GENERAL NOTES:

WORK
A. 1.1 OWNERS agree that said plans are conceptual and provisional only and may be subject to approval of execution by a General Contractor, Engineer, other professionals and/or subject to approval and permits by OWNER'S local city/town agencies.OWNER understands that Plans are subject to change as work progresses and Designs by SPB is not liable for pre-existing, unknown or unanticipated issues related to construction and/or execution of the Plans. Designs by SPB is not liable for any cost related to such matters and/or changes to execution of Plans or construction.

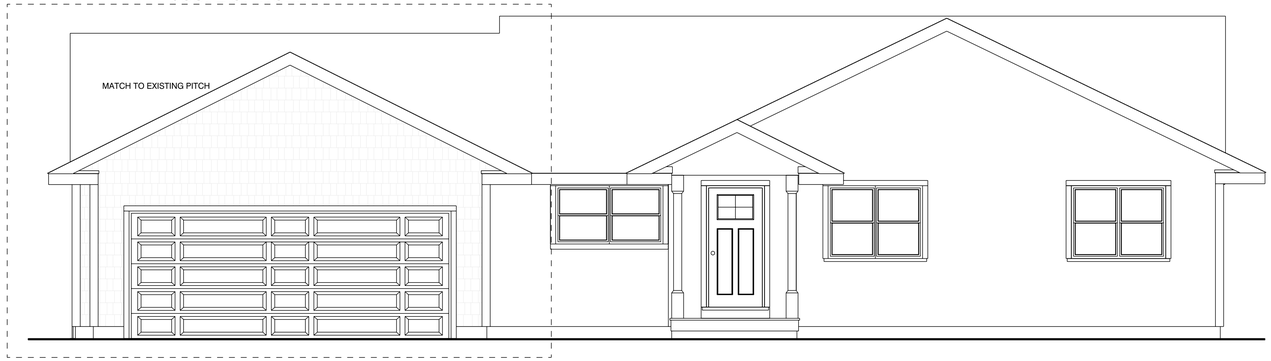
1.2 OWNERS further understand that Designs by SPB is a design specialist and is not a registered architect. OWNERS agree to have all Plans reviewed and apporved by OWNER or its agent or general contractor or construction contractor prior to performance of construction. Designs by SPB shall not be liable for costs should the scope of work, construction or Plans require changes, revisions, or amendments. Designs by SPB strongly recommends that Plans used by OWNERS in conjuction with professionals, including but not limited to, licensed construction professionals, general contractor, and engineer. Should OWNER fail to use Plans in conjunction with the recommended professionals, oWNER undrstands and assumes all risk regarding the execution of such Plans.

CHANGE ORDERS
2.1 All changes and deviations in the Plans, including cost, credit or debt, must be set forth in a Change Order agreed upon and signed by the OWNERS and Designs by SPB (hereinafter called "Change Order"). A Change Order concerning any portion of the Plan must be in advance of the performance of that specific portion of the work and at the OWNERS expense, if any, shall be paid at the time the Change Order is signed by all parties.
2.2 OWNERS understand that additional expenses may be incurred in excess of the amount of the estimated original cost due to hidden or unknown contingencies, changes, permits, or the like that may occurduring the process, preparation and/or performance of construction. In the event that such hidden, unknown contingencies or changes shall arise reqiuring revised Plans or design changes, Designs by SPB and OWNERS shall execute a Change Order with respect to the same in advance of the performance of work by Designs by SPB.

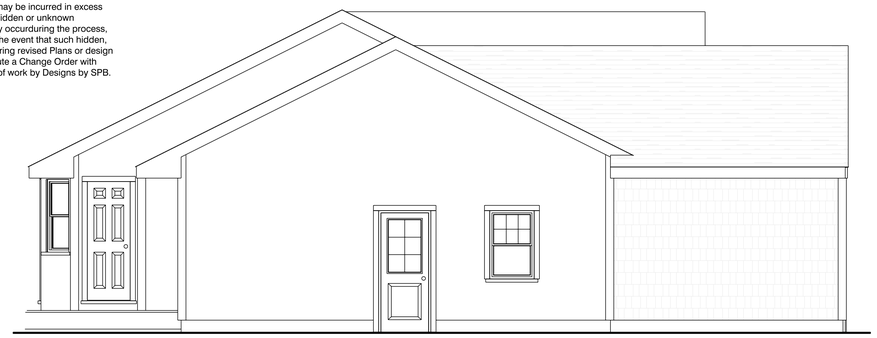
REFER TO 2015 IRC
& 9TH EDITION MASSACHUSETTS CODE

REFER TO WFCM 110 MPH
EXPOSURE B WIND ZONE GUIDE

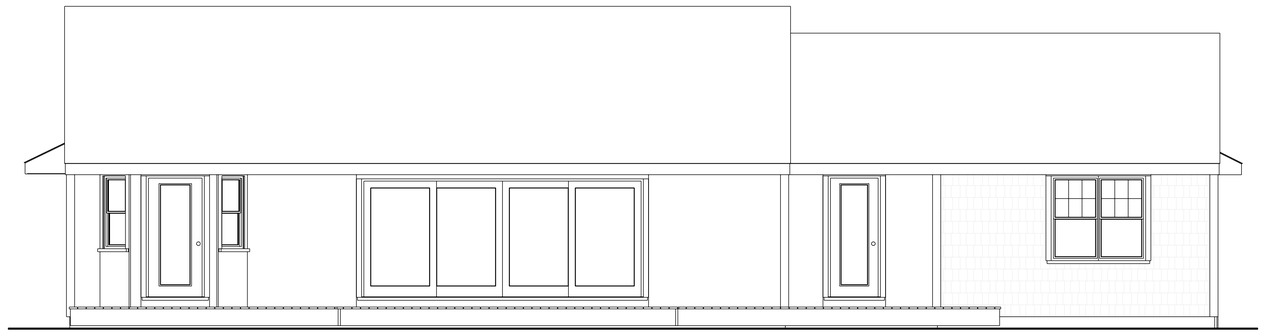
SCOPE OF WORK



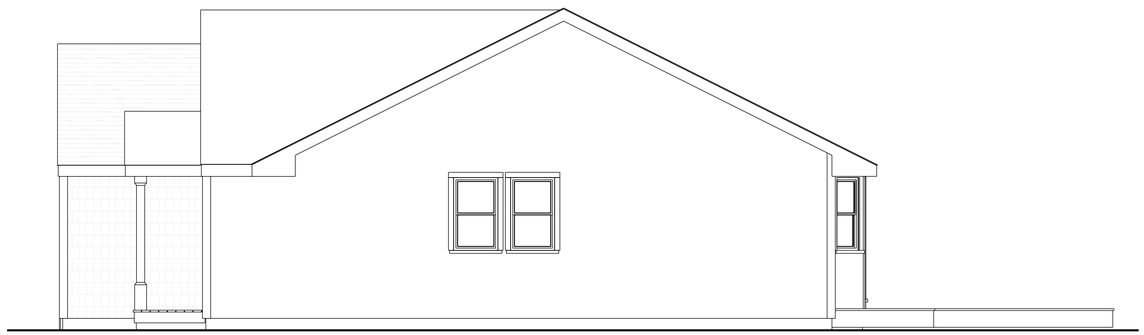
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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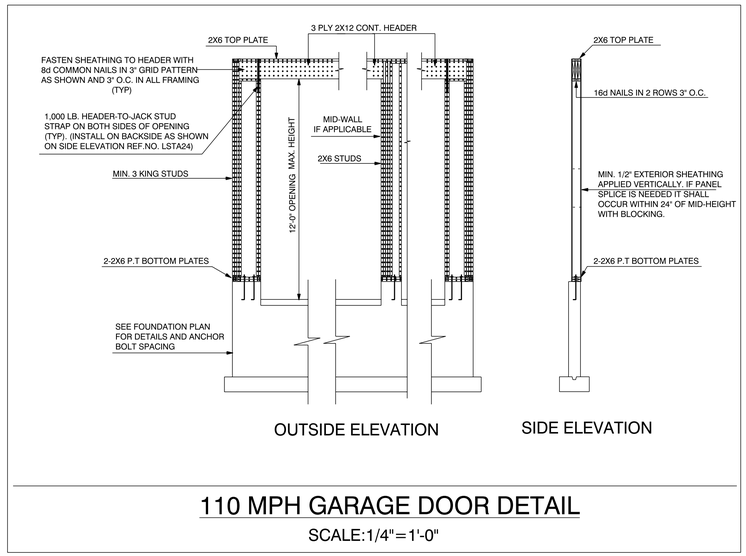
CUSTOM ADDITION DESIGN
REISNER RESIDENCE
10 PINE TREE LANE
ONSET, MA

PLAN DATE: 11-19-20
DRAWN BY: SPB

REVISIONS:

SCALE: 1/4"=1'-0"
UNLESS NOTED

A1



110 MPH GARAGE DOOR DETAIL

SCALE:1/4"=1'-0"

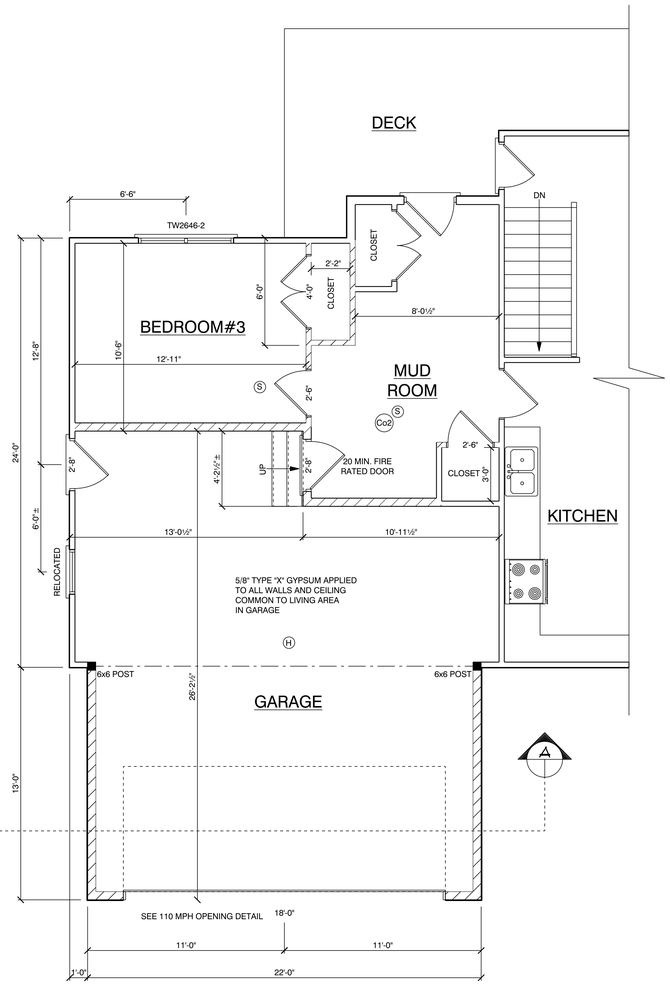
= EXISTING WALL W/ SIDING

= EXISTING PARTITION WALL

= NEW 2X6 GARAGE WALL

= NEW 2X4 PARTITION WALL

= NEW 2X6 EXTERIOR WALL W/ SIDING



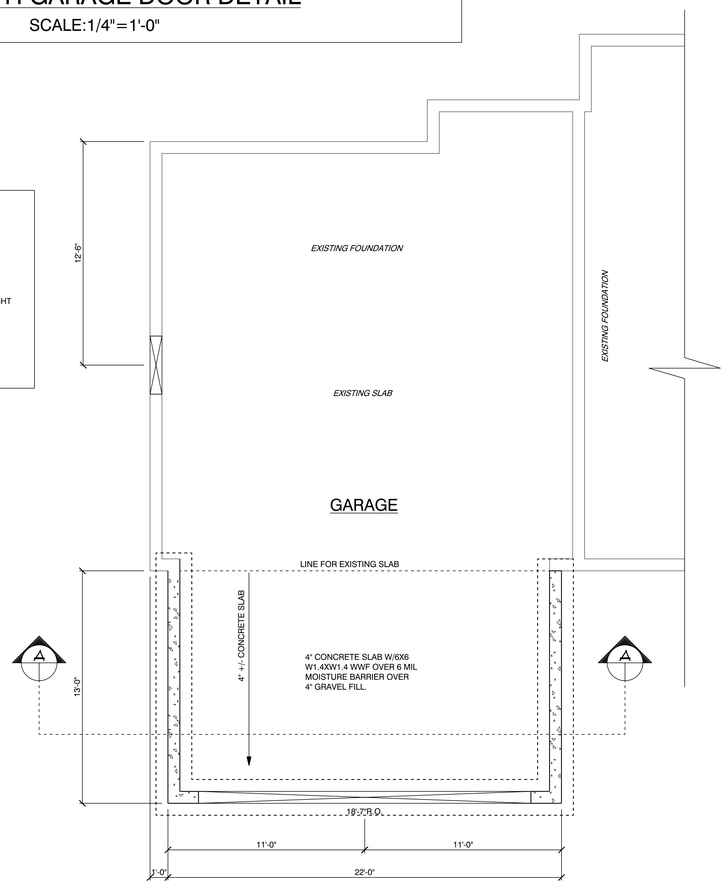
PROPOSED FIRST FLOOR PLAN

NOTE: ALL EXISTING AND PROPOSED DIMENSIONS TO BE FIELD VERIFIED.

= EXISTING FOUNDATION

= 8'X7'-10" CONCRETE WALL W/20"X10" CONT. CONC. FOOTING
FIELD VERIFY FOUNDATION HEIGHT

ANCHOR BOLTS TO BE 5/8" AT 51" MAX. SPACING.
BOLT EMBEDMENT TO BE 7" MINIMUM.
WASHERS TO BE 3"X3"X1/4" THICK.
BOLTS TO BE 6"-12" FROM END OF PLATES



PROPOSED FOUNDATION PLAN

NOTE: ALL EXISTING AND PROPOSED DIMENSIONS TO BE FIELD VERIFIED.

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UNLESS NOTED

A2

FRAMING NOTES

FLOOR BRACING
BLOCKING & CONNECTIONS SHALL BE PROVIDED AT PANEL
EDGES PERPENDICULAR TO FLOOR FRAMING MEMBERS
IN THE FIRST TWO TRUSS OR JOIST SPACES AND SHALL
BE SPACED AT A MAXIMUM 4 FEETON CENTER. NAILING
REQUIREMENTS ARE: BLOCKING TO JOIST--2-8d FOR
COMMON NAILS & AT EACH END.
FOR FURTHER INFORMATION REFER TO PG.7 TABLE 2
OF THE WFCM 110 MPH EXPOSURE B WIND ZONE (GUIIDE).

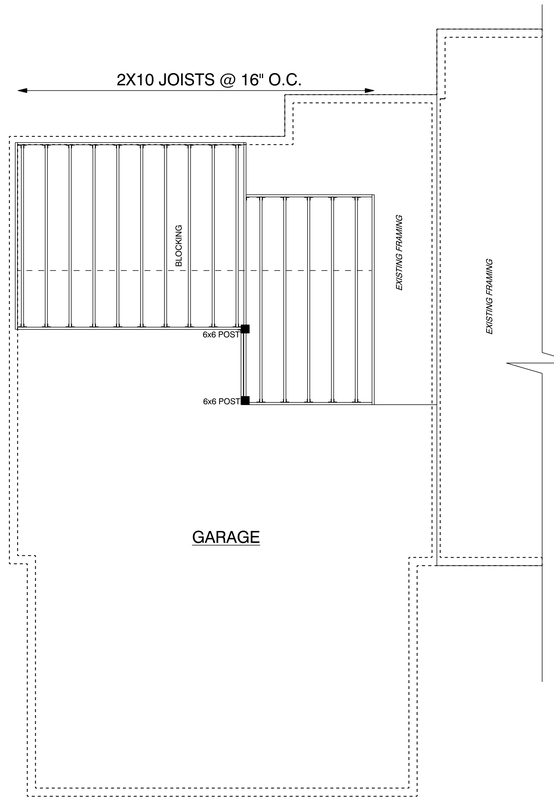
FLOOR SHEATHING FASTENING
NAILING REQUIREMENTS ARE: 3/4" T&G CDX PLYWOOD OR EQUAL.
NAILING TO BE 8d FOR COMMON NAILS WITH SPACING AT 6" EDGE/12" FIELD.
FURTHER INFORMATION REFER TO PG.7 TABLE 2
OF THE WFCM 110 MPH EXPOSURE B WIND ZONE (GUIIDE).

WALLS
LOAD BEARING WALLS TO HAVE A MAXIMUM HEIGHT OF 10'-0"
NON-LOAD BEARING WALLS TO HAVE A MAXIMUM HEIGHT OF 20'-0"
WALL SPACING TO BE 2X4 @ 16" O.C.
WALL AT GARAGE DOORS TO 2X6 @ 16" O.C.

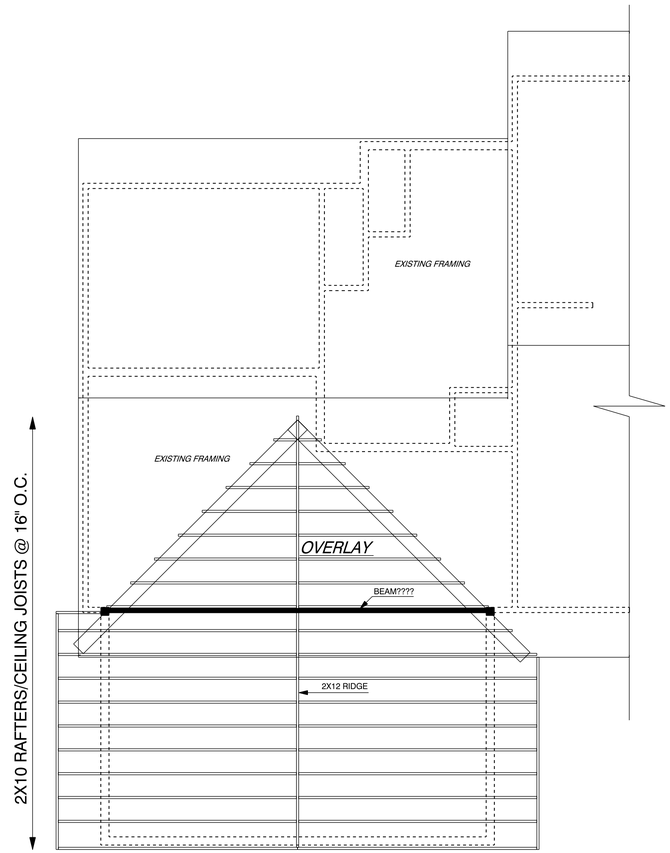
EXTERIOR WALLS
WOOD STUDS: LOAD BEARING WALLS TO HAVE A MAXIMUM HEIGHT OF 9'-9"
NON-LOAD BEARING WALLS TO HAVE A MAXIMUM HEIGHT OF 9'-9"
WALL SPACING TO BE 2X4 @ 16" O.C.
WALL AT GARAGE DOORS TO 2X6 @ 16" O.C.
STUDS IN GABLE END WALLS: ADJACENT TO CATHEDRAL CEILINGS
SHALL BE CONTINUOUS FROM THE CEILING DIAPHRAM OR TO THE ROOF DIAPHRAM.
DOUBLE TOP PLATE: SPLICE LENGTH = 4FT. MINIMUM WITH 14- 16d COMMON
NAILS EACH SIDE OF SPLICE.
WALL OPENINGS: HEADERS TO BE 2X10 WITH 3- FULL HEIGHT STUDS (UNLESS NOTED).
EXTERIOR WALL SHEATHING: SHEATHING TYPE TO BE 1/2" NAILED 4" O.C. EDGES/12" O.C.
IN FIELD. SHEATHING (FULL SHEETS)TO SPAN FROM RIM JOISTS/BOTTOM PLATE TO TOP PLATE.

ROOFS
ROOF OVERHANGS TO BE 1'-0" OR LESS.
HURRICANE TIES TO BE SIMPSON H2.5A.
RIDGE STRAP CONNECTION TO BE SIMPSON LSTA15
1/2" CDX PLYWOOD FASTENED WITH 8d COMMON NAILS @ 6" EDGE- 6" FIELD.
GABLE END WALL RAKE W/LOOKOUT BLOCKS TO BE 8d COMMOM NAILS
@ 4" EDGE-4" FIELD.
BLOCKING TO BE PROVIDED IN FIRST TO RAFTERS/ ROOF TRUSSES @ 4'-0" O.C..

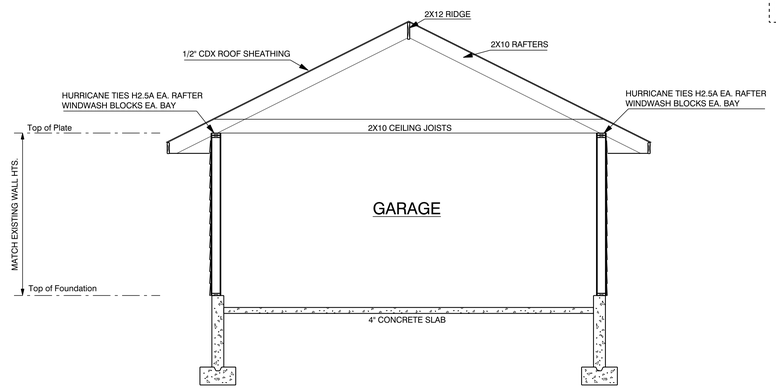
NOTE: THIS CHECKLIST SHALL BE MET IN IT'S ENTIRETY. IF THE CHECKLIST IS MET IN IT'S ENTIRETY THEN THE FOLLOWING METAL STRAPS AND HOLD DOWNS ARE NOT REQUIRED PER THE WFCM 110 MPH GUIDE:
A. STEEL STRAPS PER FIGURE 5
B. 20 GAUGE STRAPS PER FIGURE 11
C. UPLIFT STRAPS PER FIGURE 14
D. ALL STRAPS PER FIGURE 17
E. CORNER STUD HOLD DOWNS PER FIGURES 18A AND 18B



PROPOSED FIRST FLOOR PLAN



PROPOSED ROOF FRAMING PLAN



SECTION A

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CUSTOM ADDITION DESIGN
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10 PINE TREE LANE
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PLAN DATE: 11-19-20
DRAWN BY: SPB

REVISIONS:

SCALE: 1/4"=1'-0"
UNLESS NOTED

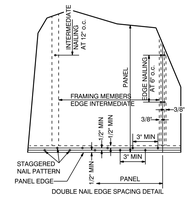
S1

AWC Guide to Wood Construction in High Wind Areas: 110 mph Wind Zone
Massachusetts Checklist for Compliance (780 CMR 5301.2.1.1)[1]

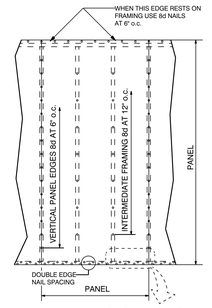
		☑ Check Compliance
1.1 SCOPE		
Wind Speed (3-sec. gust)	110 mph	✓
Wind Exposure Category	B	✓
1.2 APPLICABILITY		
Number of Stories (a roof which exceeds 8 in 12 slope shall be considered a story)	1 stories ≤ 2 stories	✓
Roof Pitch (Fig 2)	6 ≤ 12:12	✓
Mean Roof Height (Fig 2)	13 ft ≤ 33'	✓
Building Width, W (Fig 3)	13 ft ≤ 80'	✓
Building Length, L (Fig 3)	22 ft ≤ 80'	✓
Building Aspect Ratio (L/W) (Fig 4)	1.75 ≤ 3:1	✓
Nominal Height of Tallest Opening[2] (Fig 4)	____ ≤ 6'8"	✓
1.3 FRAMING CONNECTIONS		
General compliance with framing connections ... (Table 2)		✓
2.1 FOUNDATION		
Foundation Walls meeting requirements of 780 CMR 5404.1		
Concrete		✓
Concrete Masonry		___
2.2 ANCHORAGE TO FOUNDATION[3,5]		
⅝" Anchor Bolts imbedded or ⅝" Proprietary Mechanical Anchors as an alternative in concrete only		
Bolt Spacing – general (Table 4)	51 in.	✓
Bolt Spacing from end/joint of plate (Fig 5)	6" in. ≤ 6" – 12"	✓
Bolt Embedment – concrete (Fig 5)	7" in. ≥ 7"	✓
Bolt Embedment – masonry (Fig 5)	____ in. ≥ 15"	___
Plate Washer (Fig 5)	≥ 3" x 3" x ¼"	✓
3.1 FLOORS		
Floor framing member spans checked (per 780 CMR 55.00)		✓
Maximum Floor Opening Dimension (Fig 6)	12 ft ≤ 12'	✓
Full Height Wall Studs at Floor Openings less than 2' from Exterior Wall (Fig 6)		✓
Maximum Floor Joist Setbacks		
Supporting Loadbearing Walls or Shearwall (Fig 7)	___ ft ≤ d	___
Maximum Cantilevered Floor Joists		
Supporting Loadbearing Walls or Shearwall (Fig 8)	___ ft ≤ d	___
Floor Bracing at Endwalls (Fig 9)		✓
Floor Sheathing Type (per 780 CMR 55.00)		✓
Floor Sheathing Thickness (per 780 CMR 55.00)	___ in.	✓
Floor Sheathing Fastening (Table 2) 8d nails at 6 in edge / 12 in field		___
4.1 WALLS		
Wall Height		
Loadbearing walls (Fig 10 and Table 5)	8'-0" ft ≤ 10'	✓
Non-Loadbearing walls (Fig 10 and Table 5)	8'-0" ft ≤ 20'	✓
Wall Stud Spacing (Fig 10 and Table 5)	16 in. ≤ 24" o.c.	✓
Wall Story Offsets (Figs 7 & 8)	___ ft ≤ d	___
4.2 EXTERIOR WALLS[5]		
Wood Studs		
Loadbearing walls (Table 5)	2x 6 - 8 ft 0 in.	✓
Non-Loadbearing walls (Table 5)	2x 6 - 8 ft 0 in.	___
Gable End Wall Bracing[1]		
Full Height Endwall Studs (Fig 10)		___
WSP Attic Floor Length (Fig 11)	ft ≥ W/3	___
Gypsum Ceiling Length (if WSP not used) (Fig 11)	___ ft ≥ 0.9W	___
and 2 x 4 Continuous Lateral Brace @ 6 ft. o.c. .. (Fig 11)		___
or 1 x 3 ceiling furring strips @ 16" spacing min. with 2 x 4 blocking @ 4 ft. spacing in end joist or truss bays		✓
Double Top Plate		
Splice Length (Fig 13 and Table 6)	4 ft	✓
Splice Connection (no. of 16d common nails)(Table 6)	14	✓

Loadbearing Wall Connections		
Lateral (no. of 16d common nails) (Tables 7)	2	✓
Non-Loadbearing Wall Connections		
Lateral (no. of 16d common nails) (Table 8)	2	✓
Load Bearing Wall Openings (record largest opening but check all openings for compliance to Table 9)		
Header Spans (Table 9)	6 ft 0 in. ≤ 11'	✓
Sill Plate Spans (Table 9)	6 ft 0 in. ≤ 11'	✓
Full Height Studs (no. of studs) (Table 9)	3	✓
Non-Load Bearing Wall Openings (record largest opening but check all openings for compliance to Table 9)		
Header Spans (Table 9)	12 ft 0 in. ≤ 12'	✓
Sill Plate Spans (Table 9)	6 ft 0 in. ≤ 12"	✓
Full Height Studs (no. of studs) (Table 9)	3	✓
Exterior Wall Sheathing to Resist Uplift and Shear Simultaneously[4]		
Minimum Building Dimension, W		
Nominal Height of Tallest Opening[2]	≤ 6'8"	✓
Sheathing Type (note 4)	CDX/OSB	✓
Edge Nail Spacing (Table 10 or note 4 if less)	4 in.	✓
Field Nail Spacing (Table 10)	12 in.	✓
Shear Connection (no. of 16d common nails) (Table 10)	3	✓
Percent Full-Height Sheathing (Table 10)	75 %	✓
5% Additional Sheathing for Wall with Opening > 6'8" (Design Concepts)		___
Maximum Building Dimension, L		
Nominal Height of Tallest Opening[2]	≤ 6'8"	✓
Sheathing Type (note 4)	CDX/OSB	✓
Edge Nail Spacing (Table 11 or note 4 if less)	4 in.	✓
Field Nail Spacing (Table 11)	12 in.	✓
Shear Connection (no. of 16d common nails) (Table 11)	3	✓
Percent Full-Height Sheathing (Table 11)	33 %	✓
5% Additional Sheathing for Wall with Opening > 6'8" (Design Concepts)		___
Wall Cladding		
Rated for Wind Speed?		✓
5.1 ROOFS		
Roof framing member spans checked? (For Rafters use AWC Span Tool, see BBRS Website)		✓
Roof Overhang (Figure 19)	2 ft ≤ smaller of 2' or L/3	✓
Truss or Rafter Connections at Loadbearing Walls		
Proprietary Connectors		
Uplift (Table 12)	U= 269 plf	✓
Lateral (Table 12)	L= 176 plf	✓
Shear (Table 12)	S= 77 plf	✓
Ridge Strap Connections, if collar ties not used per page 21 (Table 13)	T= 207 plf	✓
Gable Rake Outlookers (Figure 20)	___ ft ≤ smaller of 2' or L/2	✓
Truss or Rafter Connections at Non-Loadbearing Walls		
Proprietary Connectors		
Uplift (Table 14)	U= 417lb.	✓
Lateral (no. of 16d common nails) (Table 14)	L= 148 lb.	✓
Roof Sheathing Type (per 780 CMR 58.00 and 59.00)		✓
Roof Sheathing Thickness	½ in. ≥ 7/16" WSP	✓
Roof Sheathing Fastening (Table 2)	8d	✓

Notes:
1. This checklist shall be met in its entirety, excluding the specific exception noted in 2, to comply with the requirements of 780 CMR 5301.2.1.1 Item 1. If the checklist is met in its entirety then the following metal straps and bold downs are not required per the WFCM 110 mph Guide:
   a. Steel Straps per Figure 5
   b. 20 Gage Straps per Figure 11
   c. Uplift Straps per Figure 14
   d. All Straps per Figure 17
   e. Corner Stud Hold Downs per Figure 18a and Figure 18b
2. Exception: Opening heights of up to 8 ft. shall be permitted when 5% is added to the percent full-height sheathing requirements shown in Tables 10 and 11.
3. The bottom sill plate in exterior walls shall be a minimum 2 in. nominal thickness pressure treated #3-grade.
4. a. From Tables 10 and 11 and location of wall sheathing and Building Aspect Ratio, determine Percent Full-Height Sheathing and Nail Spacing requirements

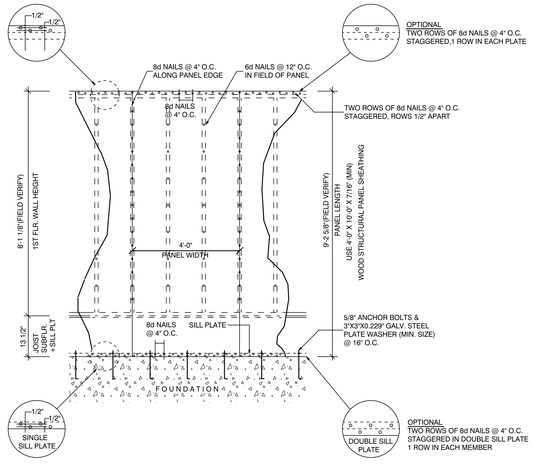


Detail
Vertical and Horizontal Nailing
for Panel Attachment

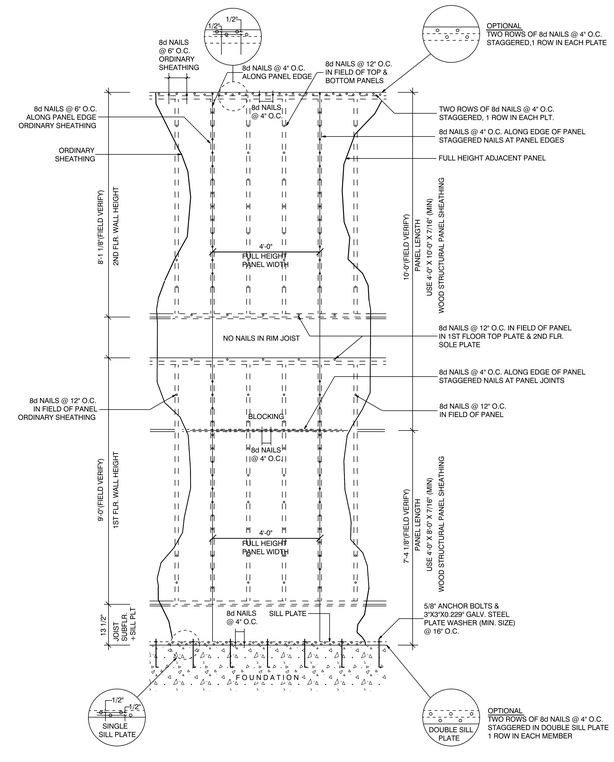


See Detail on Next Page

Vertical and Horizontal Nailing
for Panel Attachment



ONE-STORY WSP DETAIL FOR
COMBINED UPLIFT & SHEAR



TWO-STORY WSP DETAIL FOR
COMBINED UPLIFT & SHEAR

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