



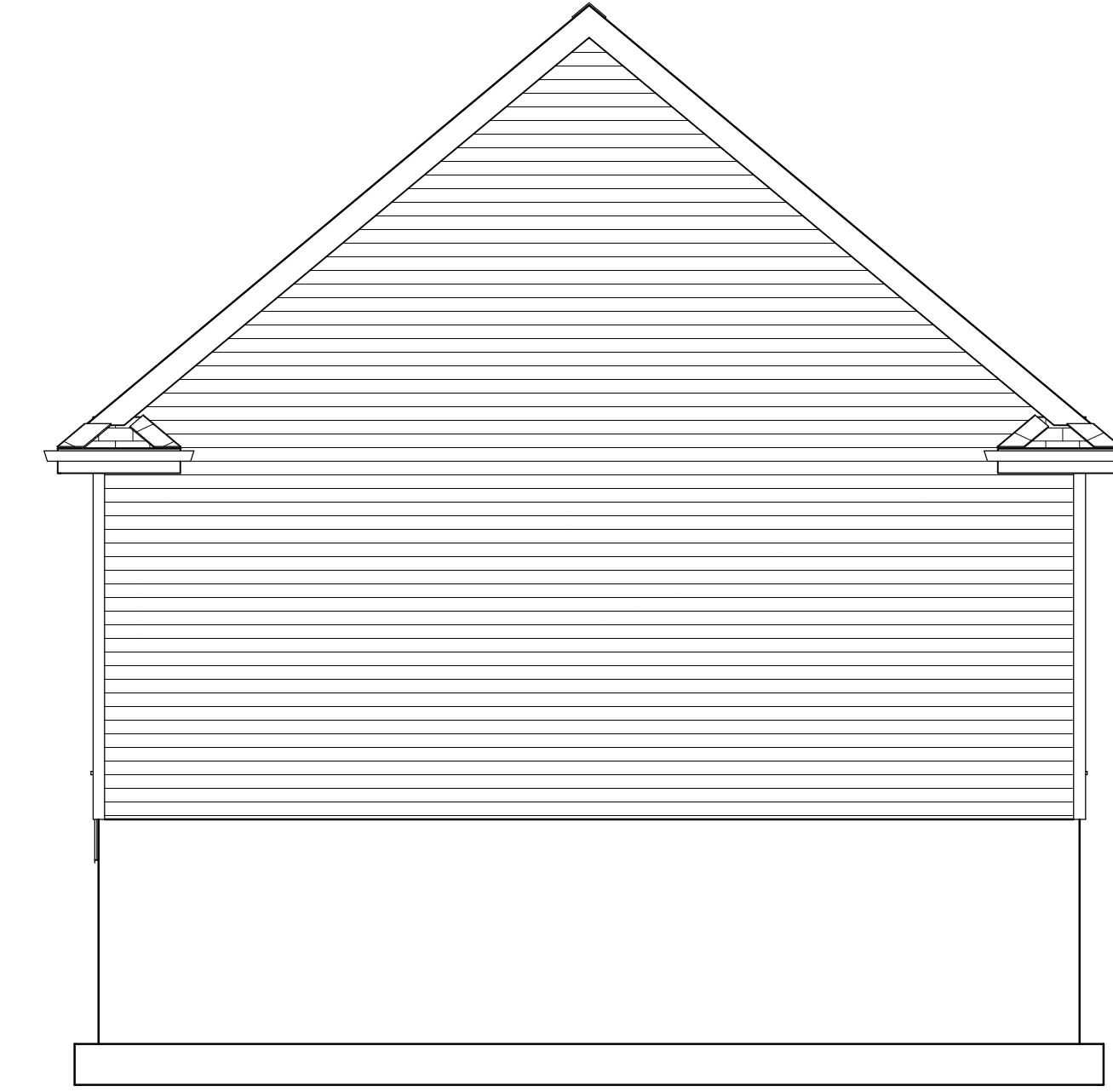
Front ELEVATION - NTS

New Vinyl siding and trim.
Gutters are shown but not required.
If desired they would be provided at additional cost.
If used, then downspouts to terminate and direct water away from the foundation will also be included.



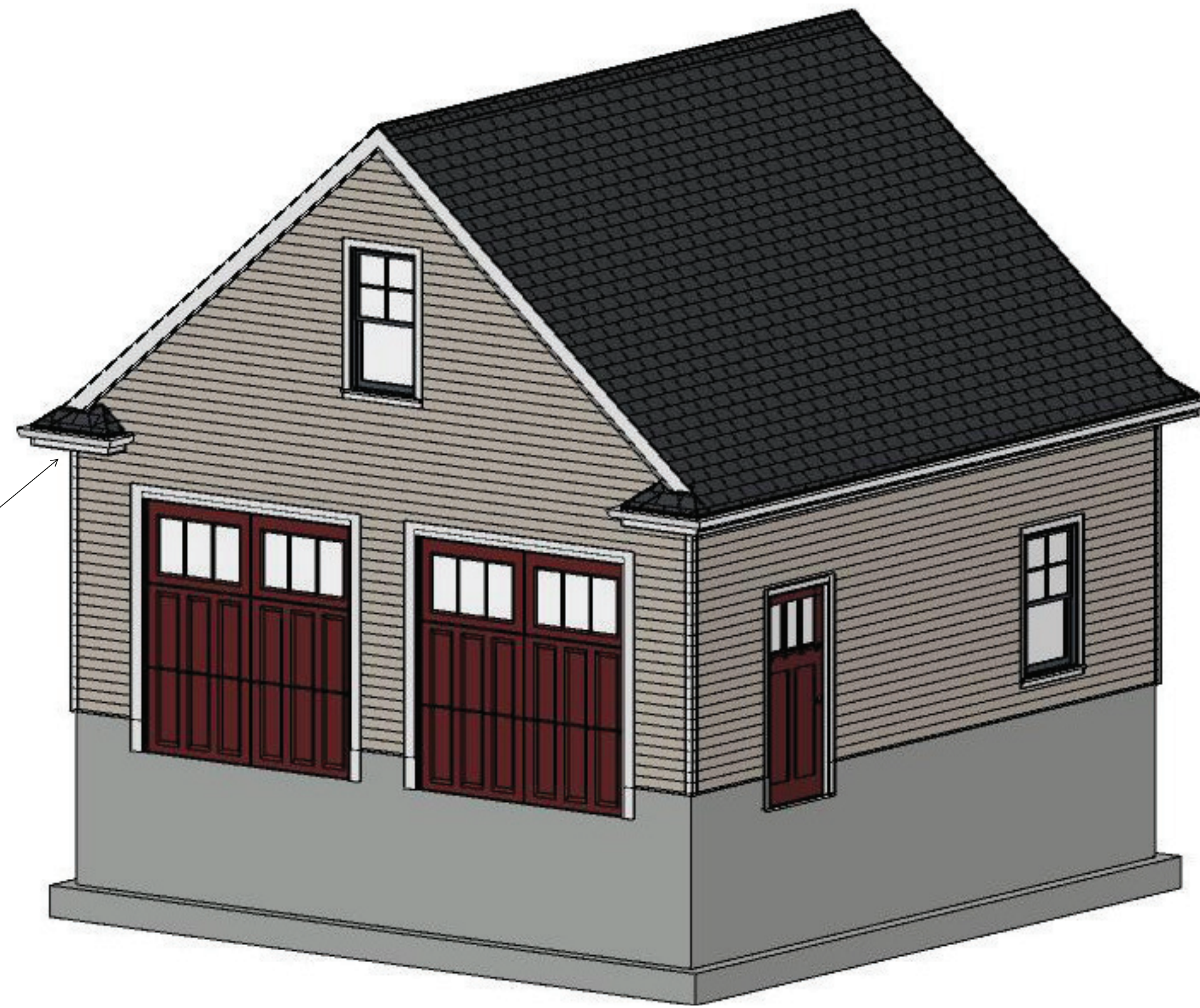
Right Side ELEVATION - NTS

New Vinyl siding and trim.
Gutters are shown but not required.
If desired they would be provided at additional cost.
If used, then downspouts to terminate and direct water away from the foundation will also be included.



Rear ELEVATION - NTS

New Vinyl siding and trim.
Gutters are shown but not required.
If desired they would be provided at additional cost.
If used, then downspouts to terminate and direct water away from the foundation will also be included.



Shown with optional roof returns.

Isometric view - NTS

New Vinyl siding and trim.
Gutters are shown but not required.
If desired they would be provided at additional cost.
If used, then downspouts to terminate and direct water away from the foundation will also be included.

TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY ¹	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ²	ICE BARRIER UNDERLAYMENT REQUIRED ³	FLOOD HAZARDS ⁴	AIR FREEZING INDEX	MEAN ANNUAL TEMP ⁵
	Speed ⁶ (mph)	Topographic effects ⁷	Special wind region ⁸	Wind-borne debris zone ⁹		Weathering ¹⁰	Frost line depth ¹¹	Termite ¹²					
50	124	NO	NO	NO	B	Severe	48"						

← Jurisdiction to fill in table.

- For SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s.
- Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The weathering column shall be filled in with the weathering index, "negligible," "moderate" or "severe" for concrete as determined from Figure R301.2(3). The grade of masonry units shall be determined from ASTM C34, C55, C62, C73, C90, C129, C145, C216 or C652.
 - The frost line depth may require deeper footings than indicated in Figure R403.1(1). The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.
 - The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.
 - The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2(4)A]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
 - The outdoor design dry-bulb temperature shall be selected from the columns of 97^{1/2}-percent values for winter from Appendix D of the *International Plumbing Code*. Deviations from the Appendix D temperatures shall be permitted to reflect local climates or local weather experience as determined by the building official.
 - The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.
 - The jurisdiction shall fill in this part of the table with (a) the date of the jurisdiction's entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas), (b) the date(s) of the Flood Insurance Study and (c) the panel numbers and dates of the currently effective FIRMs and FBFMs or other flood hazard map adopted by the authority having jurisdiction, as amended.
 - In accordance with Sections R905.1.2, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall fill in this part of the table with "NO."
 - The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99 percent) value on the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)."
 - The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)."
 - In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall indicate "NO" in this part of the table.
 - In accordance with Figure R301.2(4)A, where there is local historical data documenting unusual wind conditions, the jurisdiction shall fill in this part of the table with "YES" and identify any specific requirements. Otherwise, the jurisdiction shall indicate "NO" in this part of the table.
 - In accordance with Section R301.2.1.2.1, the jurisdiction shall indicate the wind-borne debris wind zone(s). Otherwise, the jurisdiction shall indicate "NO" in this part of the table.

All NEiW framing and construction to be in accordance with MA Code 780 CMR 9th Edition and IRC 2015 for 1 & 2 Family Residential Construction. While good faith effort has been made to incorporate as much of that information as practical in these documents, human error or omission is possible. It is the licensed builder's responsibility to review these documents prior to construction and to proceed in accordance with applicable codes.

Project Address:
Greendale LLC
44 Pine Point Road
Stow MA

DATE:

4/19/20

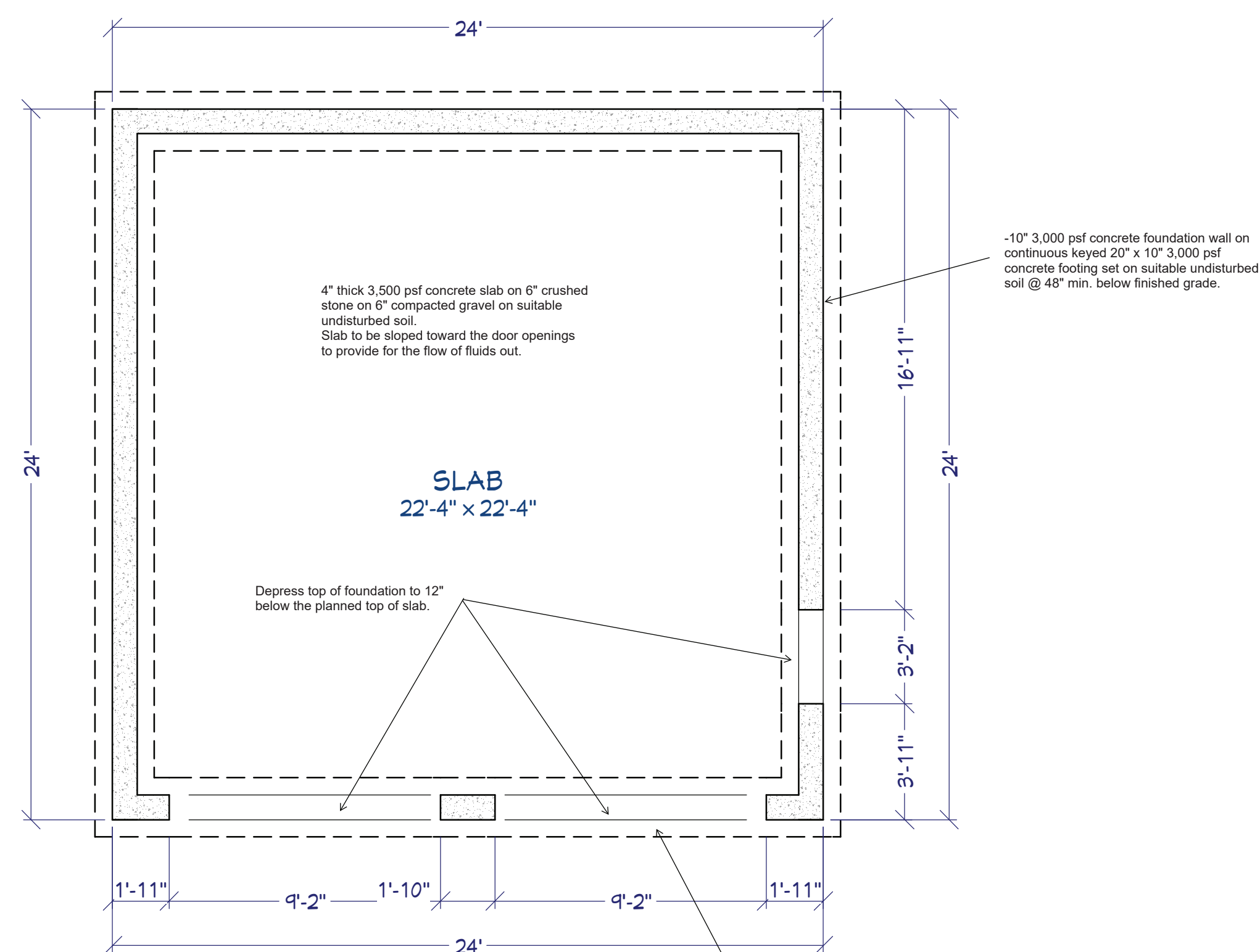
SCALE:

SHEET:

A-0

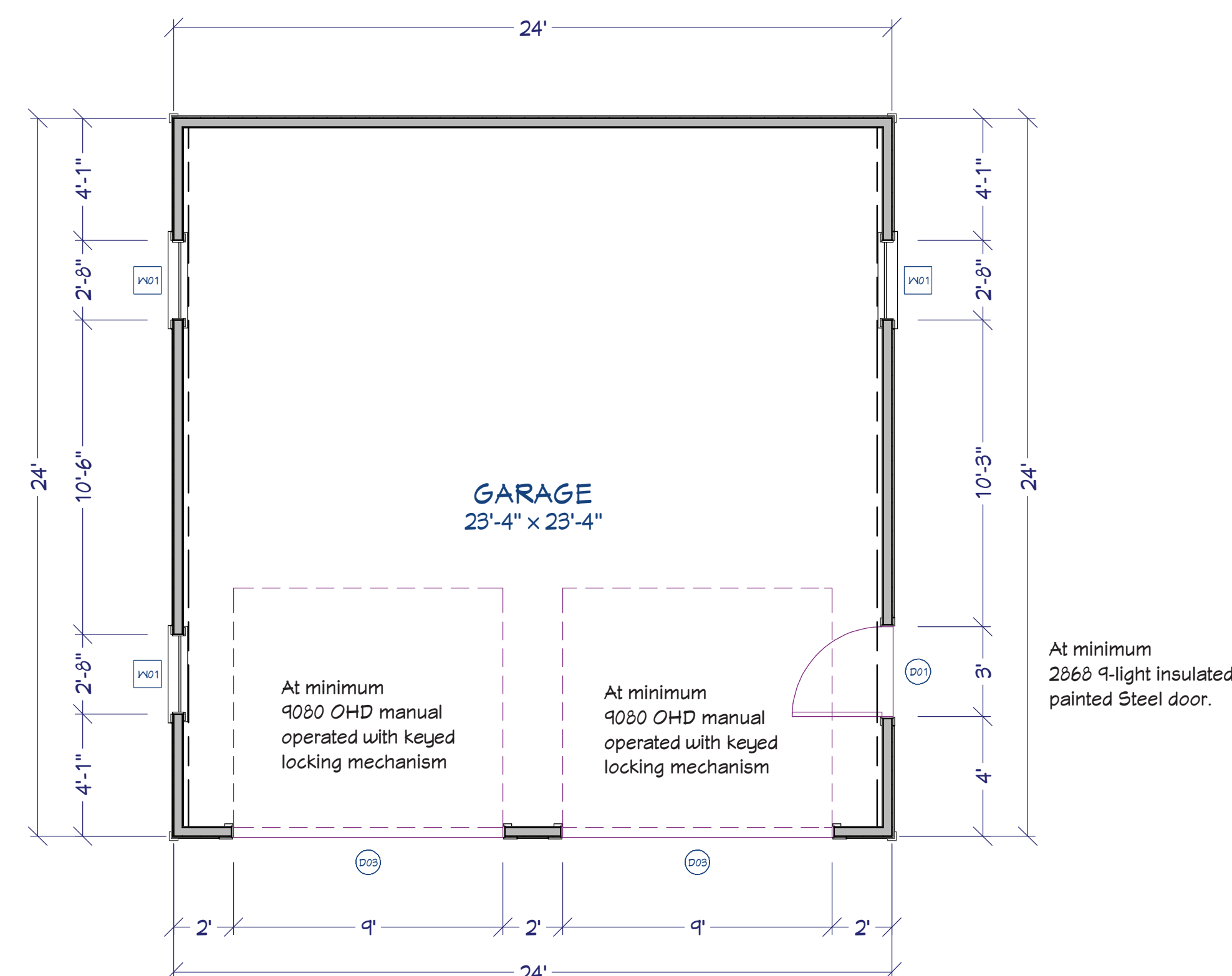
WINDOW SCHEDULE												
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS	DESCRIPTION	CODE	MANUFACTURER	COMMENTS
W01	2646DH	3	1	2646DH	32"	54"	33"X55"		DOUBLE HUNG			
W02	2646DH	1	2	2646DH	30"	54"	31"X55"		DOUBLE HUNG			

DOOR SCHEDULE											
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	THICKNESS	CODE	COMMENTS
D01	9080	1	1	3060 L EX	36"	80"	38"X83"	EXT. HINGED-DOOR E21	1 3/4"		
D03	9080	2	1	9080	110"	96"	110"X99"	GARAGE-GARAGE DOOR CHD06	1 3/4"		



Foundation Plan

Provide 6 pcs. equal spaced #4 re-bar 6" min. embedment to connect the thickened slab at the OHD opening to the depressed foundation wall section. Typical 2 OHD openings.



Floor Plan

All NE/W framing and construction to be in accordance with MA Code 780 CMR 9th Edition and IRC 2015 for 1 & 2 Family Residential Construction. While good faith effort has been made to incorporate as much of that information as practical in these documents, human error or omission is possible. It is the licensed builder's responsibility to review these documents prior to construction and to proceed in accordance with applicable codes.

Project Address:

Greendale LLC
44 Pine Point Road
Stow MA

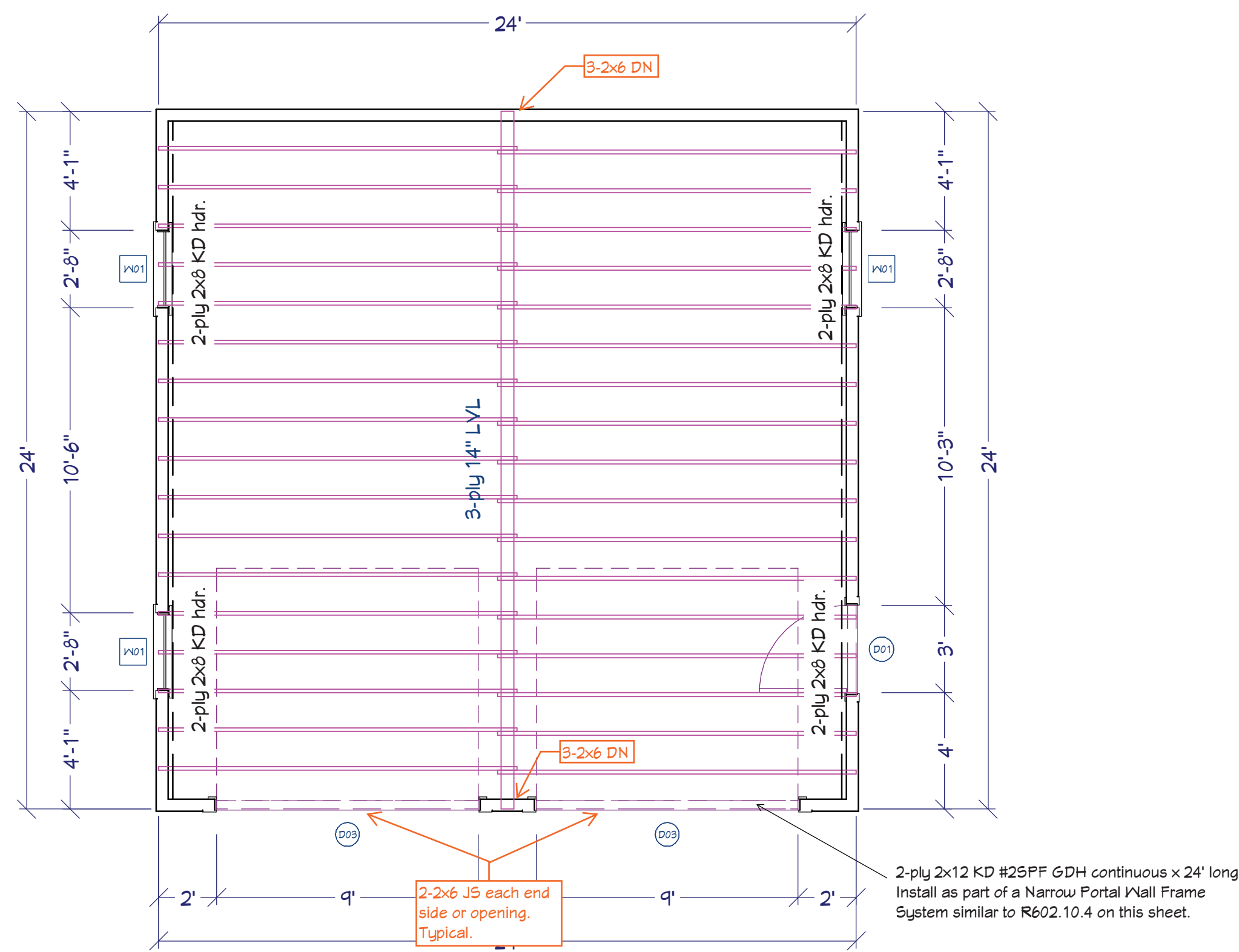
DATE:

4/19/20

SCALE:

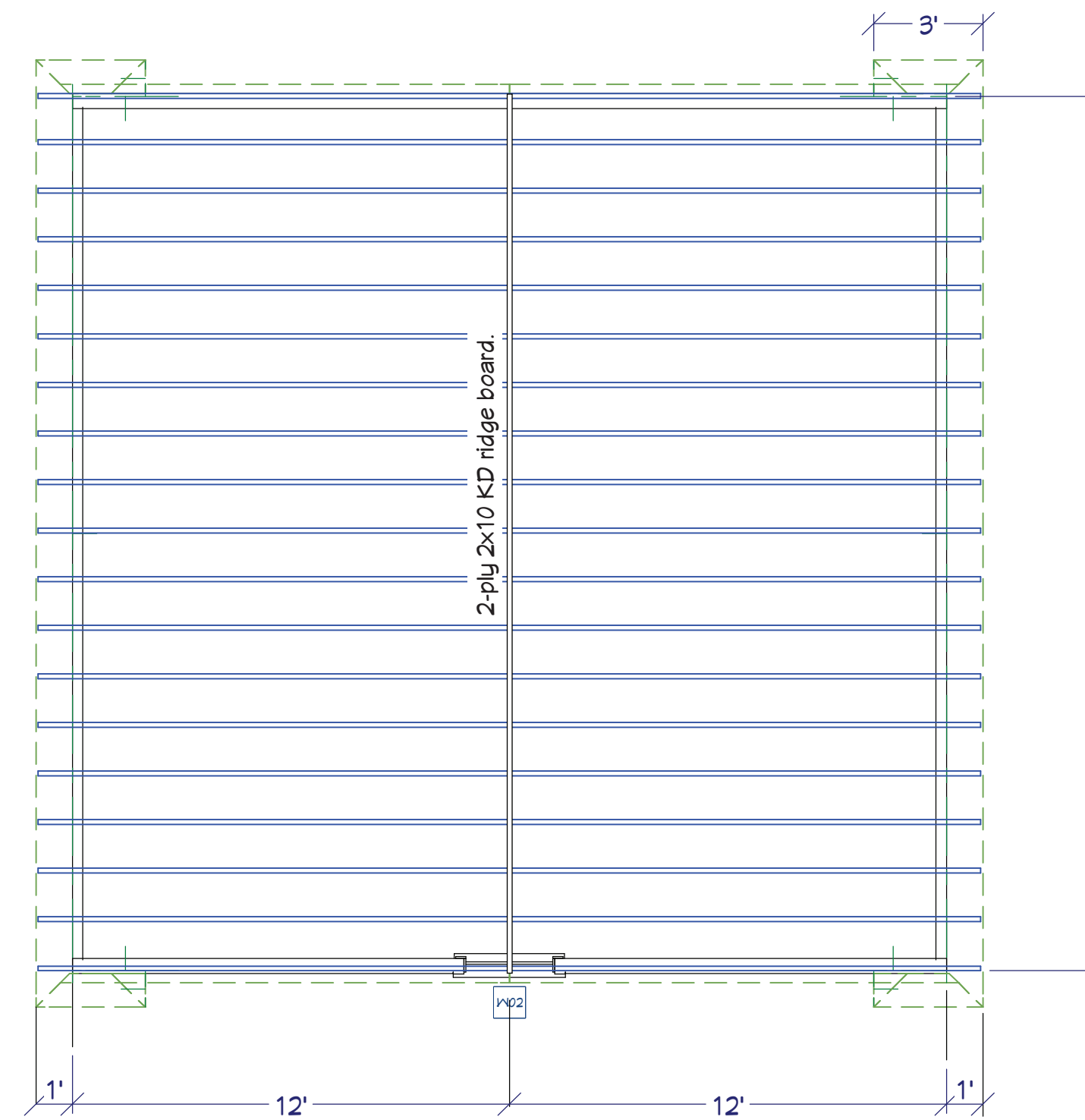
SHEET:

A-1



Ceiling FRAME

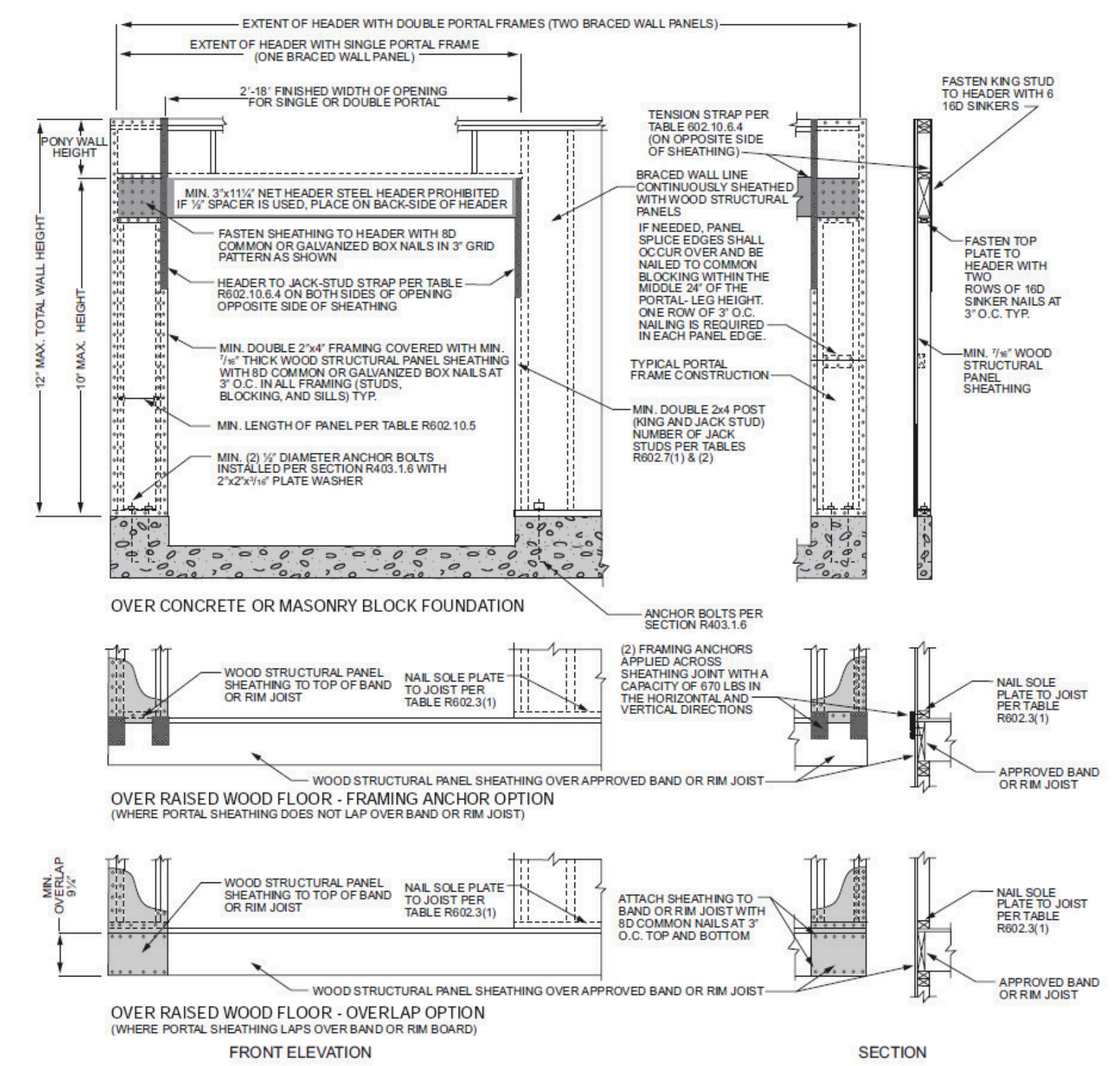
- Limited Access storage Attic. - 20psf LL max.
- 2x8 KD #25PF ceiling joists @ 16" o.c.
- Provide Scuttle or pull down ladder access (Not Shown.)
- Access way to be framed with double ceiling joist stock.
- Final access type and location TBD by builder and owner.



Roof FRAME

or SI: 1 inch = 25.4 mm. 1 foot = 304.8 mm.

FIGURE R602.10.6.4
METHOD CS-PF—CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION
 2015 INTERNATIONAL RESIDENTIAL CODE® COMMENTARY



ROOF CONSTRUCTION NOTES:

- All rafters are 2x8 KD #25PF @ 16" o.c. Min. seat cut = 1-3/4"
- Ridge board is 2x10 KD to cover the rafter slash cuts. U.N.O.
- Provide 1/2" CDX sheathing and 15# roof felt -OR- 1/2" "Zip-Roof" sheathing system with taped seams.
- Provide ice and water shield as follows: 2-rows x 36" wide at eaves, 1-row 18" wide Along rake edges.
- Provide aluminum drip edge around the perimeter of all roof areas.
- Provide roof shingles to match existing.
- Min. seat cut = 1-3/4"

STRUCTURAL LOADS:

- Roof - Snow Load: 40 psf
- Roof - Dead Load: 15 psf
- Attic - Live Load: 20 psf (Light storage attic.)
- Attic - Dead Load: 10 psf

All NEiW framing and construction to be in accordance with MA Code 780 CMR 9th Edition and IRC 2015 for 1 & 2 Family Residential Construction. While good faith effort has been made to incorporate as much of that information as practical in these documents, human error or omission is possible. It is the licensed builder's responsibility to review these documents prior to construction and to proceed in accordance with applicable codes.

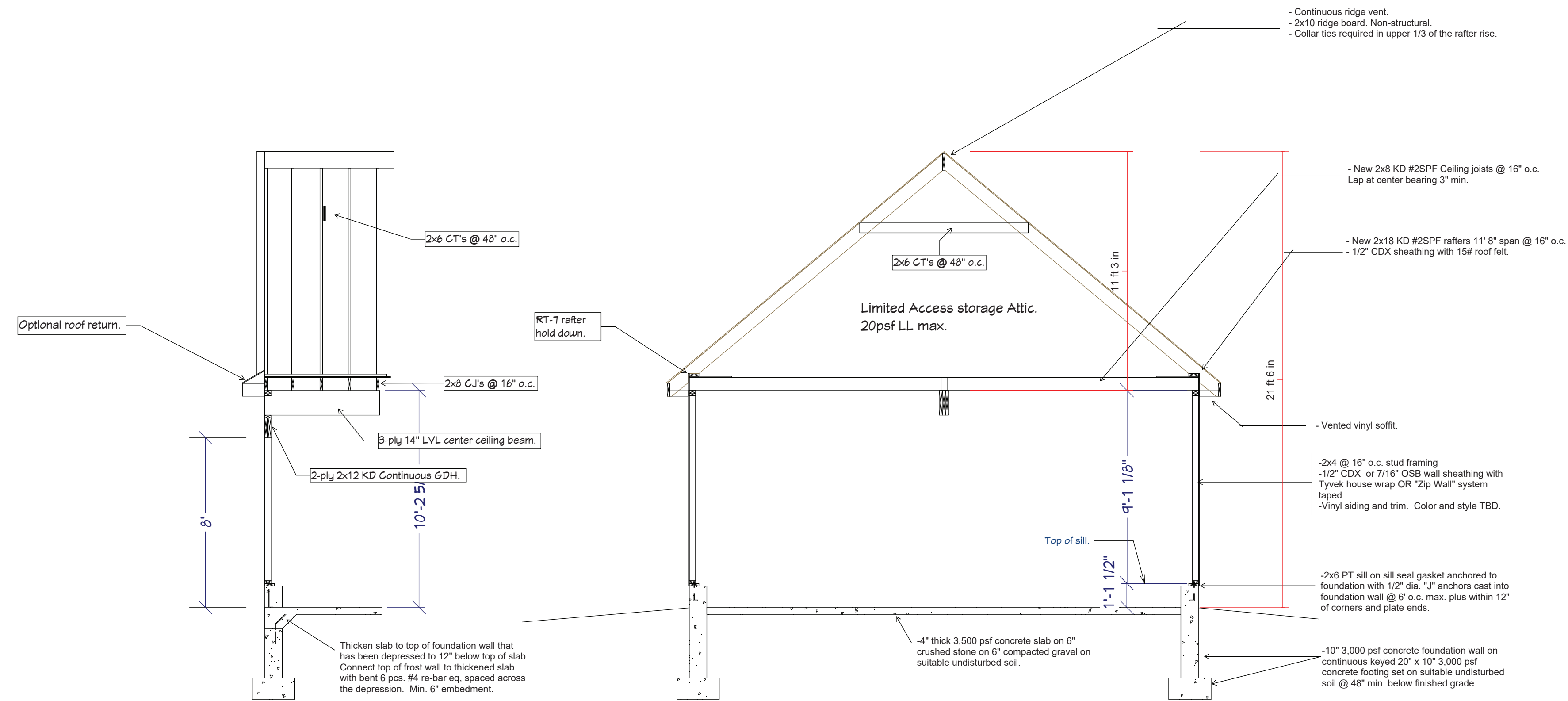
Project Address:
Greendale LLC
 44 Pine Point Road
 Stow MA

DATE:
 4/19/20

SCALE:

SHEET:

S-0



Gable SECTION - At OHD header

Cross SECTION

All NE/W framing and construction to be in accordance with MA Code 780 GMR 9th Edition and IRC 2015 for 1 & 2 Family Residential Construction. While good faith effort has been made to incorporate as much of that information as practical in these documents, human error or omission is possible. It is the licensed builder's responsibility to review these documents prior to construction and to proceed in accordance with applicable codes.

Project Address:

Greendale LLC
44 Pine Point Road
Stow MA

DATE:

4/19/20

SCALE:

SHEET:

S-1