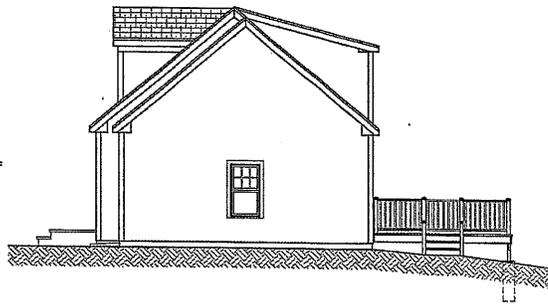


ARCHITECT' S PLAN



FRONT ELEVATION
(1/4" = 1')

RIGHT SIDE ELEVATION
(1/4" = 1')



ALL CONSTRUCTION TO BE PERFORMED IN STRICT COMPLIANCE WITH THE MASSACHUSETTS STATE BUILDING CODE, NINTH EDITION AND WOOD FRAME CONSTRUCTION MANUAL FOR ONE- AND TWO-FAMILY DWELLINGS FOR EXPOSURE B WOOD LOADS - 170 LBS/FT²

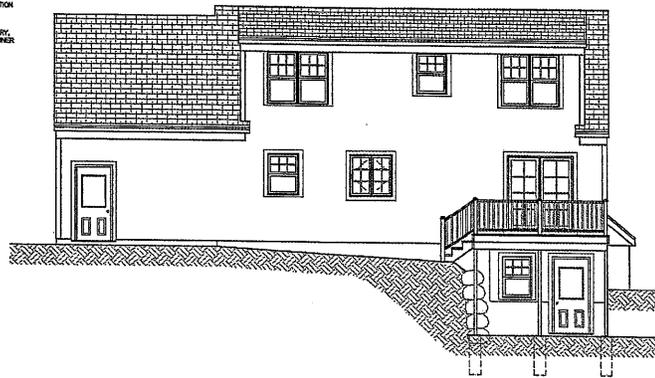
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SMOKER, APA, ETC.

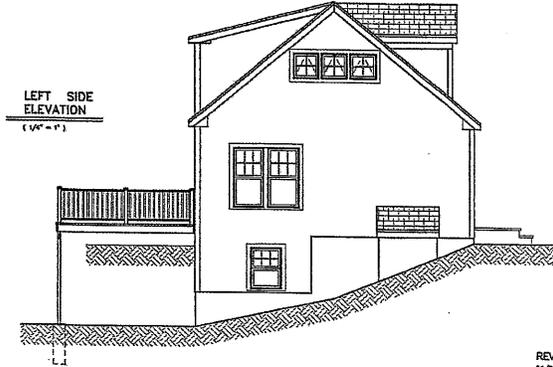
NEW DWELLING
TIMOTHY BURKE
23 UNCLE BILL'S WAY
-FRONT ELEVATION
-RIGHT SIDE ELEVATION
MARCH, 2018

S. DENNIS

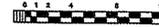
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 ANY STRUCTURAL ENGINEERING REVIEW, IF NECESSARY, IS AT THE DISCRETION OF THE BUILDING COMMISSIONER AND WILL BE THE RESPONSIBILITY OF THE OWNER.



REAR ELEVATION
 (VP - P)



LEFT SIDE ELEVATION
 (VP - P)

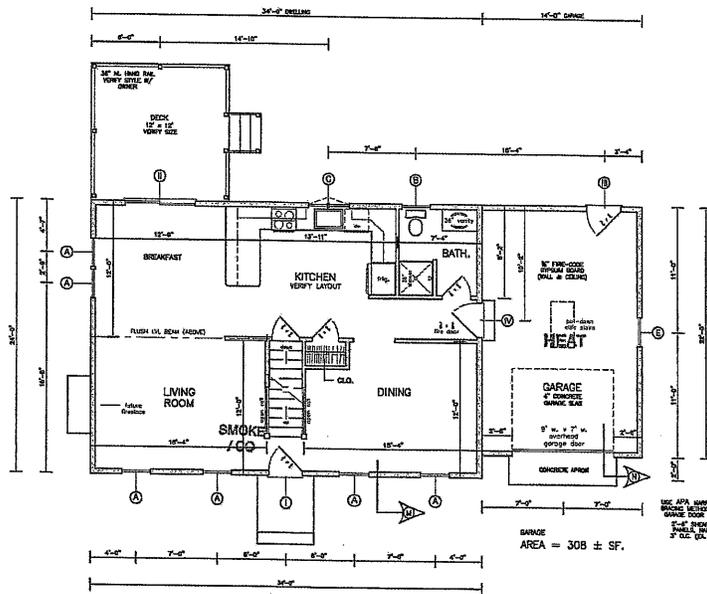


NEW DWELLING
TIMOTHY BURKE
 23 UNCLE BILL'S WAY

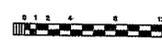
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REVISED:
 11/28/2020 - DECK SECTION,
 BRICKS, W.P., ETC. MARCH, 2019

ABC Designs, LLC
 100 N. MAIN ST.
 DENNIS, MA 01926



FIRST FLOOR
 (1/4" = 1')
 DWELLING
 AREA = 816 ± SF.

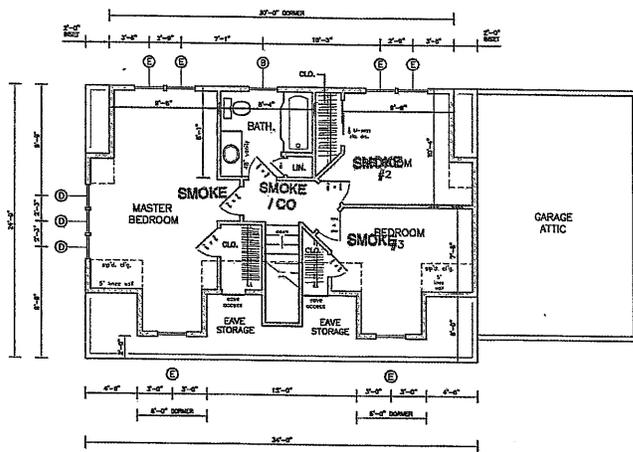


NEW DWELLING
TIMOTHY BURKE
 23 UNCLE BILL'S WAY
 -FIRST FLOOR PLAN

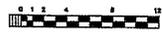
ALL CONSTRUCTION TO BE PERFORMED IN STRICT COMPLIANCE WITH THE MASSACHUSETTS STATE BUILDING CODE, WITH SECTION AND WOOD FRAME CONSTRUCTION MANUAL FOR ONE- AND TWO-FAMILY DWELLINGS FOR DISTRICTS II AND LONGS - 110.101.
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 100 N. Main
 02534

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 MARCH, 2019

S. DENNIS
 3 OF 6



SECOND FLOOR
 (1/4" = 1')
 AREA = 651 ± SF.
 (TO KNEE WALLS)



NEW DWELLING
TIMOTHY BURKE
 23 UNCLE BILL'S WAY
 -SECOND FLOOR PLAN

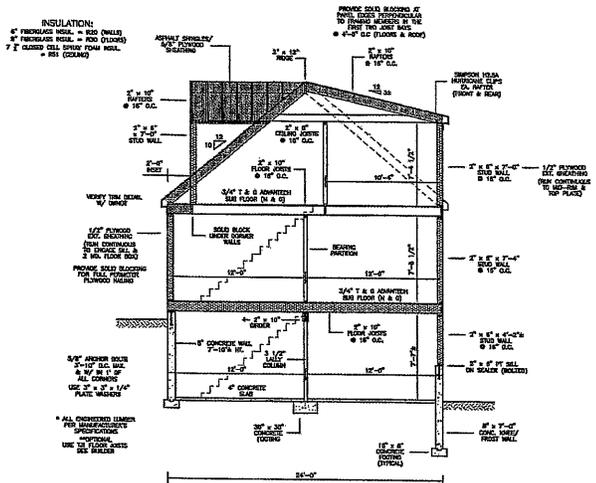
S. DENNIS

ALL CONSTRUCTION TO BE PERFORMED IN STRICT COMPLIANCE WITH THE MASSACHUSETTS STATE BUILDING CODE, WITH EXTON AND WOOD FRAME CONSTRUCTION MANUAL FOR ONE- AND TWO-FAMILY DWELLINGS FOR EXPOSURE B AND LOADS = 110 PSF.
 ANY STRUCTURAL ENGINEERING REVIEW, IF NECESSARY, IS AT THE DISCRETION OF THE BUILDING COMMISSIONER AND WILL BE THE RESPONSIBILITY OF THE OWNER.

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 11/28/2020 - DECK SECTION
 SMOKE, APA, ETC.

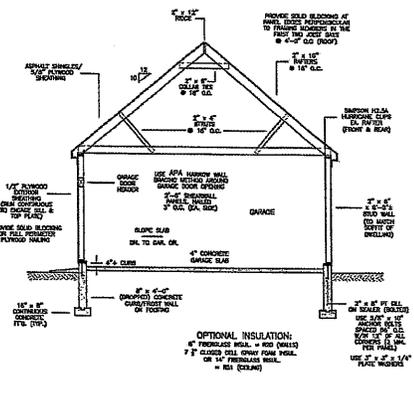
MARCH, 2019

4 OF 8



FRAMING SECTION "M"
(1/4" = 1')

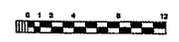
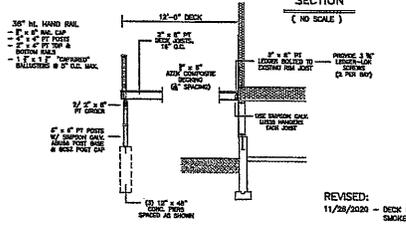
* VERIFY ALL DETAILS WITH BUILDER ALMOST AS REQUIRED



FRAMING SECTION "M"
(1/4" = 1')

* VERIFY ALL DETAILS WITH BUILDER ALMOST AS REQUIRED

DECK FRAMING SECTION
(NO SCALE)



NEW DWELLING
TIMOTHY BURKE
23 LINCOTE BELL'S WAY
S. DENNIS
-FRAMING SECTION "M" - FRAMING SECTION "N"
-DECK FRAMING SECTION
REVISED: 11/29/2020 - DECK SECTION, SMOCKS, AFA, ETC.
MARCH 2, 2018
6 OF 6

ALL CONSTRUCTION TO BE PERFORMED IN STRICT COMPLIANCE WITH THE MASSACHUSETTS STATE BUILDING CODE, WITH CITY AND TOWN FRAME CONSTRUCTION MANUAL FOR ONE- AND TWO-FAMILY DWELLINGS THIS SPECIFIC S WIND LOAD = 110 MPH
ANY STRUCTURAL ENGINEERING REVIEW, IF NECESSARY, IS AT THE DISCRETION OF THE BUILDING COMMISSIONER AND WILL BE THE RESPONSIBILITY OF THE OWNER
AFA ENGINEERING, LLC
100 N. MAIN
MILWAUKEE

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

BURKE

Loadbearing Wall Connections			
Lateral (no. of 16d common nails)	(Tables 7)	<u>2</u>	✓
Non-Loadbearing Wall Connections			
Lateral (no. of 16d common nails)	(Table 8)	<u>2</u>	✓
Load Bearing Wall Openings (record largest opening but check all openings for compliance to Table 9)			
Header Spans	(Table 9) <u>II</u> <u>PAVING</u> <u>6</u> ft <u>3</u> in. ≤ 11'		✓
Sill Plate Spans	(Table 9) <u>DOOR</u> <u>—</u> ft <u>—</u> in. ≤ 11'		✓
Full Height Studs (no. of studs)	(Table 9)	<u>3</u>	✓
Non-Load Bearing Wall Openings (record largest opening but check all openings for compliance to Table 9)			
Header Spans	(Table 9) <u>DOUBLE (A)</u> <u>5</u> ft <u>6</u> in. ≤ 12'		✓
Sill Plate Spans	(Table 9) <u>WINDOW</u> <u>5</u> ft <u>6</u> in. ≤ 12"		✓
Full Height Studs (no. of studs)	(Table 9)	<u>3</u>	✓
Exterior Wall Sheathing to Resist Uplift and Shear Simultaneously ⁴			
Minimum Building Dimension, W			
Nominal Height of Tallest Opening ²	<u>6-8 ≤ 6'8"</u>		✓
Sheathing Type	(note 4) <u>1/2" CDX PLY (WSP)</u>		✓
Edge Nail Spacing	(Table 10 or note 4 if less) <u>3</u> in.		✓
Field Nail Spacing	(Table 10) <u>12</u> in.		✓
Shear Connection (no. of 16d common nails)	(Table 10) <u>4/FT</u>		✓
Percent Full-Height Sheathing	(Table 10) <u>24 - 5 = 19 = 79% > 71%</u>		✓
5% Additional Sheathing for Wall with Opening > 6'8" (Design Concepts)			✓
Maximum Building Dimension, L			
Nominal Height of Tallest Opening ²	<u>EXCEPT GAR. DR. OPENING</u> <u>6-8 ≤ 6'8"</u>		✓
Sheathing Type	(note 4) <u>1/2" CDX PLY (WSP)</u>		✓
Edge Nail Spacing	(Table 11 or note 4 if less) <u>4</u> in.		✓
Field Nail Spacing	(Table 11) <u>12</u> in.		✓
Shear Connection (no. of 16d common nails)	(Table 11) <u>3/FT</u>		✓
Percent Full-Height Sheathing	(Table 11) <u>34 - 13 = 21 = 61% > 29%</u>		✓
5% Additional Sheathing for Wall with Opening > 6'8" (Design Concepts)		<u>> 34%</u>	✓
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) <u>0.5</u> ft ≤ smaller of 2' or L/3		✓
Truss or Rafter Connections at Loadbearing Walls			
Proprietary Connectors			
Uplift	(Table 12) <u>USE 20' SPAN</u> U = <u>236</u> plf		✓
Lateral	(Table 12) L = <u>176</u> plf		✓
Shear	(Table 12) S = <u>77</u> plf		✓
Ridge Strap Connections, if collar ties not used per page 21	(Table 13) T = <u>162</u> plf		✓
Gable Rake Outlooker	(Figure 20) <u>0.5</u> ft ≤ smaller of 2' or L/2		✓
Truss or Rafter Connections at Non-Loadbearing Walls			
Proprietary Connectors			
Uplift	(Table 14) U = <u>417</u> lb.		✓
Lateral (no. of 16d common nails)	(Table 14) L = <u>148</u> lb.		✓
Roof Sheathing Type	<u>CDX PLY</u> (per 780 CMR Chapters 58 and 59)		✓
Roof Sheathing Thickness	<u>5/8</u> in. ≥ 7/16" WSP		✓
Roof Sheathing Fastening	<u>D & COMMON</u> (Table 2) <u>6" EDGE</u> <u>6" FIELD</u>		✓

Notes:

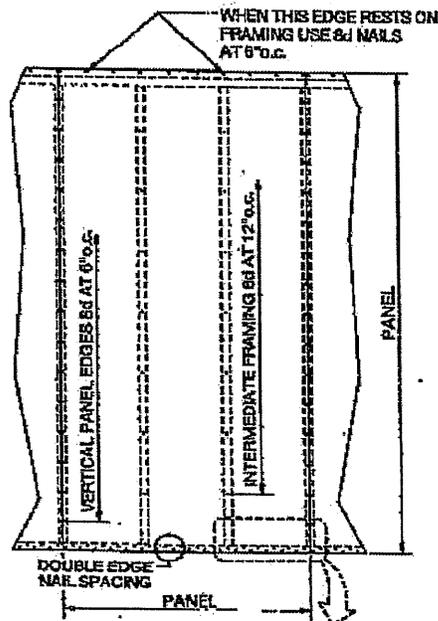
- This checklist shall be met in its entirety, excluding the specific exception noted in 2, to comply with the requirements of 780 CMR 5301.2.1.1 Item 1. If the checklist is met in its entirety then the following metal straps and hold downs are not required per the WFCM 110 mph Guide:
 - Steel Straps per Figure 5
 - 20 Gage Straps per Figure 11
 - Uplift Straps per Figure 14
 - All Straps per Figure 17
 - Corner Stud Hold Downs per Figure 18a and Figure 18b
- 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.
- The bottom sill plate in exterior walls shall be a minimum 2 in. nominal thickness pressure treated #2-grade.

**APA NARROW WALL
BRACING METHOD
B GARAGE DOOR OPENING**

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

4.

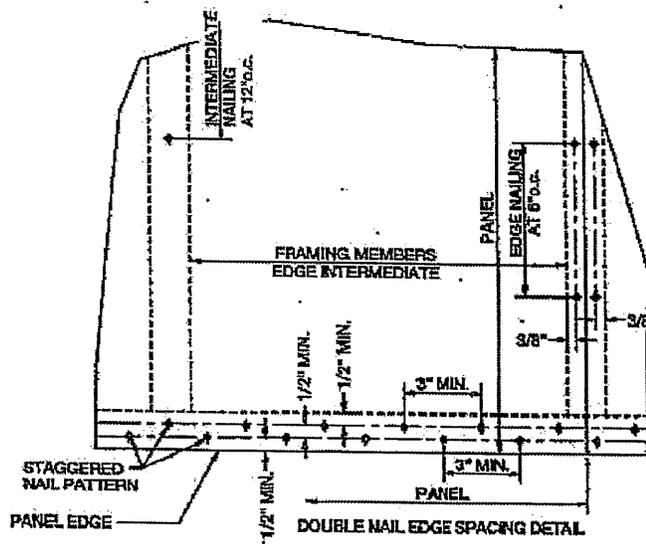
- a. From Tables 10 and 11 and location of wall sheathing and Building Aspect Ratio, determine Percent Full-Height Sheathing and Nail Spacing requirements
- b. Wood Structural Panels shall be minimum thickness of 7/16" and be installed as follows:
 - i. Panels shall be installed with strength axis parallel to studs.
 - ii. All horizontal joints shall occur over and be nailed to framing.
 - iii. On single story construction, panels shall be attached to bottom plates and top member of the double top plate.
 - iv. On two story construction, upper panels shall be attached to the top member of the upper double top plate and to band joist at bottom of panel. Upper attachment of lower panel shall be made to band joist and lower attachment made to lowest plate at first floor framing.
 - v. Horizontal nail spacing at double top plates, band joists, and girders shall be a double row of 8d staggered at 3 inches on center per figures below : Vertical and Horizontal Nailing for Panel Attachment



See Detail on Next Page

Vertical and Horizontal Nailing
for Panel Attachment

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



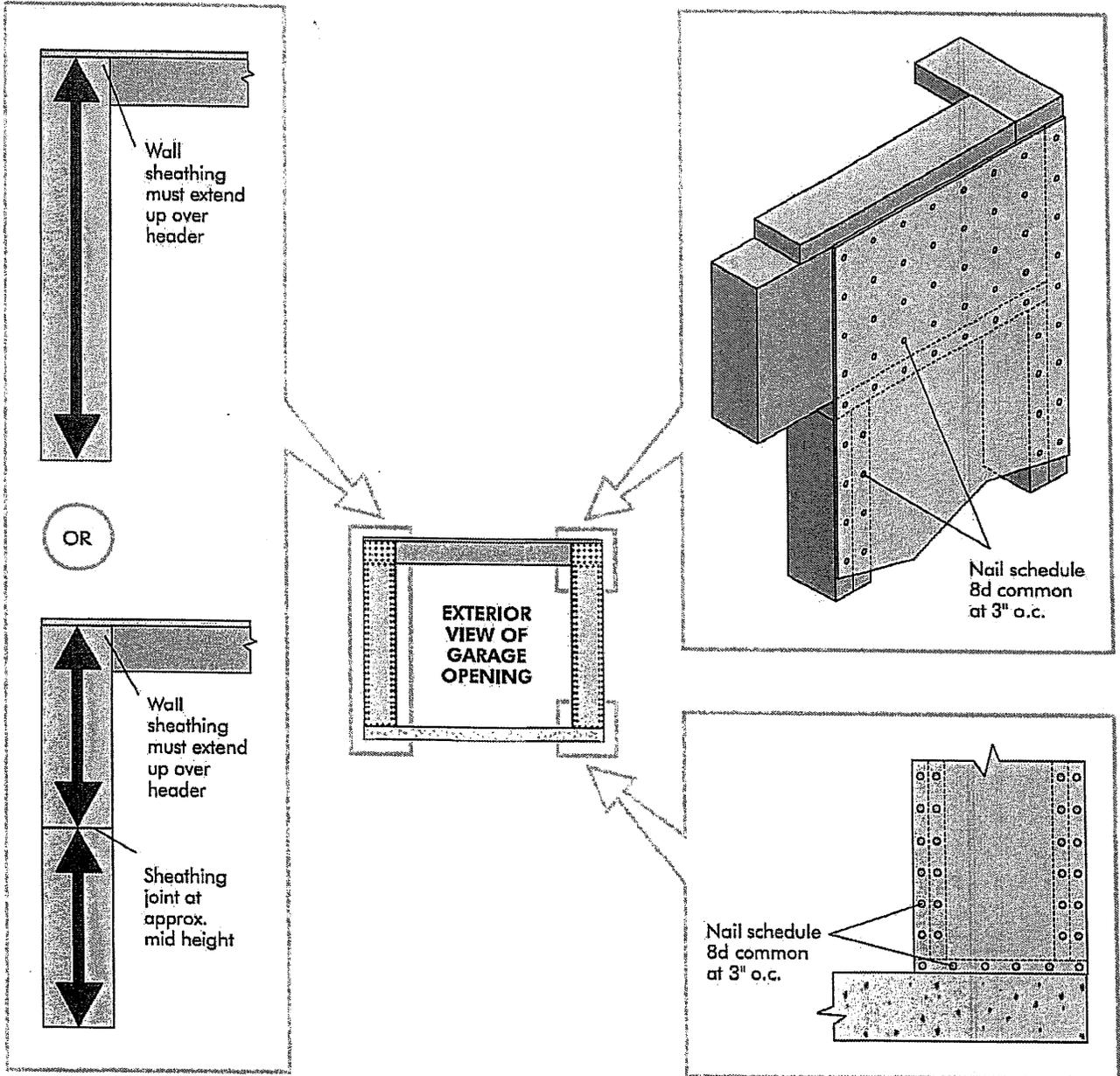
Detail
Vertical and Horizontal Nailing
for Panel Attachment



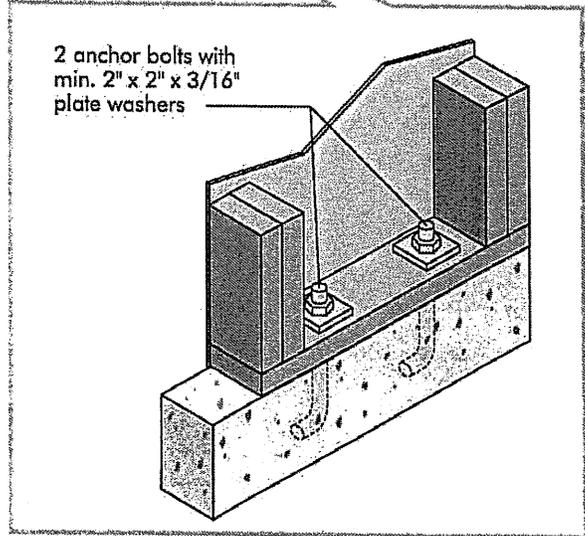
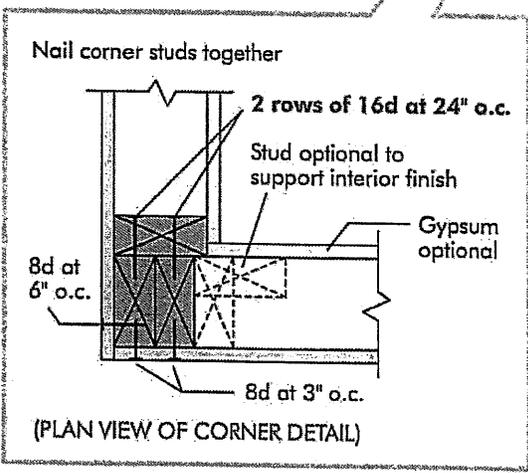
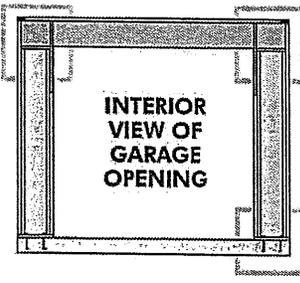
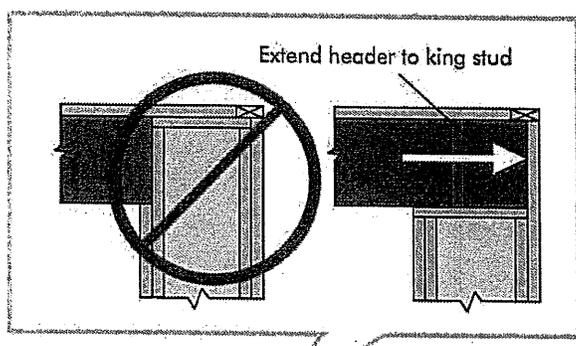
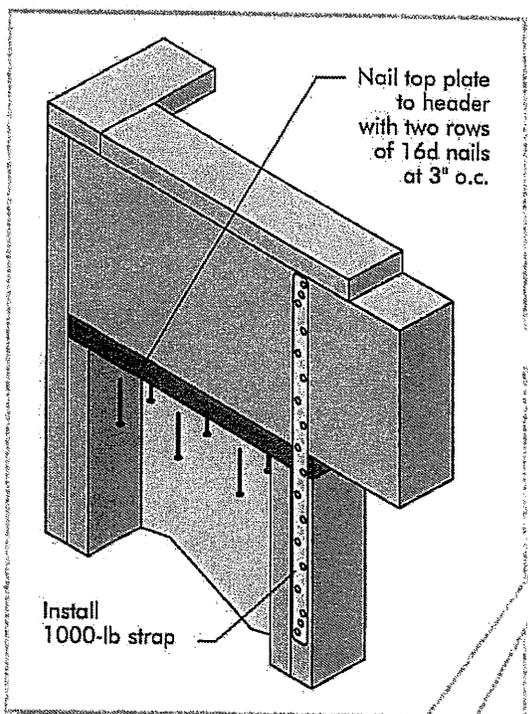
APA NARROW WALL BRACING METHOD FRAMING TIPS

The APA Narrow Wall Bracing Method is a simple, site-built solution that allows builders to construct segments as narrow as 16 inches next to window and door openings. Be sure to check for these essential details when constructing the APA Narrow Wall Bracing Method around garage openings.

For complete information on the APA Narrow Wall Bracing method and its applications in locations other than the garage, please see APA publication *Narrow Walls That Work*, Form D420.



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