRIGERATOR, HW
BATH	E05		2	1	WALL SINGLE POLE
BEDROOM	E06		2	1	WALL THREE WAY
KITCHEN	E07		1	1	FLOOR MICROWAVE
BEDROOM	E08		5	1	WALL DUPLEX
KITCHEN	E09		1	1	WALL ELECTRIC RANGE
GARAGE	E10		2	1	CEILING BARE BULB
KITCHEN	E11		8	1	CEILING RECESSED DOWN LIGHT 4
BEDROOM	E12		1	1	CEILING CO/SMOKE DETECTOR
GARAGE	E13		1	1	CEILING HEAT DETECTOR
	E14		3	1	WALL ALIGNER WALL SCONCE
BEDROOM	E15		2	1	WALL SINGLE POLE
GLOSET	E16		1	1	CEILING CONTEMPORARY FLUSH
GLOSET	E17		2	1	WALL DUPLEX
GARAGE	E18		4	1	WALL DUPLEX
GARAGE	E19		1	1	WALL SINGLE POLE
LAUNDRY / PANTRY	E20		1	1	CEILING CONTEMPORARY FLUSH
LAUNDRY / PANTRY	E21		1	1	WALL DUPLEX
LIVING	E22		1	1	CEILING CONTEMPORARY FLUSH
KITCHEN	E23		2	1	WALL DUPLEX
KITCHEN	E24		3	1	WALL SINGLE POLE
KITCHEN	E25		1	1	WALL THREE WAY
PORCH	E26		1	1	WALL ALIGNER WALL SCONCE

Electrical

REVISION TABLE	DESCRIPTION
NUMBER	DATE

Terri Paquin

Electrical

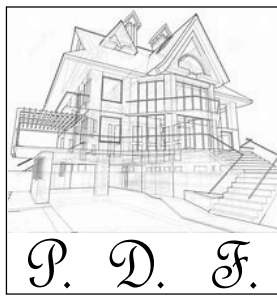
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SHEET:

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REVISION TABLE	
NUMBER	DATE / REVISION BY / DESCRIPTION

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Window & Door / 3-d Views

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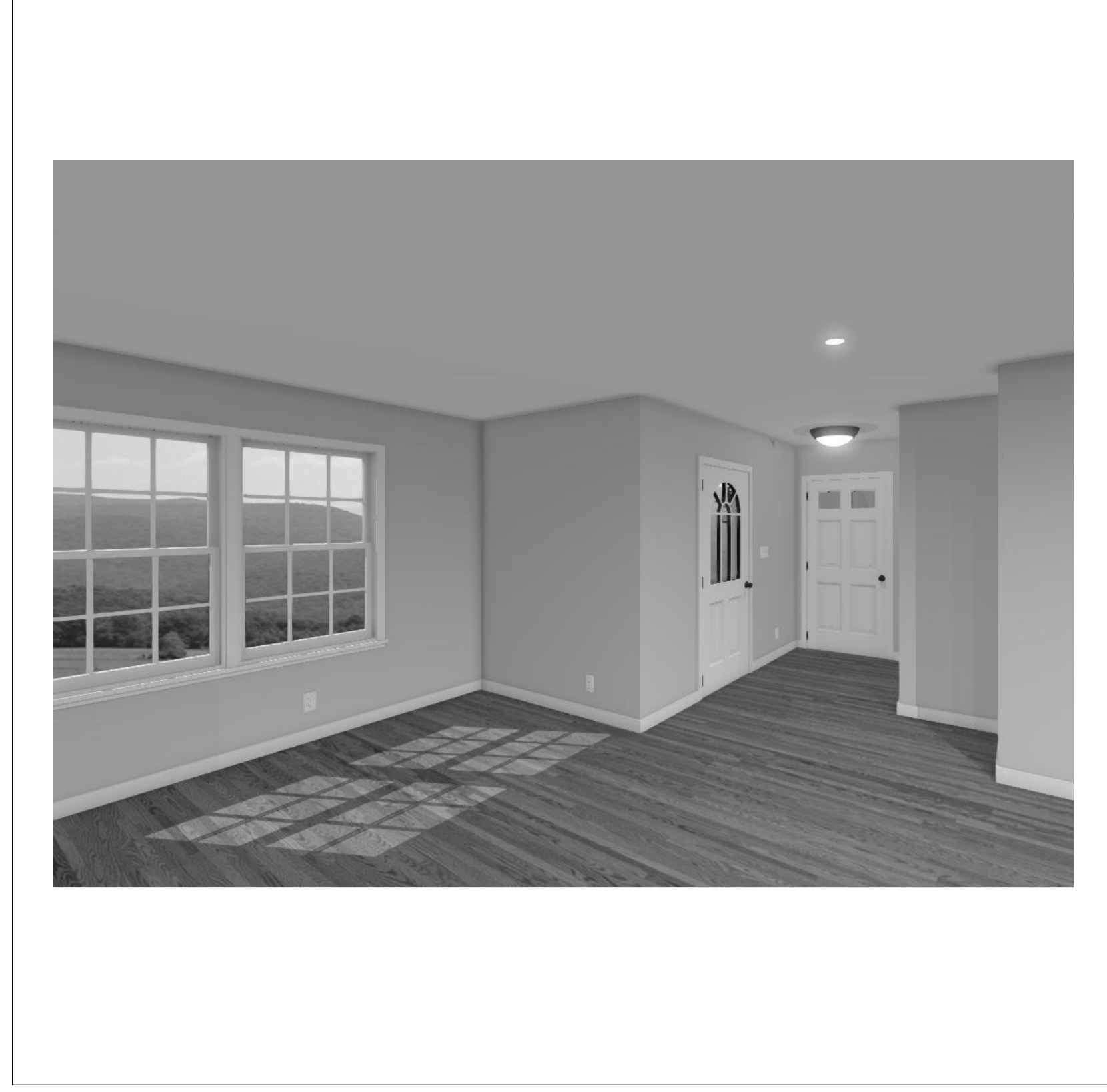
SHEET:

A-9

WINDOW SCHEDULE									
ROOM NAME	NUMBER	LABEL	3D PERSPECTIVE	QTY	SIZE	WIDTH	HEIGHT	EGRESS	DESCRIPTION
KITCHEN	W01	21030DC		1	21030DC	33 1/2"	36"		DOUBLE CASEMENT-LHL/RHR
GARAGE	W02	3049DH		1	3049DH	36"	57"		DOUBLE HUNG
BEDROOM	W03	3049DH		1	3049DH	36"	57"	YES	DOUBLE HUNG
LIVING	W04	5949MU		2	5949	69"	57"		MULLED UNIT
BASEMENT	W05	2613LS		2	2613LS	30"	15"		LEFT SLIDING



Kitchen



Living Room

DOOR SCHEDULE											
ROOM NAME	NUMBER	3D PERSPECTIVE	LABEL	QTY	FLOOR SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	THICKNESS	FIRE
GARAGE	D01		12070	1	12070	144"	84"		GARAGE-GARAGE DOOR CHD05	1 3/4"	
LAUNDRY / PANTRY/KITCHEN	D02		2668	1	2668 R IN	30"	80"		HINGED-DOOR P04	1 3/8"	
BASEMENT	D03		3068	1	3068 R EX	36"	80"		EXT. HINGED-DOOR E23	1 3/4"	
BATH/KITCHEN	D04		3068	1	3068 R	36"	80"		POCKET-DOOR P04	1 3/8"	
LIVING/GARAGE	D05		3068	1	3068 R EX	36"	80"		EXT. HINGED-DOOR E23	1 3/8"	YES
CLOSET/BEDROOM	D06		3068	1	3068 R IN	35 9/16"	80"		HINGED-DOOR P04	1 3/8"	
BEDROOM/KITCHEN	D07		3068	1	3068 L IN	36"	80"		HINGED-DOOR P04	1 3/8"	
LIVING/CLOSET	D08		2668	1	2668 R IN	30"	80"		HINGED-DOOR P04	1 3/8"	
LIVING/PORCH	D09		3068	1	3068 R EX	36"	80"		EXT. HINGED-DOOR E11.2	1 3/8"	
BEDROOM	D10		2868	1	2868 R EX	32"	80"		EXT. HINGED-DOOR E02	1 3/4"	

doors



Bath



Bath