

HIGH WIND CONNECTION SCHEDULE
MINIMUM FIELD INSTALLED NAILING AND BOLTING AS PER THE WOOD FRAME CONSTRUCTION MANUAL
110 MPH WIND ZONES

CONNECTION SCHEDULE NOTES:

- THESE MINIMUM NAILING REQUIREMENTS ARE BASED ON 110 MPH 3-SECOND GUST WIND SPEED, EXPOSURE B, AND MAXIMUM RAYFLEX OR JOIST SPACING OF 16" o.c. - CONTACT ENGINEER FOR ADDITIONAL INFORMATION, AS REQUIRED.
- THE MINIMUM DIAMETER OF EACH NAIL SIZE SHALL BE AS FOLLOWS: 8d (COMMON) = 0.131", 12d (NAIL GUN) = 0.120" and 16d (COMMON) = 0.162"
- NAILING AND BOLTING REQUIREMENTS AT SPECIFIC LOCATIONS MAY EXCEED THE MINIMUM SPECIFIED HERE. REFER TO SPECIFIC PROJECT DETAILS FOR ADDITIONAL NAILING OR CONNECTION / STRAPPING REQUIREMENTS.
- FOR JOISTS WIDER THAN 24 FEET, ADD 1/2" OF TOP PLATE LAP AND 2-16d NAILS FOR EACH ADDITIONAL 4 FEET IN WIDTH.
- THIS REQUIREMENT ONLY APPLIES WHERE CEILING EXPOSURE IS USED TO TRANSFER LATERAL LOADS - SEE PROJECT DETAILS.
- WHERE A STRUCTURAL RIDGE BEAM IS USED, CEILING JOISTS DO NOT ACT AS STRUCTURAL TIE FOR RAFTERS.
- LOW RAFTER TIES SHALL NOT BE HIGHER THAN 12" ABOVE TOP OF WALL PLATE, UNLESS ANALYZED BY AN ENGINEER.
- INSTALL TIMBERLOK SCREWS PER MANUFACTURER'S DIRECTIONS, SCREW LENGTH SHALL MATCH TOTAL THICKNESS OF JOINED MEMBERS: 4", 6", 8"
- SEE STRUCTURAL DRAWINGS FOR SPECIAL NAILING REQUIREMENTS FOR ENGINEERED SHEAR WALLS LABELED SW1, SW2, ETC.

WALL CONNECTIONS	MINIMUM NUMBER, SIZE, AND SPACING OF FASTENERS, COMMON NAILS ARE ASSUMED UNLESS NOTED OTHERWISE
DOUBLE TOP PLATES, FACE NAIL	(2) 16d AT 12" o.c.
DOUBLE TOP PLATES, FACE NAIL IN LAPPED AREAS (MINIMUM 48" LAP) - SEE NOTE 4	(3) 16d
DOUBLE TOP PLATES, LAPS AT CORNERS & INTERSECTIONS, FACE NAIL	(4) 16d EACH SIDE OF JOINT
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOE NAIL	(3) 16d TO PLATE, (3) 16d TO ADJOINING JOIST OR RAFTER
SINGLE PANEL END STUD TO NEXT PANEL END STUD, FACE NAIL	(2) 16d AT 6" o.c.
MULTIPLE PANEL END STUDS TO NEXT PANEL / CORNER ASSEMBLY - SEE NOTE 8	TIMBERLOCKS OR GRK 5/16" LAGS AT 6" o.c. STAGGERED
TYPICAL STUD TO STUD - MID-PANEL, FACE NAIL - SEE NOTE 9	(2) 16d AT 24" o.c.
1/2" PLYWOOD WALL SHEATHING TO STUDS (INTERIOR)	8d NAILS AT 6" o.c. EDGES, 12" o.c. FIELD
1/2" PLYWOOD WALL SHEATHING TO STUDS (CORNER ZONE)	8d NAILS AT 4" o.c. EDGES, 8" o.c. FIELD
BOTTOM PLATE TO RM, JOIST OR BLOCKING, FACE NAIL - SEE NOTE 9	(2) 16d AT 12" o.c.
WALL BOTTOM PLATE TO CONCRETE FOUNDATION	50# ANCHOR BOLTS w/ 3/32" x 1/4" PLATE WASHERS, 25" o.c. MAXIMUM, MINIMUM 2 PER PLATE & WITHIN 1'-0" MAXIMUM OF ALL ENDS
TOP PLATE SPURCE OVERLAP AT EXTERIOR WALLS = 2 FEET MINIMUM AT GABLE WALLS = 6 FEET MINIMUM AT EAVE WALLS	(3) 16d (20) 16d

FLOOR CONNECTIONS	MINIMUM NUMBER, SIZE, AND SPACING OF FASTENERS, COMMON NAILS ARE ASSUMED UNLESS NOTED OTHERWISE
RM BOARD TO JOIST, END NAIL	(4) 16d, PER JOIST (MINIMUM)
JOIST TO SILL OR DROPPED GIRDERS, TOE NAIL	(4) 16d PER JOIST
RM JOIST TO SILL OR TOP PLATE, TOE NAIL	(2) 6d PER FOOT
3/4" SUBFLOOR TO FLOOR JOISTS AND BLOCKING	8d AT 6" o.c. EDGES, 12" o.c. FIELD
BLOCKING TO JOISTS, TOE NAIL	(2) 8d EACH END
JOIST LAPS OVER GIRDERS	(4) 12d ROWS AT 8" o.c. MINIMUM

ROOF SYSTEMS CONNECTIONS	MINIMUM NUMBER, SIZE, AND SPACING OF FASTENERS, COMMON NAILS ARE ASSUMED UNLESS NOTED OTHERWISE
BLOCKING BETWEEN RAFTERS TO TOP PLATE, TOE NAIL	(3) 16d TO PLATE, (3) 16d TO EACH ADJOINING RAFTER
RAFTER TO TOP PLATE, TOE NAIL - SEE NOTE 3	(3) 16d (MINIMUM) PLUS HOLD DOWN STRIPS AS REQUIRED
ROOF RAFTERS TO RIDGE, VALLEY OR HP RAFTERS (WHERE HANGERS ARE NOT SPECIFIED)	(5) 16d
TOE NAIL: FACE NAIL	(4) 16d
LOW (TOP OF WALL) RAFTER TIE TO RAFTERS, (FACE NAIL - SEE NOTES 3, 6, 7)	(1) 16d OR (4) 1/2" Ø BOLTS
HIGH COLLAR TIE TO RAFTERS (LIFT RESISTANCE), FACE NAIL - SEE NOTE 3	(5) 16d EACH END
1/2" ROOF SHEATHING TO RAFTERS (INTERIOR ROOF ZONE)	8d, 6" o.c. EDGES, 8" o.c. FIELD
1/2" ROOF SHEATHING TO RAFTERS (ROOF EDGE, RIDGE, OR HP ZONES) (PER IBC, MINIMUM ZONE WIDTH 1/2" = 4 FT)	8d, 4" o.c. EDGES, 4" o.c. FIELD
BLOCKING TO RAFTER, TOE NAIL	(2) 16d PER END
SUB-FASCIA TO RAFTER, END NAIL	(3) 16d PER RAFTER IN FLAT SOFFIT ARRANGEMENTS (2) 16d PER RAFTER IN SLOPED SOFFIT ARRANGEMENTS

CEILING CONNECTIONS	MINIMUM NUMBER, SIZE, AND SPACING OF FASTENERS, COMMON NAILS ARE ASSUMED UNLESS NOTED OTHERWISE
TOP FLOOR GYPSUM BOARD TO CEILING JOIST - SEE NOTE 5	5d COOLERS, 7" o.c. EDGE, 10" o.c. FIELD
CEILING JOIST TO TOP PLATE, TOE NAIL	(4) 8d
CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL (NOT A RAFTER TIE) - SEE NOTE 6	(3) 16d (MINIMUM)
CEILING JOIST LAPS OVER PARTITION	(3) 16d (MINIMUM)
STRONGBACK TO CEILING JOIST, FACE NAIL	(2) 10d (MINIMUM) PER CEILING JOIST
BLOCKING IN FIRST CEILING JOIST BAY TO STRONGBACK, FACE NAIL	(4) 10d (MINIMUM)

NOTE: FASTENER INFORMATION MEETS OR EXCEEDS 2006 IRC SPECIFICATIONS LISTED IN TABLE R602.3(1) OF THE IRC 2006 FOR ONE AND TWO FAMILY DWELLINGS AND / OR THE AMERICAN FOREST AND PAPER ASSOCIATIONS WOOD FRAME CONSTRUCTION MANUAL SPECIFICATIONS LISTED IN TABLES 2 AND 6 OF THE 110 MPH EXPOSURE B WFCM GUIDE (DATED 2006).
 COPIES OF THE 2006 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS MAY BE OBTAINED BY CONTACTING THE INTERNATIONAL CODE COUNCIL AT 1-888-ICC-SAFE.
 COPIES OF THE 110 MPH EXPOSURE B WOOD FRAME CONSTRUCTION MANUAL MAY BE OBTAINED BY CONTACTING THE AMERICAN FOREST AND PAPER ASSOCIATION AT: AMERICAN FOREST AND PAPER ASSOCIATION, AMERICAN WOOD COUNCIL 1111 19TH STREET, NW, SUITE 600, WASHINGTON, DC 20036

GENERAL NOTES:

- THE FOLLOWING GENERAL NOTES SHALL APPLY TO ALL DRAWINGS CONTAINED IN THIS DRAWING SET AS LISTED IN THE DRAWING INDEX ON THE COVER SHEET:
- ALL WORK REPRESENTED IN THE DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT SHALL BE CONSIDERED AS PART OF THE WORK REQUIRED BY THE CONTRACT DOCUMENTS, WHERE THE CONTRACTOR FINDS ANY DISCREPANCY IN THESE REQUIREMENTS, PROMPTLY SHALL BE GIVEN IN THE FOLLOWING ORDER:
 - THE CONTRACT
 - THE WRITTEN SPECIFICATIONS, EITHER IN THE DRAWINGS OR A SEPARATE DOCUMENT
 - SCHEDULES
 - LARGE SCALE DRAWINGS
 - SMALL SCALE DRAWINGS
 - CONTRACTOR SHALL BE RESPONSIBLE FOR EXECUTING THE WORK IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND SHALL BE LIABLE FOR ANY DEVIATIONS FROM THE DRAWINGS OR SPECIFICATIONS AND NOTES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR EXECUTING THE WORK IN COMPLIANCE WITH ALL APPLICABLE BUILDING CODES, REGULATIONS, AND ORDINANCES AS DEFINED BY THE LOCAL BUILDING AUTHORITIES.
 - CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND INSPECTIONS REQUIRED BY LOCAL BUILDING AUTHORITIES.
 - CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY AND CONTROL OVER THE METHODS, MEANS, TECHNIQUES, SEQUENCES, AND COORDINATION OF ALL PORTIONS OF THE WORK.
 - DIMENSIONS SHOWN ARE TO FACE OF STUD, FACE OF STRUCTURE, OR FACE OF MASONRY, UNLESS NOTED OTHERWISE.

CODE REVIEW

BUILDING CODE: 780 CMR SEVENTH EDITION OF THE MASSACHUSETTS BUILDING CODE
 CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA TABLE R301.2(1) OF THE 2003 INTERNATIONAL RESIDENTIAL CODE

DESIGN WIND SPEED (MPH)	WIND SPEED CATEGORY	SEVERE WEATHERING	FROST FREEZE DEPTH (IN)	TEMPERATURE (F)	DECK	WATER EXPOSURE TEMP	ICE SHEET	ICE SHEET	FLOOD HAZARD
30 PSF	110 MPH	N/A	SEVERE	40" MINIMUM	MODERATE TO HEAVY	SLIGHT TO MODERATE	0"	YES	LOCAL

SEYMOUR RESIDENCE - NATURAL LIGHT AND VENTILATION IN HABITABLE ROOMS

ROOM	NET AREA IN SQUARE FEET	NATURAL LIGHT		NATURAL VENTILATION		
		REQUIRED 6%	PROVIDED	REQUIRED 4%	PROVIDED	
102	STUDY	110	8.6 5F	36.6 5F	4.4 5F	19.83 5F
103-104	KITCHEN-DINING ROOM-LIVING ROOM	627	50.2 5F	132.4 5F	25.1 5F	68.2 5F
105	BATH	42	3.4 5F	12.2 5F	1.7 5F	6.6 5F
106	LAUNDRY	44	3.5 5F	12.2 5F	1.8 5F	6.6 5F
202	BATH	67	5.4 5F	12.2 5F	2.7 5F	6.6 5F
203	BEDROOM	141	11.3 5F	21.3 5F	5.6 5F	11.5 5F
204	BEDROOM	152	12.2 5F	32.5F	6.1 5F	17.3 5F
205	BATHROOM	106	14.9 5F	37.7 5F	7.4 5F	43.6 5F
206	MASTER BEDROOM	210	16.8 5F	48.4 5F	8.4 5F	49.3 5F
208	MASTER BATH	49	3.9 5F	7.6 5F	2.0 5F	4 5F

BUILDING DATA:

SQUARE FOOTAGES:

FIRST FLOOR	1,060 SQUARE FEET
SECOND FLOOR	1,123 SQUARE FEET
TOTAL FINISHED SPACE	2,183 SQUARE FEET
BASEMENT / GARAGE	1,568 SQUARE FEET
COVERED PORCHES (2)	110 SQUARE FEET
UNFINISHED SPACES (ATTIC)	1,024 SQUARE FEET

EGRESS WINDOWS

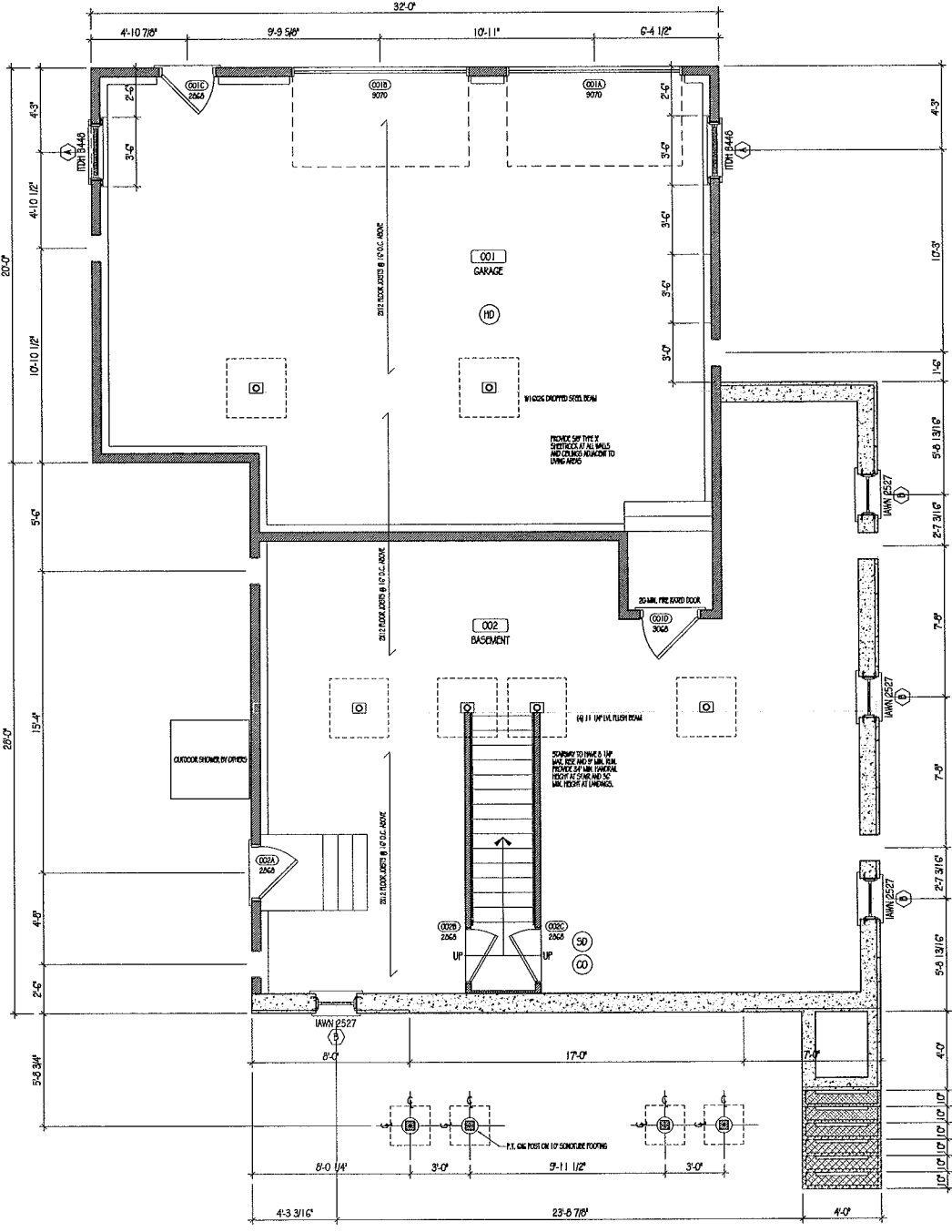
A MINIMUM OF ONE, BUT NOT ALL SIZES MAY BE USED ON THIS PROJECT IN ALL AREAS WHERE REQUIRED BY LOCAL CODE AS A SECONDARY MEANS OF ESCAPE:

INTEGRITY WINDOWS
 NET CLEAR OPENING DIMENSIONS:
 NET CLEAR OPENING AREA: 5.77 SQUARE FEET

ITEM 3464 DOUBLE HUNG
 30.57" WIDE x 27.54" HIGH
 5.77 SQUARE FEET

DESIGN LOADS:

LIVING AREAS:	40 PSF LIVE LOAD, 12 PSF DEAD LOAD
BEDROOM AREAS:	30 PSF LIVE LOAD, 12 PSF DEAD LOAD
ATTICS w/ STORAGE:	20 PSF LIVE LOAD, 12 PSF DEAD LOAD
COVERED DECKS & PORCHES:	40 PSF LIVE LOAD, 12 PSF DEAD LOAD
EXTERIOR BALCONIES:	60 PSF LIVE LOAD, 12 PSF DEAD LOAD



SEYMOUR RESIDENCE - WINDOW SCHEDULE

INTEGRITY WOOD-ULTREX SERIES (I.W.U.) NOTE: 7/8" SOL GRILLES W/ SPACER BARS, 5/4 x 4 PLAT PVC CASINGS AND HISTORIC PVC SILL (BOTH FIELD APPLIED), NYLON MESH SCREENS, 6 3/11" JAMES, OIL RUBBER BRONZE HARDWARE, LOW-E ARGON FILLED GLASS

MARK	CALL NUMBER	WIDTH	HEIGHT	HEAD HEIGHT	NOTES	
A	ITM 3440	2'-10 1/2"	4'-0 1/4"	7'-2 1/4" AT FS	6 LITE / 1 LITE SOL GRILLES, PVC DRIPCAP	2
B	IWIN 2527	2'-1"	2'-3 5/8"	8'-9" AT OF	4 LITE SOL GRILLES, PVC BRICKMOUND CASING, COORDINATE OPENING IN POURED CONC. WALL IN FIELD	4
C	ITM 3472	2'-10 1/2"	6'-0 1/4"	7'-10 1/8"	6 LITE / 1 LITE SOL GRILLES, PVC DRIPCAP	4
D	ITM 3472-2	5'-8"	6'-0 1/4"	7'-10 1/8"	6 LITE / 1 LITE SOL GRILLES, PVC DRIPCAP, DIRECT MALL	2
E	ITM 3446	2'-10 1/2"	4'-0 1/4"	7'-10 1/8"	6 LITE / 1 LITE SOL GRILLES, PVC DRIPCAP	1
F	ICAF 3771	4'-9"	9'-11 5/8"	7'-10 1/8"	6 LITE COTTAGE SOL GRILLES, CUSTOM CASINGS	2
G	ICA 2971	2'-5"	5'-11 5/8"	7'-10 1/8"	3 LITE COTTAGE SOL GRILLES, CUSTOM CASINGS, (2) RIGHT AND (2) LEFT OPERABLE, (2) TEMPERED	4
H	CFOR27505	2'-1 1/2"	2'-1 1/2"	7'-10 1/8"	4 LITE SOL GRILLES, ROUND WINDOW BY MARVIN - ULTIMATE SERIES	2
J	ITM 3464	2'-10 1/2"	9'-4 1/4"	7'-4 5/8"	6 LITE / 1 LITE SOL GRILLES, (2) W/ PVC DRIPCAP, EGRESS WINDOW	4
K	CUSTOM DH	2'-10 1/2"	9'-8 3/4"	7'-8"	6 LITE / 1 LITE SOL GRILLES, CUSTOM ROUND TOP DH BY MARVIN - ULTIMATE SERIES	1
L	ITM 3464-2	5'-8"	9'-4 1/4"	7'-4 5/8"	6 LITE / 1 LITE SOL GRILLES, PVC DRIPCAP, DIRECT MALL, (1) TEMPERED, EGRESS WINDOW	2
M	ITM 3440	2'-10 1/2"	4'-0 1/4"	7'-4 5/8"	6 LITE / 1 LITE SOL GRILLES, PVC DRIPCAP, TEMPERED	1
N	ICA 3759	3'-1"	4'-11 5/8"	7'-4 5/8"	4 LITE COTTAGE SOL GRILLES	2
O	ICA 2959	2'-5"	4'-11 5/8"	7'-4 5/8"	3 LITE COTTAGE SOL GRILLES, (2) RIGHT AND (2) LEFT OPERABLE	4
F	ICA 2531-2	4'-1"	2'-7 5/8"	6'-0"	4 LITE SOL GRILLES, DIRECT MALL, PVC DRIPCAP	1
Q	CFOR39505	3'-1 1/2"	3'-1 1/2"	6'-0"	4 LITE SOL GRILLES, ROUND WINDOW BY MARVIN - ULTIMATE SERIES	1

TOTAL QUANTITY OF WINDOWS 37

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

LIFE SAFETY SCHEDULE

(HD)	HEAT DETECTOR
(SD)	SMOKE DETECTOR
(CO)	CARBON MONOXIDE DETECTOR

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GENERAL NOTES
BASEMENT PLAN

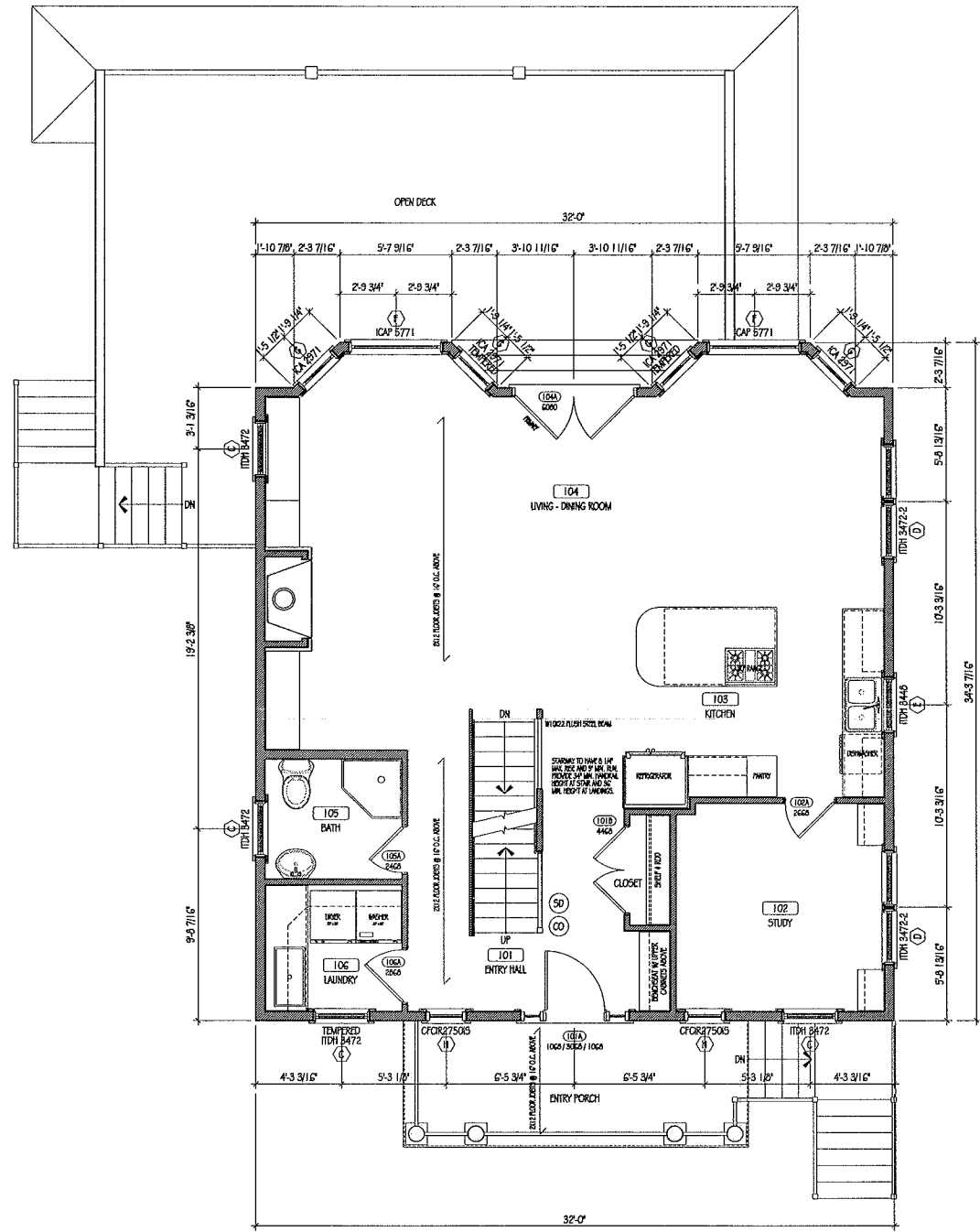
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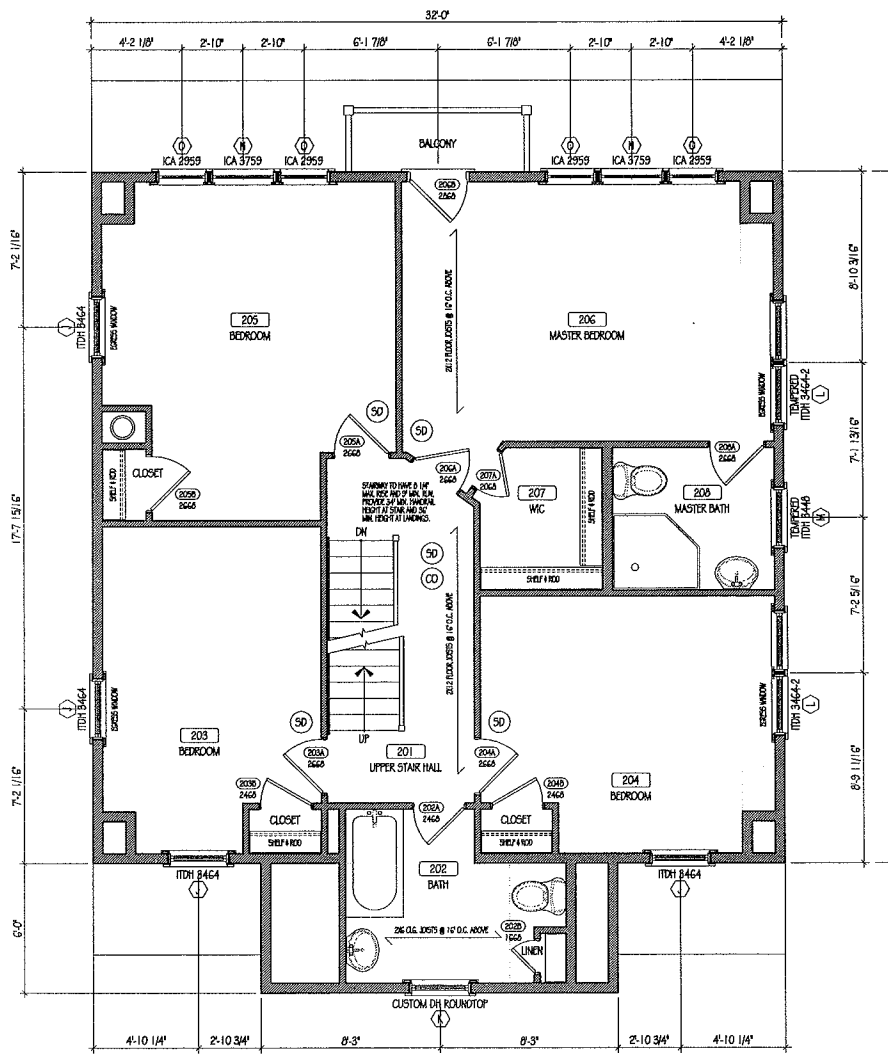
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1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

LIFE SAFETY SCHEDULE

- (H) HEAT DETECTOR
- (S) SMOKE DETECTOR
- (C) CARBON MONOXIDE DETECTOR



2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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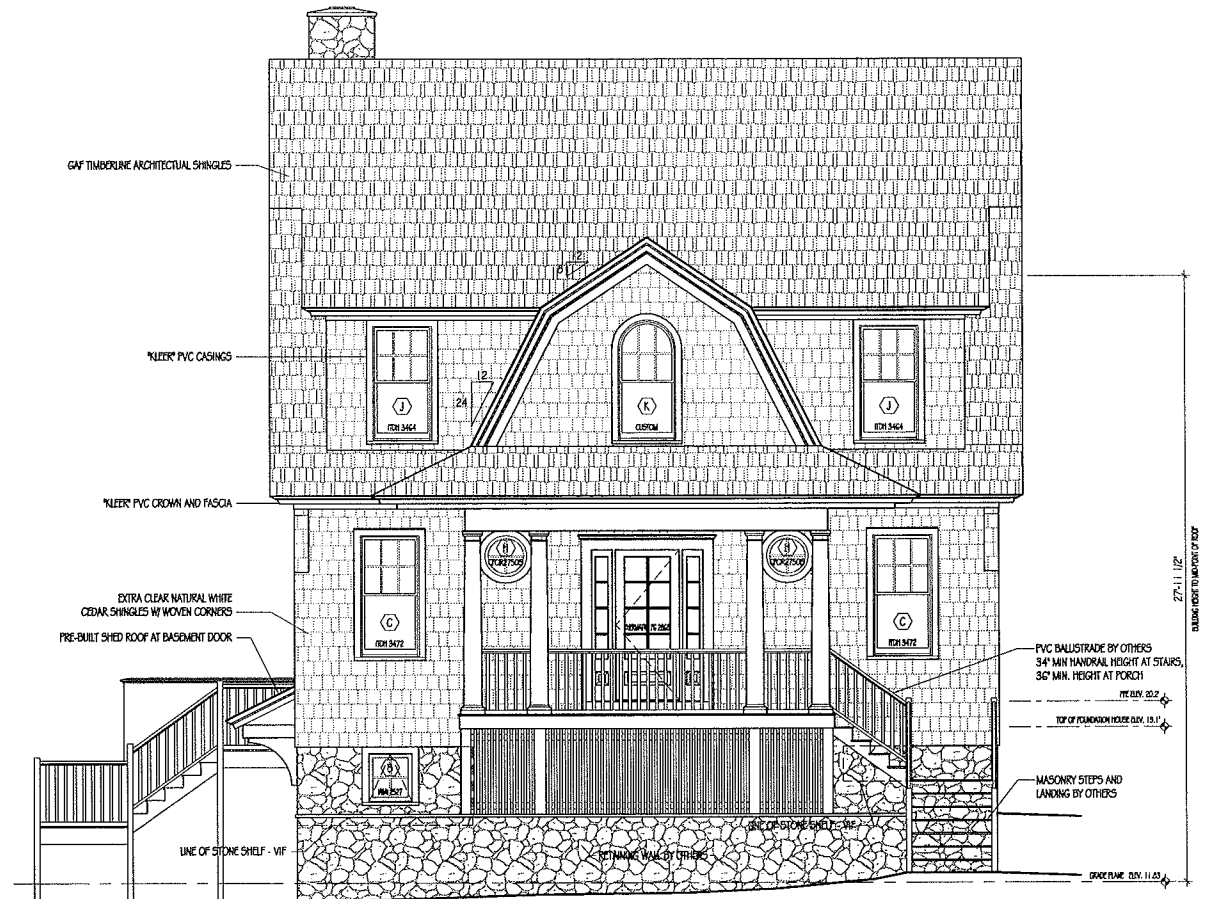


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FIRST FLOOR PLAN
SECOND FLOOR PLAN

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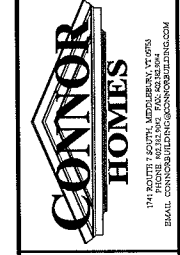
1 WEST ELEVATION
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2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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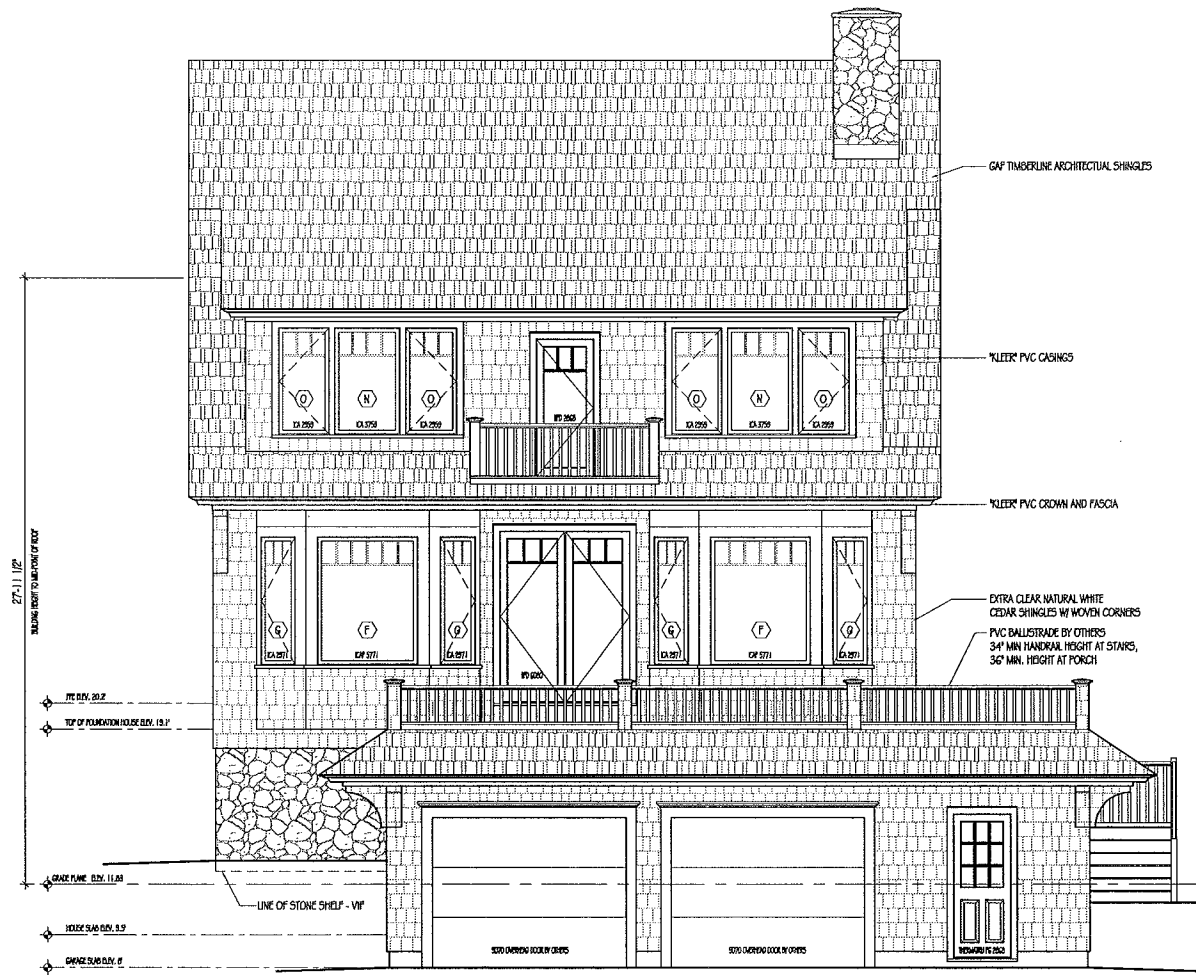


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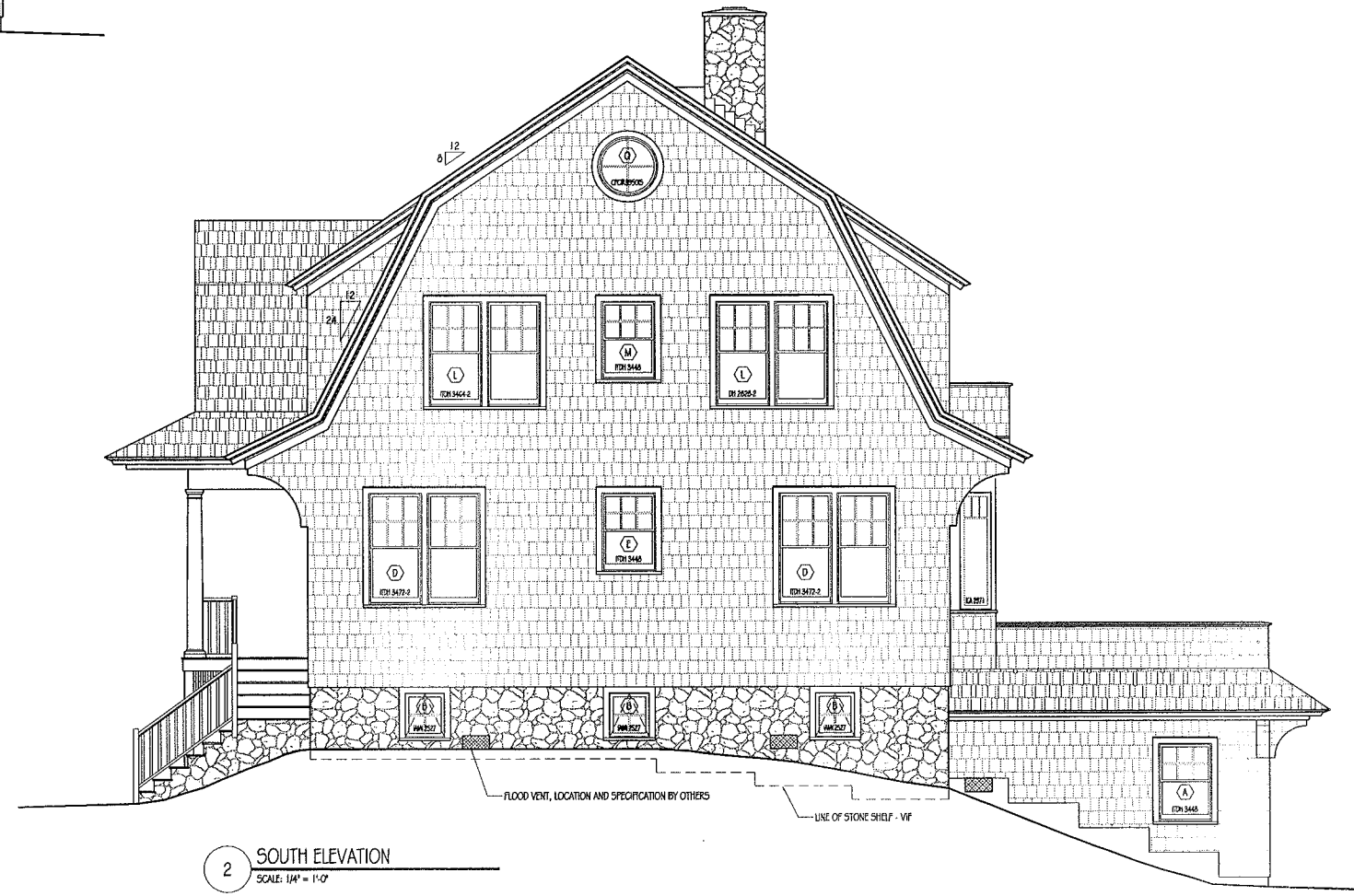
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ELEVATIONS
A200

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



2 SOUTH ELEVATION
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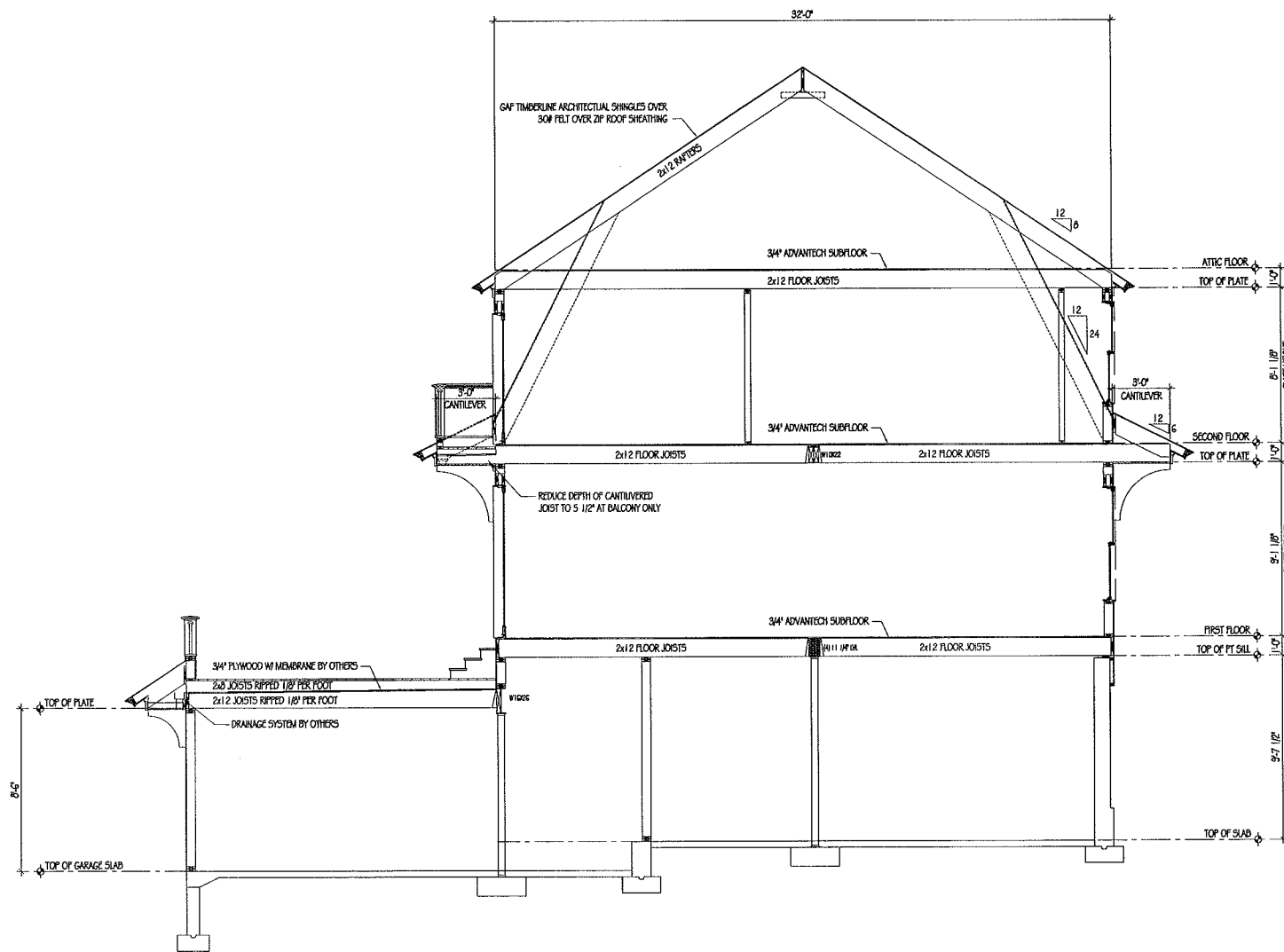
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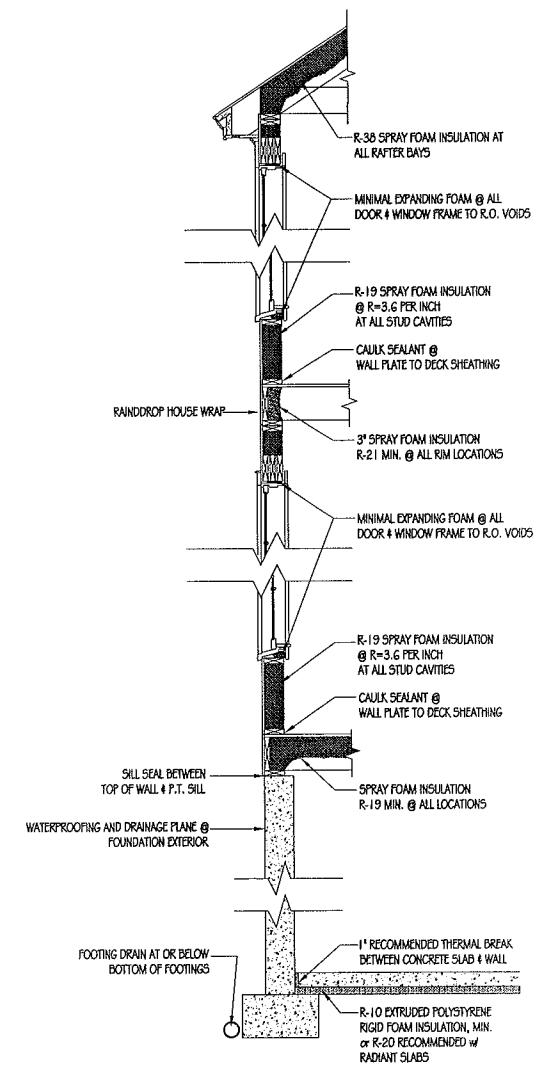
ELEVATIONS

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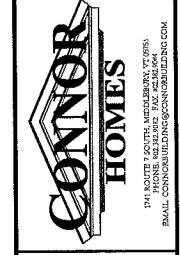
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2 WALL SECTION w/ SUGGESTED INSULATION & AIR SEALING STRATEGY
SCALE: 1/2" = 1'-0"

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BUILDING SECTIONS

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BUILDING PERMIT SET