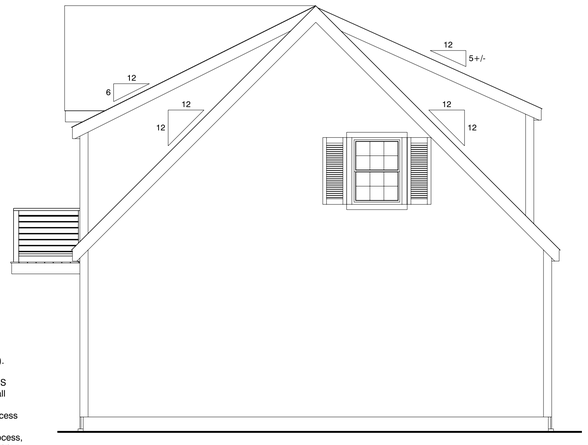
GENERAL NOTES:

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.

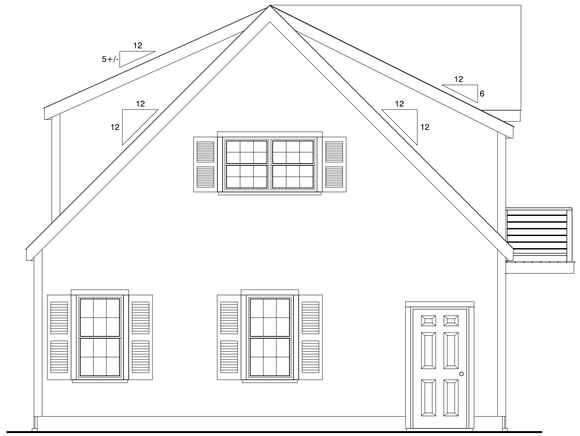
1.2 OWNERS further understand that Designs by SPB is a design specialist and is not a registered architect. OWNERS agree to have all Plans reviewed and apporved by OWNER or its agent or general contractor or construction contractor prior to performance of construction. Designs by SPB shall not be liable 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.

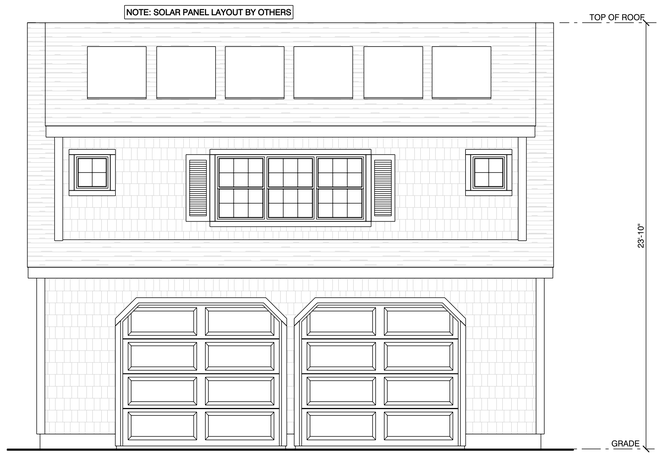
REFER TO 2015 IRC
& 9TH EDITION MASSACHUSETTS CODE



LEFT ELEVATION

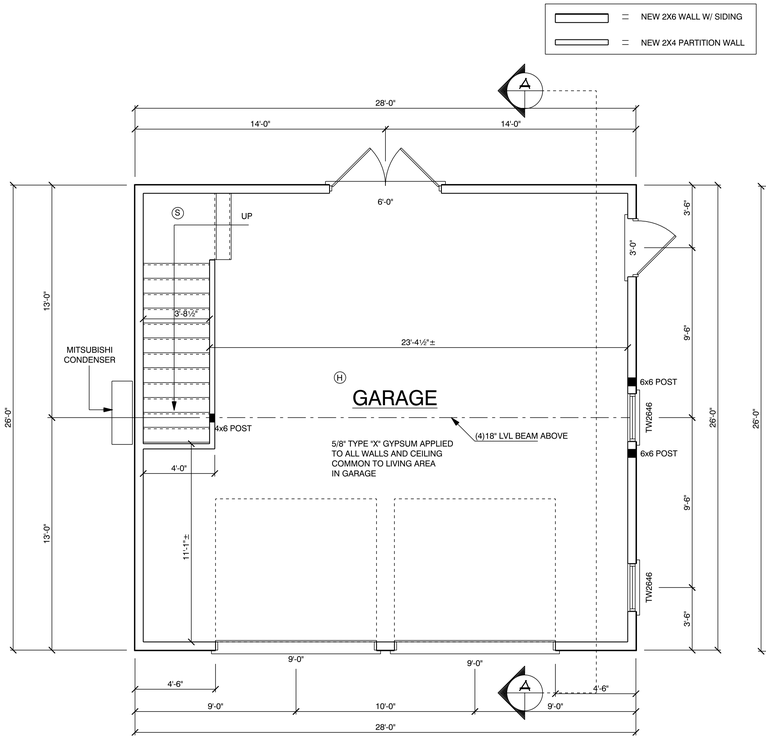


RIGHT ELEVATION



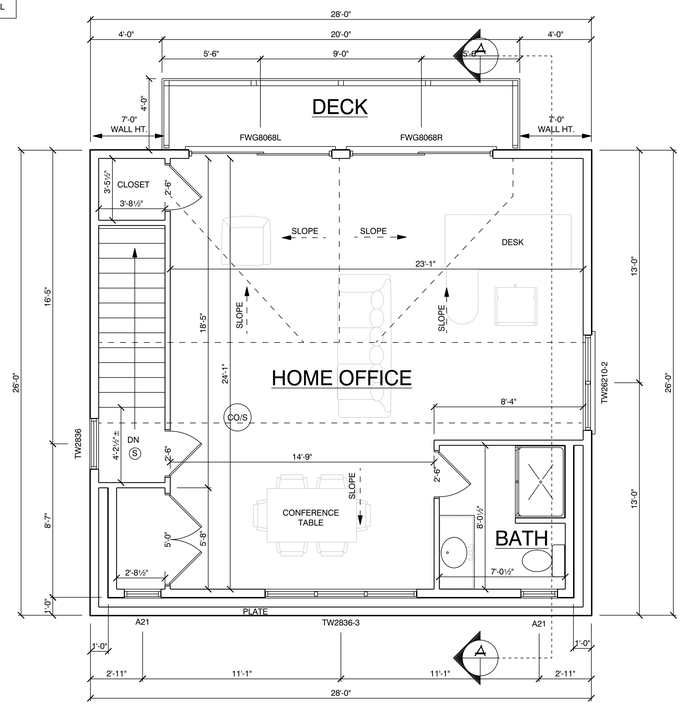
FRONT ELEVATION

NOTE: ALL TYPE/ SIZE OF SIDING,TRIM,& EXTERIOR DETAILS TO BE VERIFIED BY HOMEOWNER/CONTRACTOR



PROPOSED GARAGE LAYOUT

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



PROPOSED BONUS RM LAYOUT

REAR ELEVATION

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shawnspb@gmail.com
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CURREN RESIDENCE
GARAGE DESIGN
104 ROCKY POINT
BOURNE, MA.

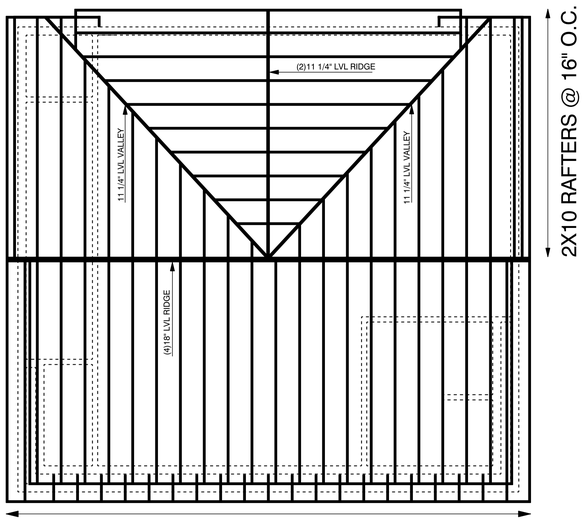
PLAN DATE: 7-20-2022

DRAWN BY: SPB

REVISIONS:

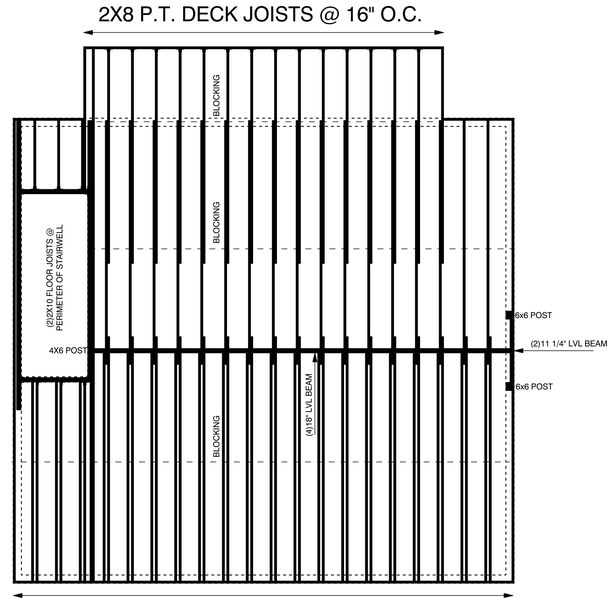
SCALE: 1/4"=1'-0"
UNLESS NOTED

A1



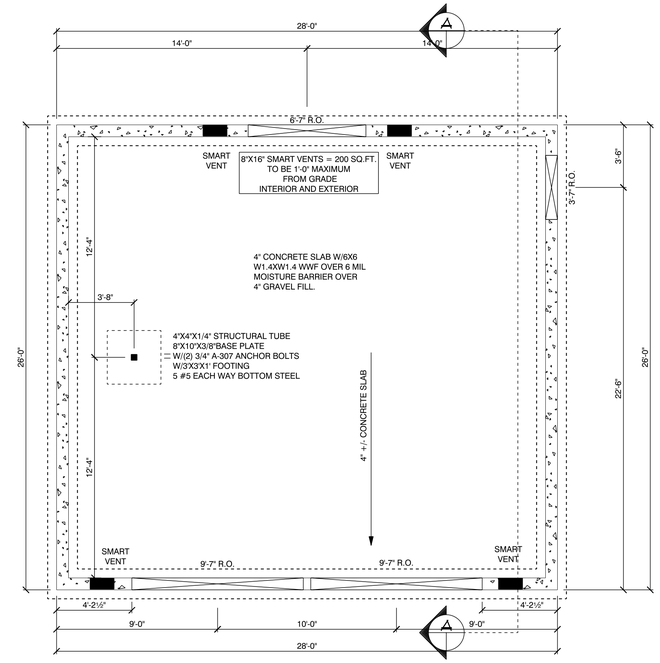
2X10 RAFTERS/CEILING JOISTS @ 16" O.C.

ROOF FRAMING PLAN

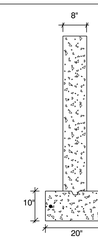


2X10 FLOOR JOISTS @ 16" O.C.
DOUBLE JOISTS @ FRONT SHED DORMER

SECOND FLOOR FRAMING PLAN

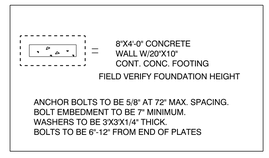


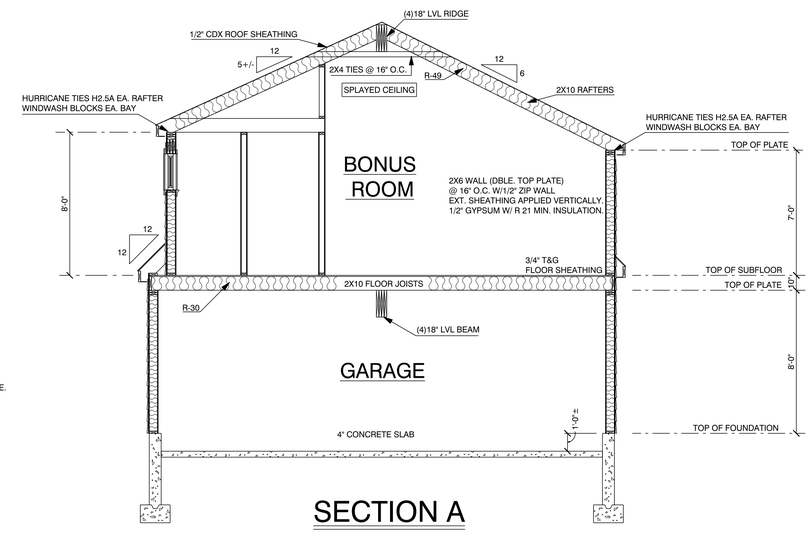
PROPOSED FOUNDATION PLAN



TYPICAL 4'-0" FOUNDATION WALL

SCALE: 1/2"=1'-0"





SECTION A

DESIGN LOADS

1. The various portions of the structure are designed to carry the following live loads in addition to specific machinery and equipment loads:
   Roof 21 psf based on a ground snow of 30 psf
   Floors 40 psf
   Corridors
2. Lateral loads:
   Wind Load: 15 psf based on wind velocity of 120 mph.
   Seismic Design Load:
   S~sMS~S=0.34, S~sDS~S=0.08, Site Class C, C~ss~S = 0.04
   V = 3kip

EXCAVATIONS, FOUNDATIONS AND BACKFILL

1. All footings shall be carried down to 4" into the undisturbed layer having a minimum bearing capacity of 2 ton per square foot, or shall bear on compacted fill as described in note 10 below.
2. Typical footing excavations will be inspected by the Architect before the footings are cast in order to confirm that the foundation material is adequate to sustain the design bearing pressure.
3. All exterior construction shall be carried down a minimum of 4 feet below finished exterior grade, or bear on ledge, unless otherwise shown on the drawings.

CONCRETE

1. All concrete shall conform to the Building Code Requirements for Reinforced Concrete (ACI 318), the Standard Specification for Structural Concrete in Buildings (ACI 301) and local building codes. All concrete work shall be as specified and recommended by ACI field reference manual SP-15.
2. All concrete shall have a minimum compressive strength of 3000 psi at 28 days.
3. Provide 6% air-entrainment for all concrete. (Optional addition) exposed to earth or weather.
4. All reinforcing bars shall be deformed bars conforming to requirements of ASTM Specification A615, Grade 60.

STRUCTURAL STEEL

1. Steel plates and angles shall conform to ASTM A36. Steel wide flange beams (and all other shapes not specifically addressed) shall conform to ASTM A992 (Fy= 50 ksi). Structural tubes shall conform to ASTM A500, Grade B (Fy= 46 ksi). Pipe shall conform to ASTM A53, Grade B or ASTM A501..

WOOD FRAMING

1. All wood construction shall conform to the requirements of the National Design Specification for Wood Construction by the National Forest Products Association and to local building codes.
2. All wood for framing shall be kiln-dried with a maximum moisture content of 19% at the time of dressing.
3. All wood members 2x4 and larger shall have the following minimum structural properties:
   Fb =875 psi
   Fv = 75 psi
   Fc = 875 psi
   E =1.4x10^6 psi
4. All wood stud bearing walls, exterior walls, and walls greater than 10 feet in height shall be 2x6 at 16" o/c. unless otherwise indicated. In all bearing walls provide a single bottom shoe, double top plate and solid wall bridging at a maximum vertical spacing of 48 inches.
5. All wall studs shall be located directly under floor joists. Provide double studs on each side of all openings, and additional jack studs to support header beams. Form corners with a minimum of three studs spiked together.
6. Continuity in framing shall be provided at all bearing walls in order to transfer the loads to the foundation or other framing. Full depth blocking shall be used in the floor framing under wood posts, bearing walls, and built-up studs to provide full bearing through framing. Double joists shall be used under all partitions running parallel to joist span.
7. All wood headers at bearing walls shall be a minimum of 3-2x8 unless otherwise shown on plans. Wood members used for headers or built-up beams shall not have checks or splits longer than the wide face width.
8. All member to member connections shall be made with joist or beam hangers, and sheet metal post bases and caps as appropriate. Joist hangers, framing clips and other hardware shall be manufactured by Simpson company or approved equal.
9. Refer to the Massachusetts State Building Code Nailing Schedule for nailing and bolting not otherwise specified on the drawings.
10. Do not notch the tops or bottoms of joists in the middle third of the span. Notches in the end thirds shall not exceed 1/6 of the joist depth. Holes drilled in joists shall not exceed 1/3 of the joist depth and shall not be located within 2" of the top or bottom of the joist.
11. Preservative pressure treat wood with Chromated copper arsenite, to a retention of 0.75 lb/cu.ft. for wood exposed to earth or weather, and 0.35 lb/cu.ft. for wood in contact with concrete, masonry or roofing.

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.

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.

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 2X6 @ 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 COMMON NAILS @ 4" EDGE-4" FIELD.
BLOCKING TO BE PROVIDED IN FIRST TO RAFTERS/ ROOF TRUSSES @ 4'-0" O.C..

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