

DO NOT SCALE DRAWINGS. ALL WORK TO BE DONE IN CONFORMANCE WITH 780 CMR 51.00 MASSACHUSETTS STATE BLDG CODE 4TH EDITION. BUILDER TO VERIFY ALL DETAILS AND DIMENSIONS. THIS PLAN IS COPYRIGHTED BY GIATTINO DESIGN AND IS PROVIDED FOR A ONE TIME BUILD.

ALL BEARING POINTS TO HAVE CONTINUOUS BLOCKING DOWN TO FOUNDATION.

LIGHT, VENTILATION & HEATING: (R303)

Window glazing in each room to be 8% of floor area. (R303.1)
Ventilation area for each room (window openings) to be 4% of floor area. (R303.1) or mechanical ventilation per section M1507.

EGRESS: (R311)

Two means of egress located as remotely from each other as practical. (R311.1 & R311.2)
Emergency egress in sleeping room require a minimum area of 5.7 sq. ft. or dh & sh=3.3 sq. ft. with a minimum opening of 24" X 20" in either direction (R310.1.1, R310.1.2 & R310.1.3)

STAIRS: All stairs to be installed per section R311.7.

Minimum Clear Headroom: 6'-8" (R311.7.2)

Maximum Riser Height: 8.25" (R311.7.5.1)

Minimum Tread Width: 9" (R311.7.5.2)

The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8" (R311.7.5.1)

Handrails shall be provided on at least one side of the stair. (R311.7.6)

GUARDS: (R312) are required on all open sides of walking surfaces,

including stairs, ramps, porches, balconies or floor surfaces located more than 30" above the floor or grade below. The guard must not be less than 36" in height (R312.1.2). A guard that serves as a handrail shall have a height between 34" and 38". (R312.1.2) Guards shall not have openings that allow the passage of a 4 3/8" sphere, or a 6" sphere through the triangular opening at the side of the stair formed by the riser, tread and bottom rail. (R312.1.3)

WINDOW FALL PROTECTION: (R312.2)

Where the top of a sill is located less than 24" above the finished floor and greater than 12" above the finished grade (or surface below) the operable window shall comply with R312.2.

FIRE PROTECTION: (R302)

Attached garages and carports (R304):
Garage entry ways to the house must be rated for 20 minutes and labeled. (R302.5)

Not less than one layer of 5/8" Type-X board for separation of garage to house. (R302.6)

Floor surface must be of an approved noncombustible surface. (R304.1)

Floor assemblies not using dimension lumber or structural composite lumber equal to or greater than 2" shall be protected. (R302.13)

FIRE-BLOCKING: (R302.11)

Vertically at ceiling and floor levels at structural intersections. In concealed walls along the stair stringers and at the bottom and top risers.
At openings around vents, pipes, ducts, and wires at ceiling and floor level, with approved materials to resist the free passage of flame and products of combustion.

CHIMNEYS: (R1001)

No structural framing members shall be within 2" of masonry chimney and 6" of a rated metal chimney. (R1003.18, R1003.19)
All spaces between chimneys and floor and ceilings through which chimneys pass shall be fire-blocked with non-combustible material securely fastened in place.

WALL CONSTRUCTION: (R601 and R602)

Wall Bracing Requirements per section R602.10 (bracing methods can be mixed) or Simplified Wall Bracing per section R602.12.
Bracing Requirements based on wind speed per Table R602.10.3(1)
Bracing method-continuous sheathing (CS-WSP) for exterior walls per Table R602.10.4, Method GB for interior walls.

Intermittent bracing per Table R602.10.2.
Braced Wall Panel Construction Method for walls with large openings such as garages (R602.10.6).

FRAMING: (R501, R601, R701, R801 & R901)

Grid spans and columns must meet requirements of R602.1 and Table R602.7(1) or R502.5(1).
Header spans & number of jack studs required. (Table R502.5(1) and R502.5(2))

EXTERIOR DECKS: (R507)
ATTIC ACCESS: Opening shall be no less than 22" x 30", for spaces greater than 30 SF with an unobstructed headroom of 30". (R507.1)

ROOF VENTILATION: (R801)

One square foot of clear ventilation is required for every 150 square feet of attic area.
Exterior Wind Wash Barrier is required to be installed where the rafters and ceiling joists meet the top exterior wall plate.

ENERGY EFFICIENCY: Chapter 11

Building must meet or exceed the requirements of the 2015 IECC.
SOLAR-READY PROVISIONS: Appendix U
Building must meet or exceed the requirements of Appendix U & Section AU102. Roof is designed to support 50 PSF ground snow load & 20 PSF dead load. Provide conduit from electric panel, (or water service) to roof location. Solar-ready zone location as required per site orientation.

RADON GAS CONTROLS: Appendix F
Provide under-slab radon mitigation with a capped 3" PVC vertical pipe extending through the building and above the roof per Appendix F.

(SD) SMOKE DETECTOR:
-PHOTOELECTRIC TYPE SMOKE DETECTORS LISTED IN ACCORDANCE WITH UL217 OR UL268 LOCATED PER 780 CMR R314, OR PER LOCAL OFFICIAL.
-ALL UNITS HARDWIRED WITH BATTERY STAND-BY POWER.
-ONE EACH IN EACH SLEEPING ROOM.
-IN THE IMMEDIATE VICINITY OF BEDROOMS
-WITHIN 3' OF A DOOR TO A BATH CONTAINING A SHOWER OR TUB
-NEAR ALL STAIRS
-ON EACH ADDITIONAL STORY (BSMT, HABITABLE ATTICS)
-FOR EACH 1000 SF OF AREA OR PART THEREOF.

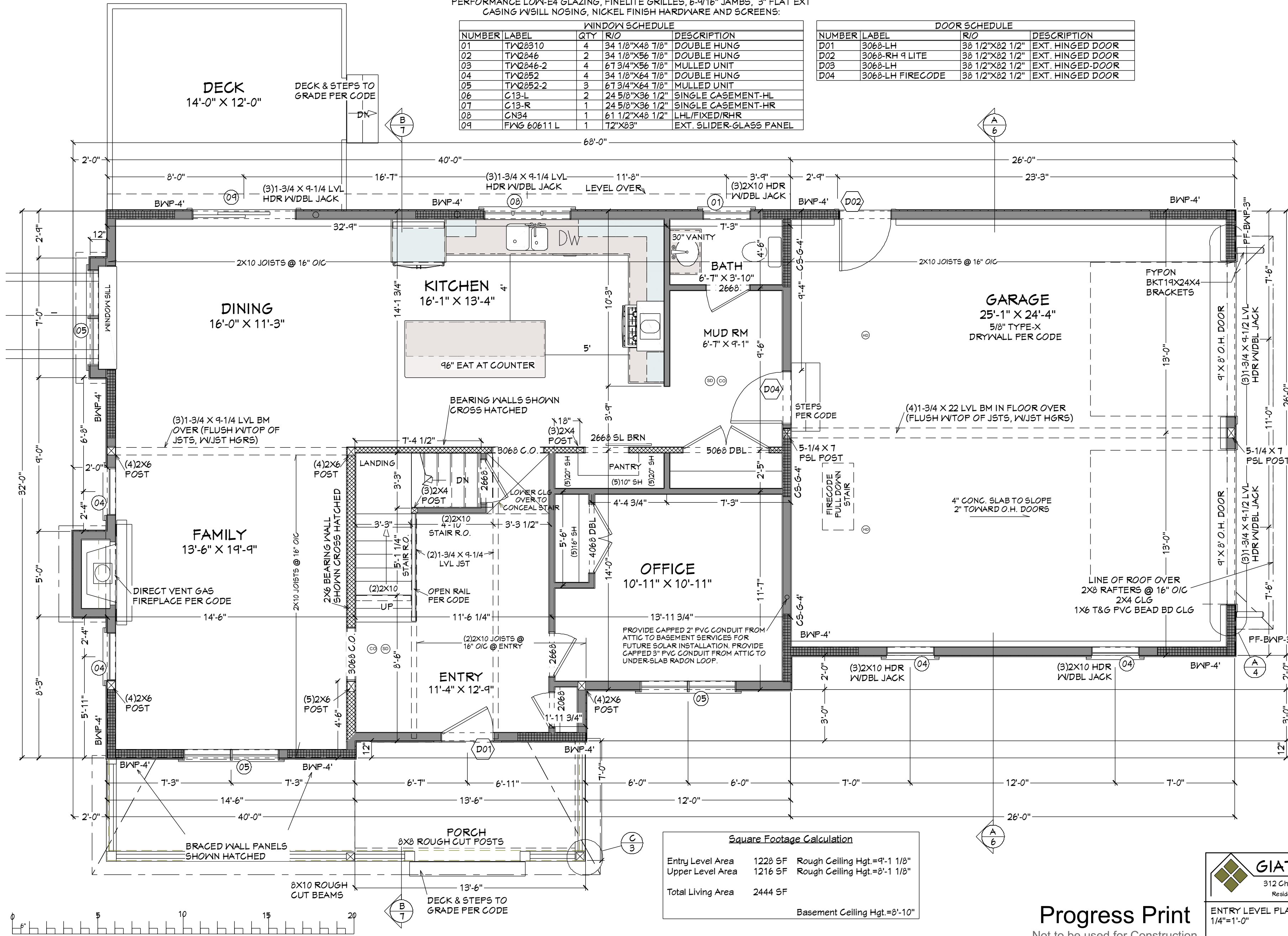
(CO) CARBON MONOXIDE DETECTORS:
-ONE EACH STORY INSTALLED & MAINTAINED BY OWNER PER 780 CMR R315.
-521 CMR 31.00, 248 CMR, & NFPA 720 OR PER LOCAL OFFICIAL.

(HD) HEAT DETECTORS:
-ONE PER ATTACHED GARAGE PER 780 CMR R314.5, OR PER LOCAL OFFICIAL.


ANDERSEN WHITE GLAD SERIES 400 WINDOWS AND PATIO DOORS WITH HIGH PERFORMANCE LOW-E4 GLAZING, FINELITE GRILLES, 6-9/16" JAMBS, 3" FLAT EXT CASING W/SILL NOSING, NICKEL FINISH HARDWARE AND SCREENS:

WINDOW SCHEDULE				
NUMBER	LABEL	QTY	R/O	DESCRIPTION
01	TW28310	4	34 1/8"X48 7/8"	DOUBLE HUNG
02	TW2846	2	34 1/8"X56 7/8"	DOUBLE HUNG
03	TW2846-2	4	67 3/4"X56 7/8"	MULLED UNIT
04	TW2852	4	34 1/8"X64 7/8"	DOUBLE HUNG
05	TW2852-2	3	67 3/4"X64 7/8"	MULLED UNIT
06	C13-L	2	24 5/8"X36 1/2"	SINGLE CASEMENT-HL
07	C13-R	1	24 5/8"X36 1/2"	SINGLE CASEMENT-HR
08	CN34	1	61 1/2"X48 1/2"	LHL/FIXED/RHR
09	FWG 60611 L	1	72"X83"	EXT. SLIDER-GLASS PANEL

DOOR SCHEDULE			
NUMBER	LABEL	R/O	DESCRIPTION
D01	3068-LH	38 1/2"X82 1/2"	EXT. HINGED DOOR
D02	3068-RH 9 LITE	38 1/2"X82 1/2"	EXT. HINGED DOOR
D03	3068-LH	38 1/2"X82 1/2"	EXT. HINGED DOOR
D04	3068-LH FIRECODE	38 1/2"X82 1/2"	EXT. HINGED DOOR



Square Footage Calculation		
Entry Level Area	1228 SF	Rough Ceiling Hgt.=9'-1 1/8"
Upper Level Area	1216 SF	Rough Ceiling Hgt.=8'-1 1/8"
Total Living Area	2444 SF	
Basement Ceiling Hgt.=8'-10"		



GIATTINO DESIGN
312 Chicopee Row, Groton, MA 01450
Residential Design Services 978-448-2548

MULBERRY FH 2387 GRE

ENTRY LEVEL PLAN 1/4"=1'-0"	1/24/22	PAGE NO. 1
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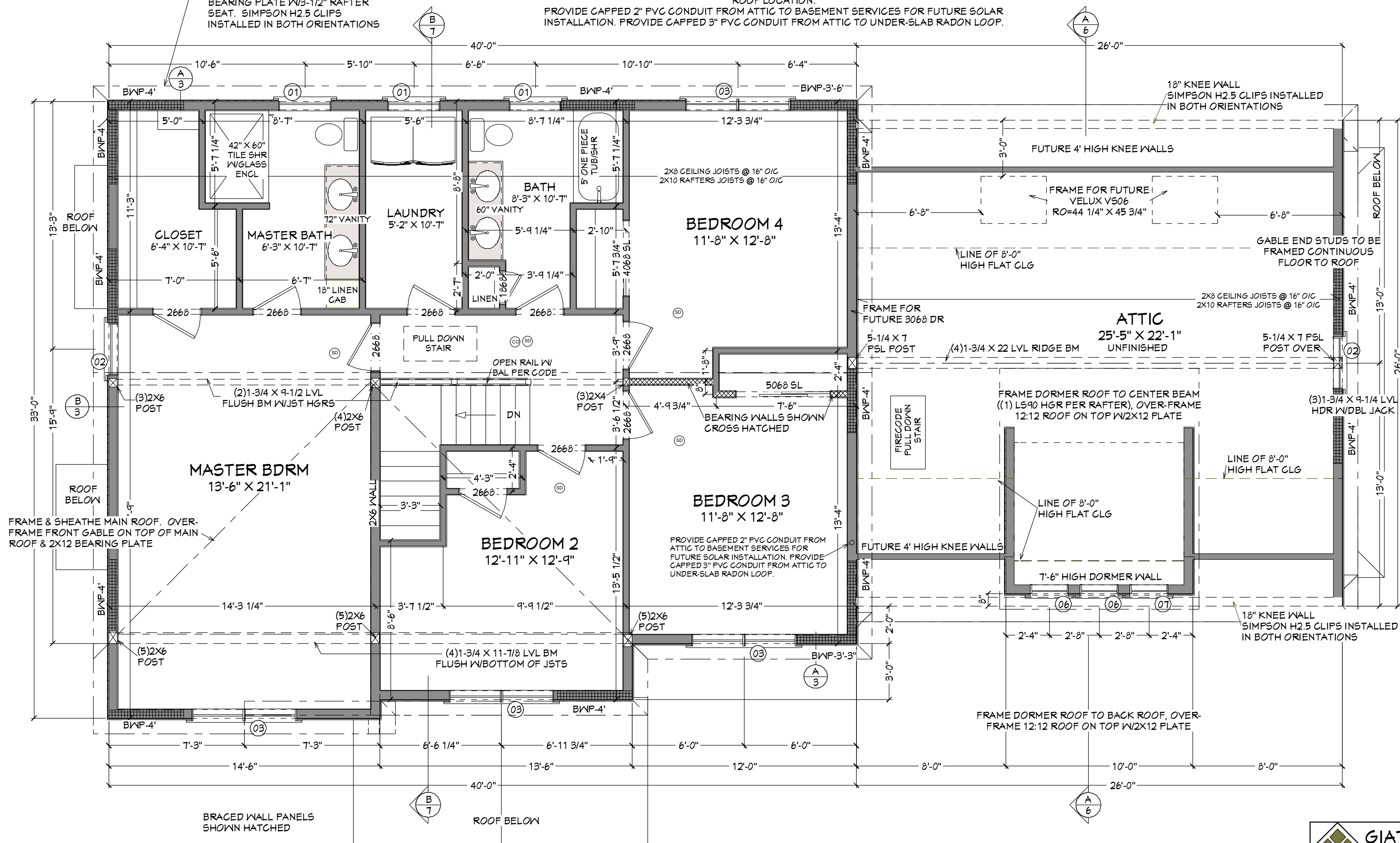
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BUILDING MUST MEET OR EXCEED THE REQUIREMENTS OF APPENDIX U & SECTION AU101. ROOF IS DESIGNED TO SUPPORT 50 PSF GROUND SNOW LOAD & 20 PSF DEAD LOAD. SOLAR-READY ZONE LOCATION OF 150 SQ FT AS REQUIRED PER SITE ORIENTATION AND SECTION AU103. KEEP FREE OF ALL OBSTRUCTIONS. PROVIDE CONDUIT FROM ELECTRIC PANEL, (OR WATER SERVICE) TO ROOF LOCATION.
 PROVIDE CAPPED 2" PVC CONDUIT FROM ATTIC TO BASEMENT SERVICES FOR FUTURE SOLAR INSTALLATION. PROVIDE CAPPED 3" PVC CONDUIT FROM ATTIC TO UNDER-SLAB RADON LOOP.

ROOF PLANES SHOWN DASHED
 RAFTERS TO SIT ON ATTIC 2X6 BEARING PLATE W/3-1/2" RAFTER SEAT. SIMPSON H2.5 CLIPS INSTALLED IN BOTH ORIENTATIONS

18" KNEE WALL SIMPSON H2.5 CLIPS INSTALLED IN BOTH ORIENTATIONS

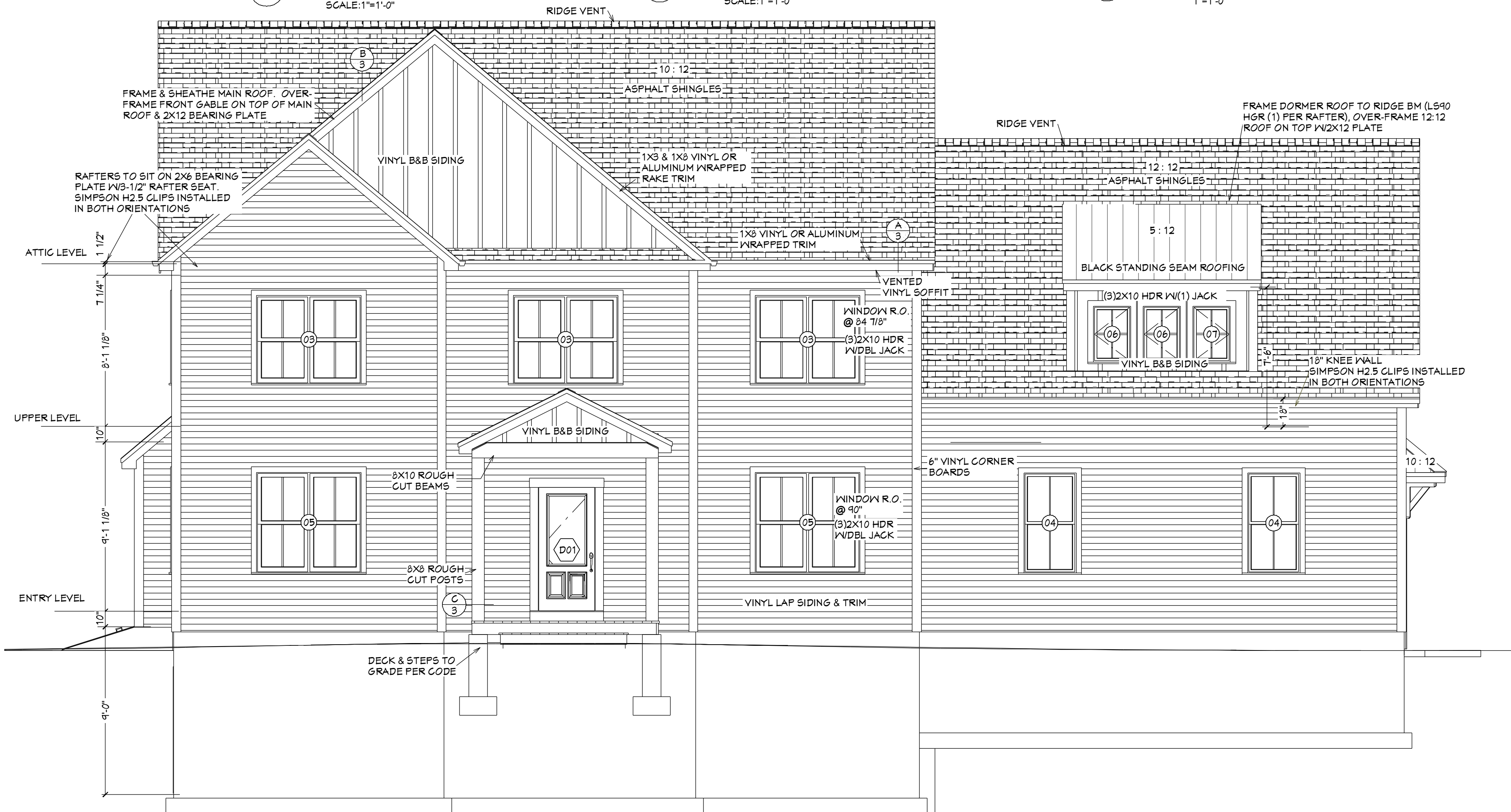
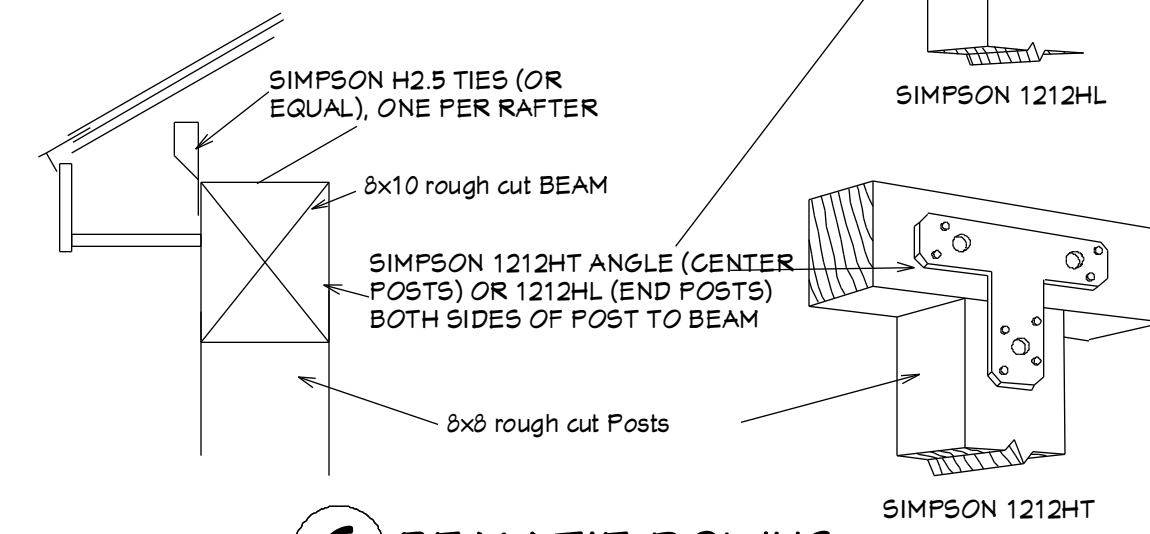
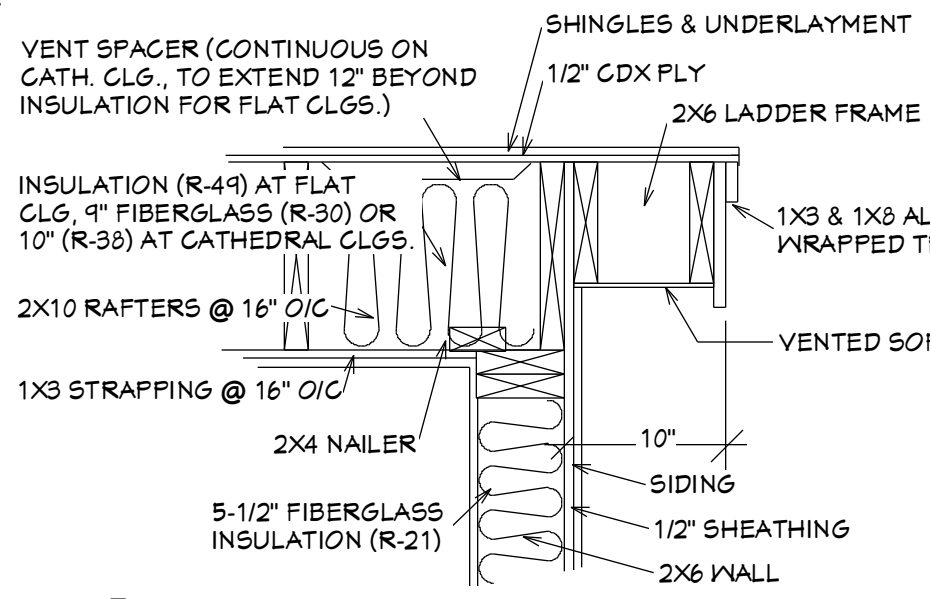
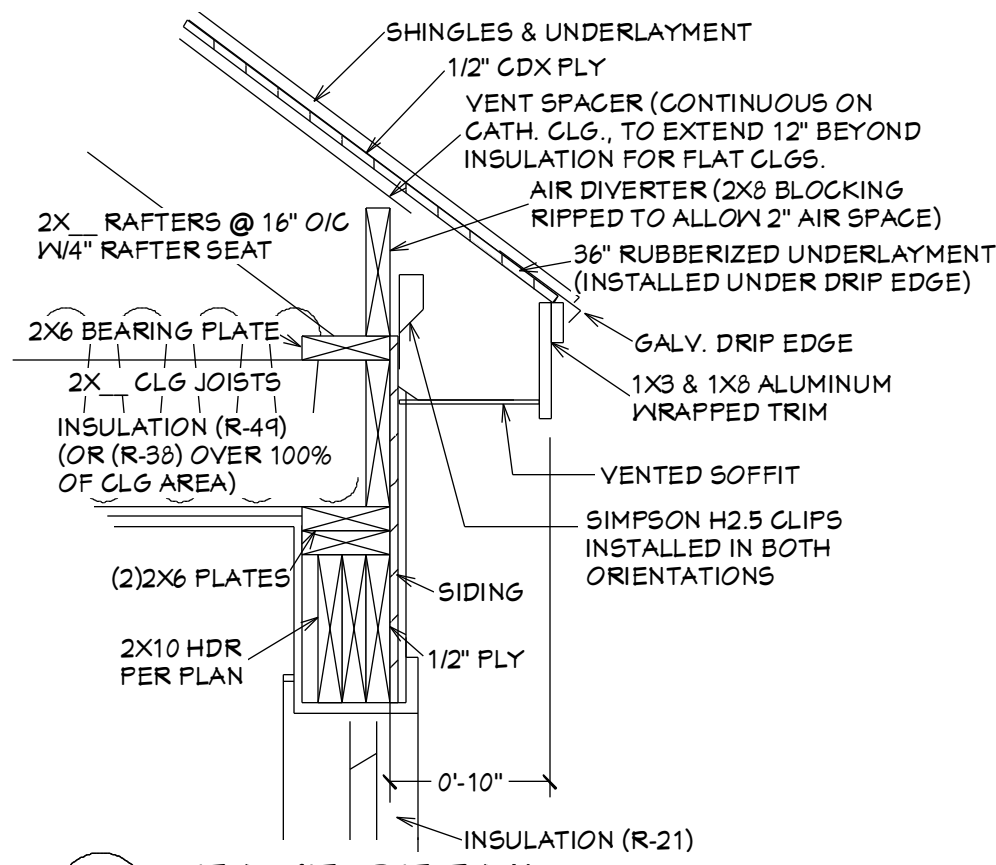


MULBERRY FH 2387 GRE

 GIATTINO DESIGN 312 Chicopee Row, Groton, MA 01450 Residential Design Services 978-448-2548	UPPER LEVEL PLAN 1/4"=1'-0"	1/24/22	PAGE NO. 2
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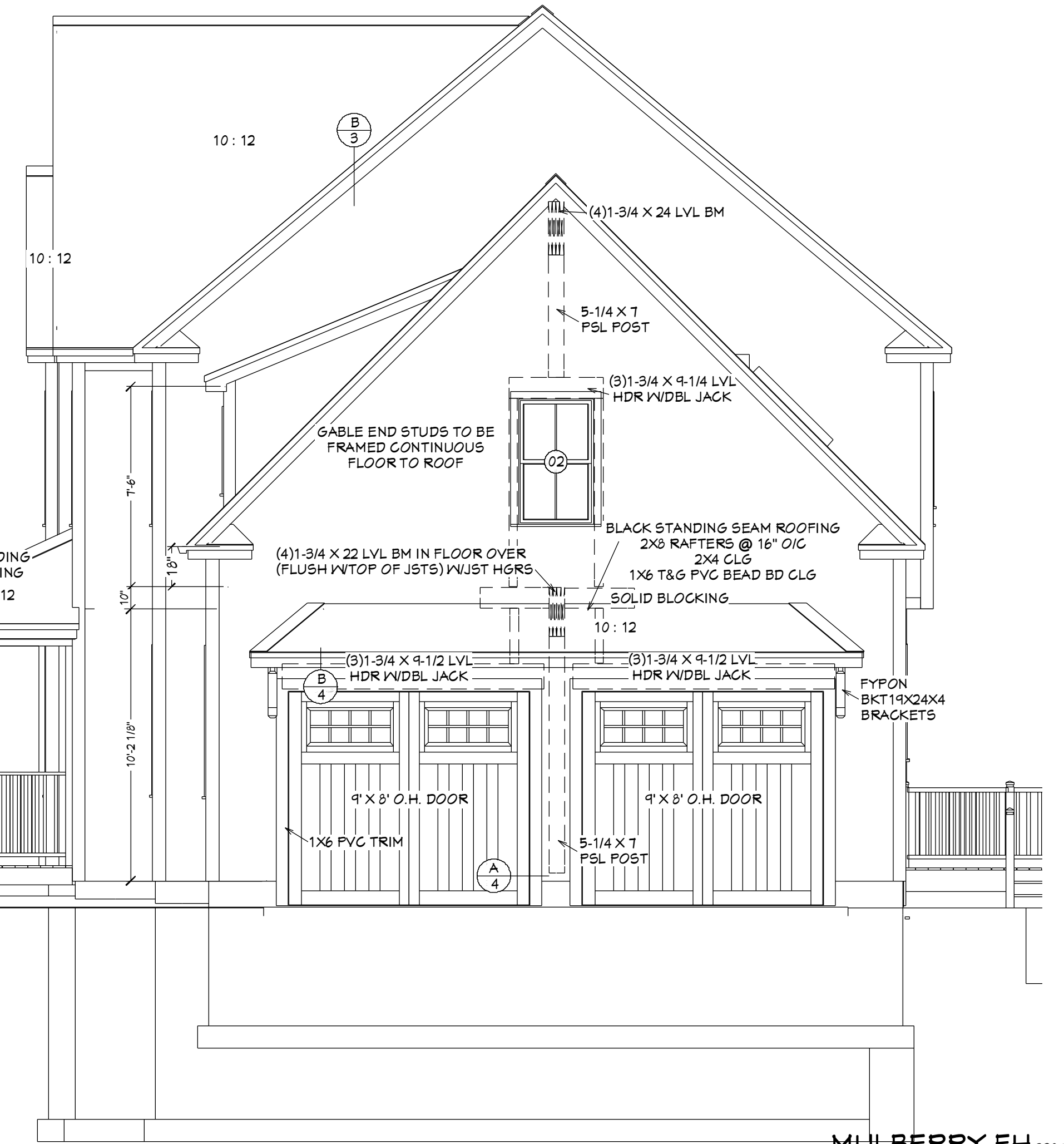
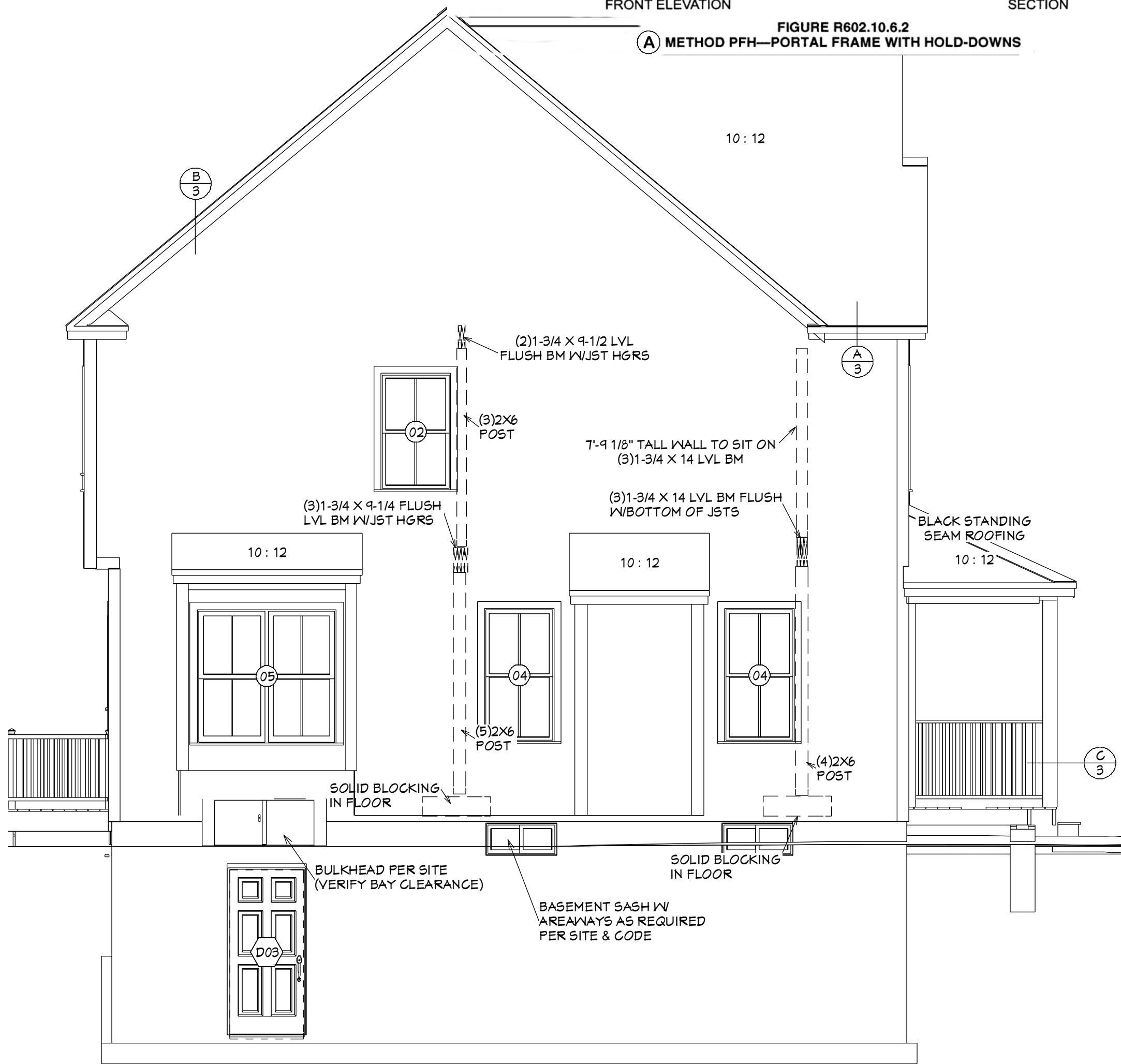
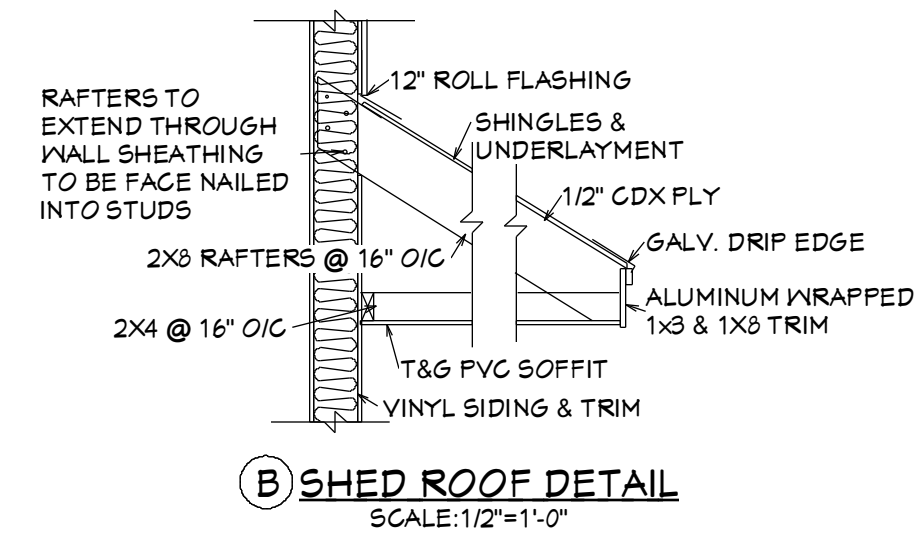
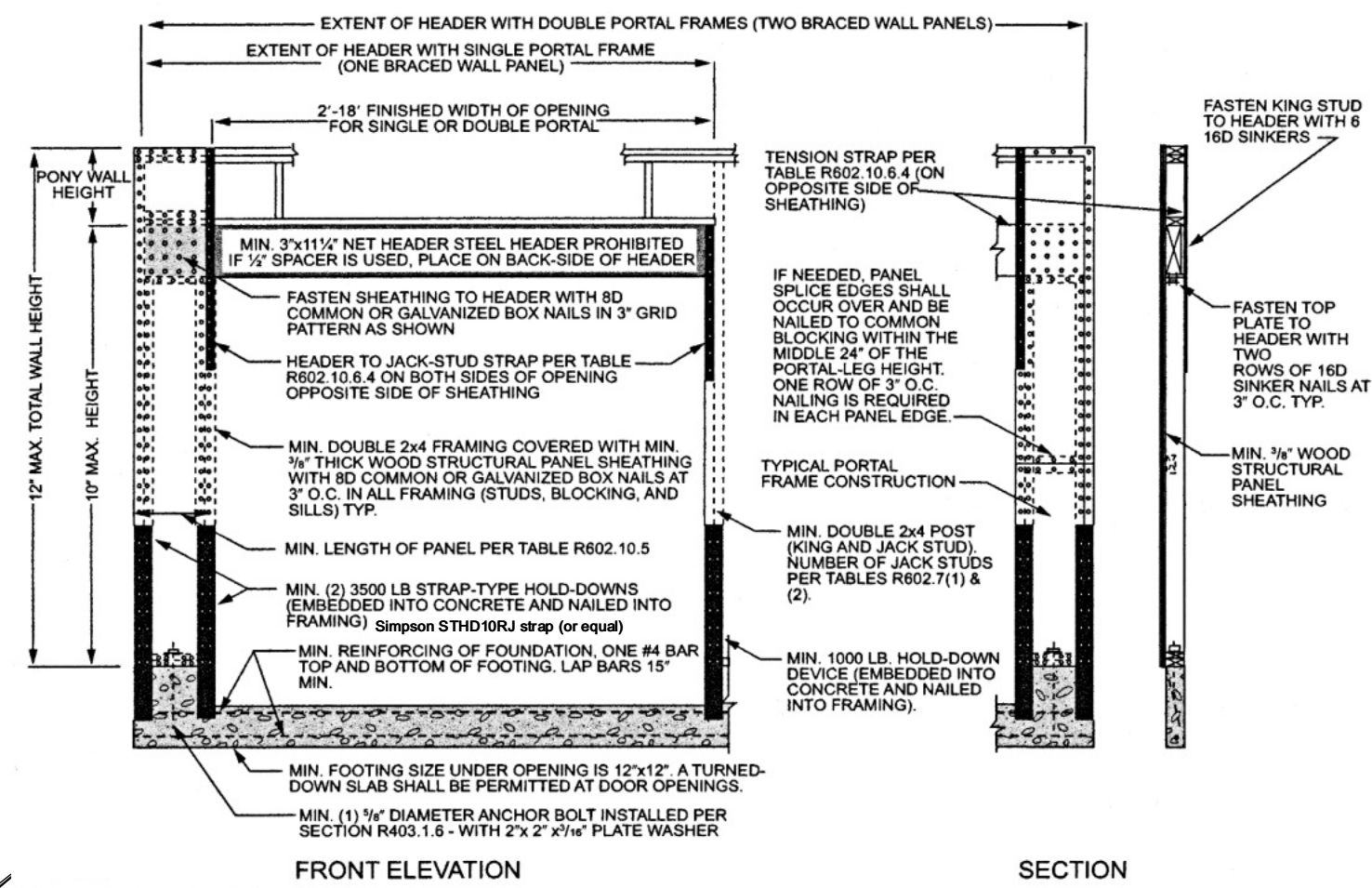


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<p>GIATTINO DESIGN 312 Chicopee Row, Groton, MA 01450 Residential Design Services 978-448-2548</p>	<p>FRONT ELEVATION 1/4"=1'-0"</p>		<p>1/24/22</p>	<p>PAGE NO. 3</p>
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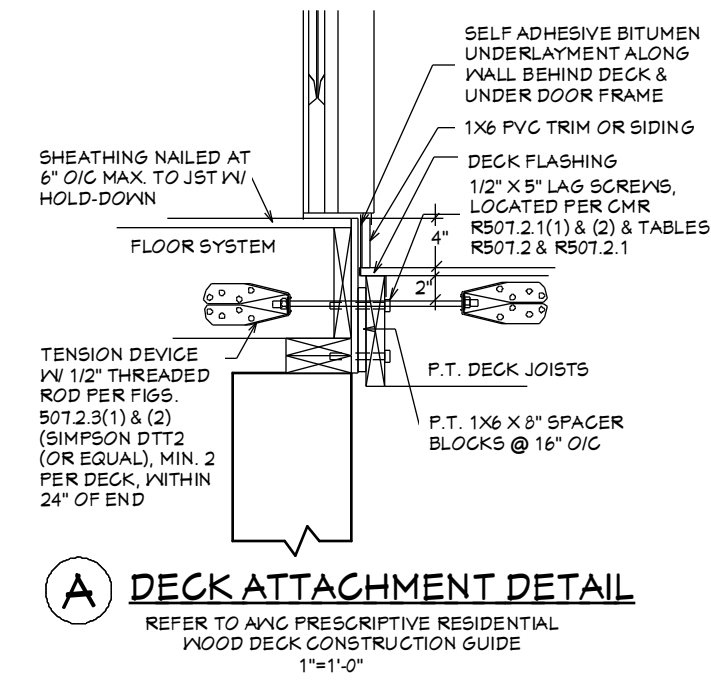


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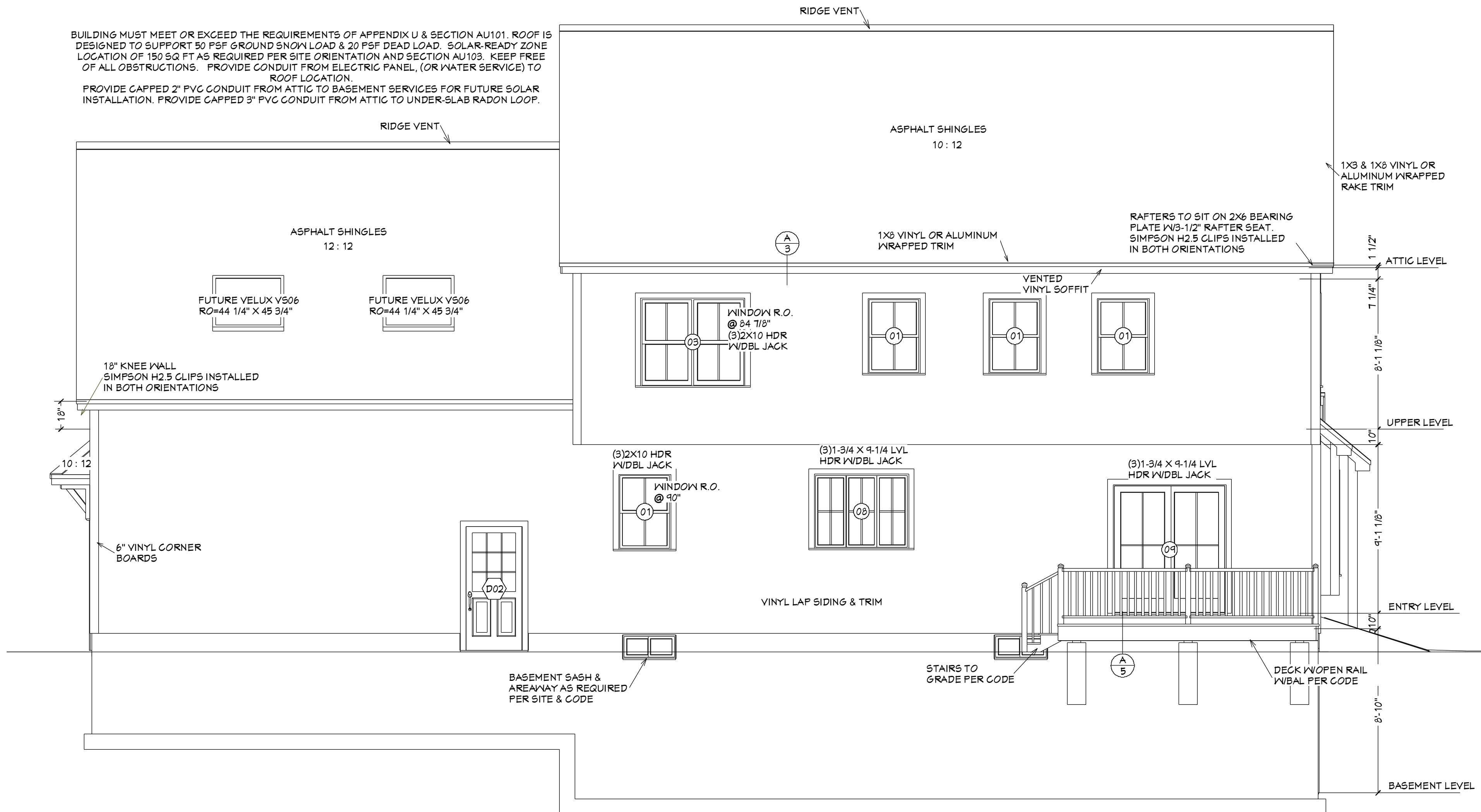
<p>GIATTINO DESIGN 312 Chicopee Row, Groton, MA 01450 Residential Design Services 978-448-2548</p>	LEFT & RIGHT ELEVATIONS 1/4"=1'-0"	1/24/22	PAGE NO. 4
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PROVIDE CAPPED 2" PVC CONDUIT FROM ATTIC TO BASEMENT SERVICES FOR FUTURE SOLAR INSTALLATION. PROVIDE CAPPED 3" PVC CONDUIT FROM ATTIC TO UNDER-SLAB RADON LOOP.



BACK ELEVATION

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<p>GIATTINO DESIGN 312 Chicopee Row, Groton, MA 01450 Residential Design Services 978-448-2548</p>	BACK ELEVATION 1/4"=1'-0"	PAGE NO. 5
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LUMBER STANDARDS:

2x MEMBERS: #2 OR BETTER S-P-F
 Fb=1000 PSI
 E=1.3x10⁶ PSI

1-3/4x LVL MEMBERS:
 Fb=2600 PSI
 E=1.4x10⁶ PSI
 Fv=285 PSI

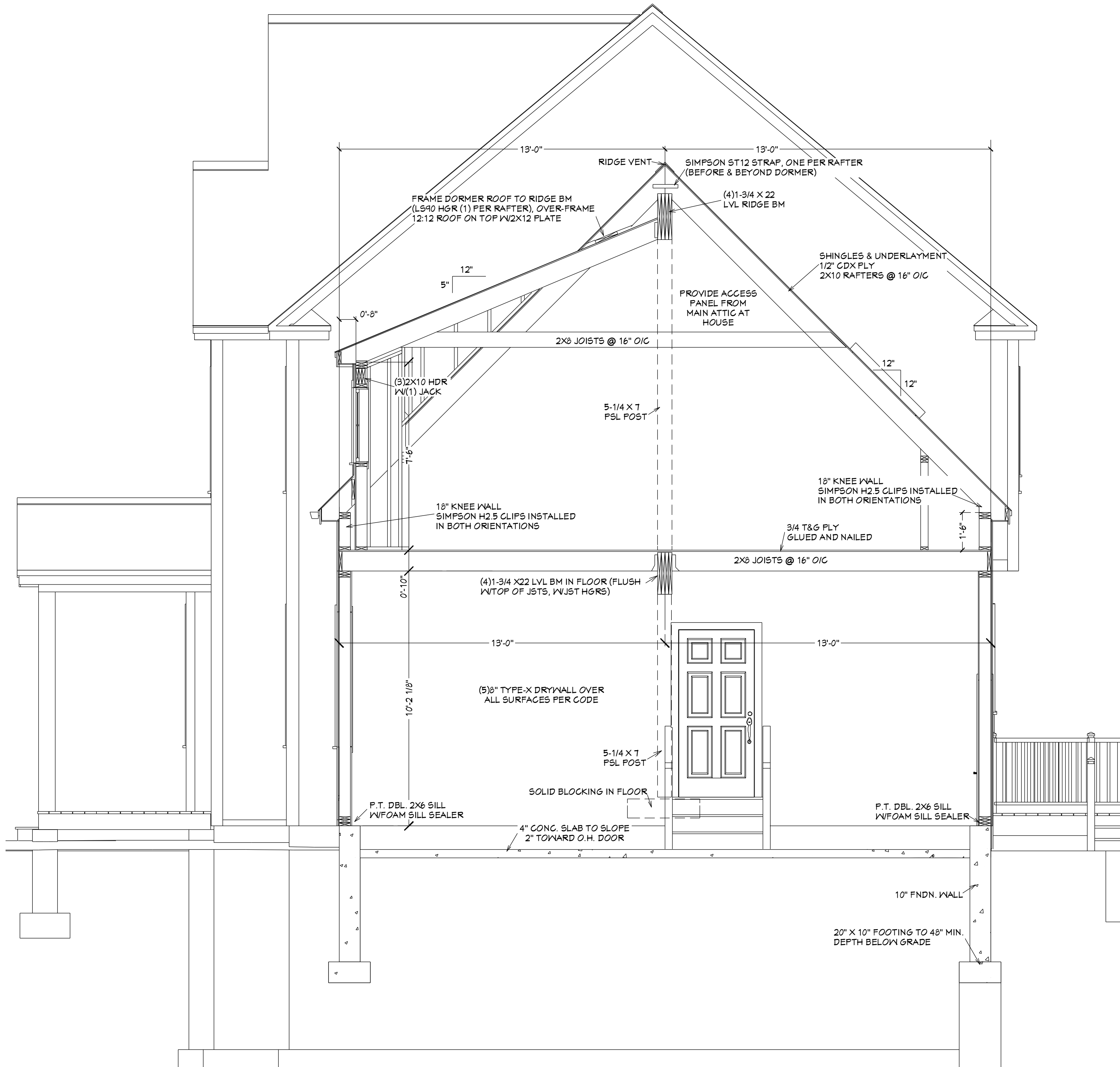
Multiple LVLs acting as a single beam should be fastened together with 3/8" through bolts at 16" o/c staggered top and bottom, or double Timber-Locks top and bottom at 16" o/c for 11-7/8" and less, rows of three at 16" for 14" to 18" LVLs, and rows of four for 20" and 24" LVLs, or in accordance with manufacturer's specifications.

Flush framed beams to be held 1/4" below top of joists. Jst hgrs. all joists to flush beams.


Lateral support is required at points of bearing and along top edge of beam.

All bearing points to have solid blocking down to foundation.

Roof is designed to support 50 PSF ground snow load & 10 PSF dead load.



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MULBERRY FH 2387 GRE	
 GIATTINO DESIGN 312 Chicopee Row, Groton, MA 01450 Residential Design Services 978-448-2548	
SECTION A-A 3/8"=1'-0"	1/24/22
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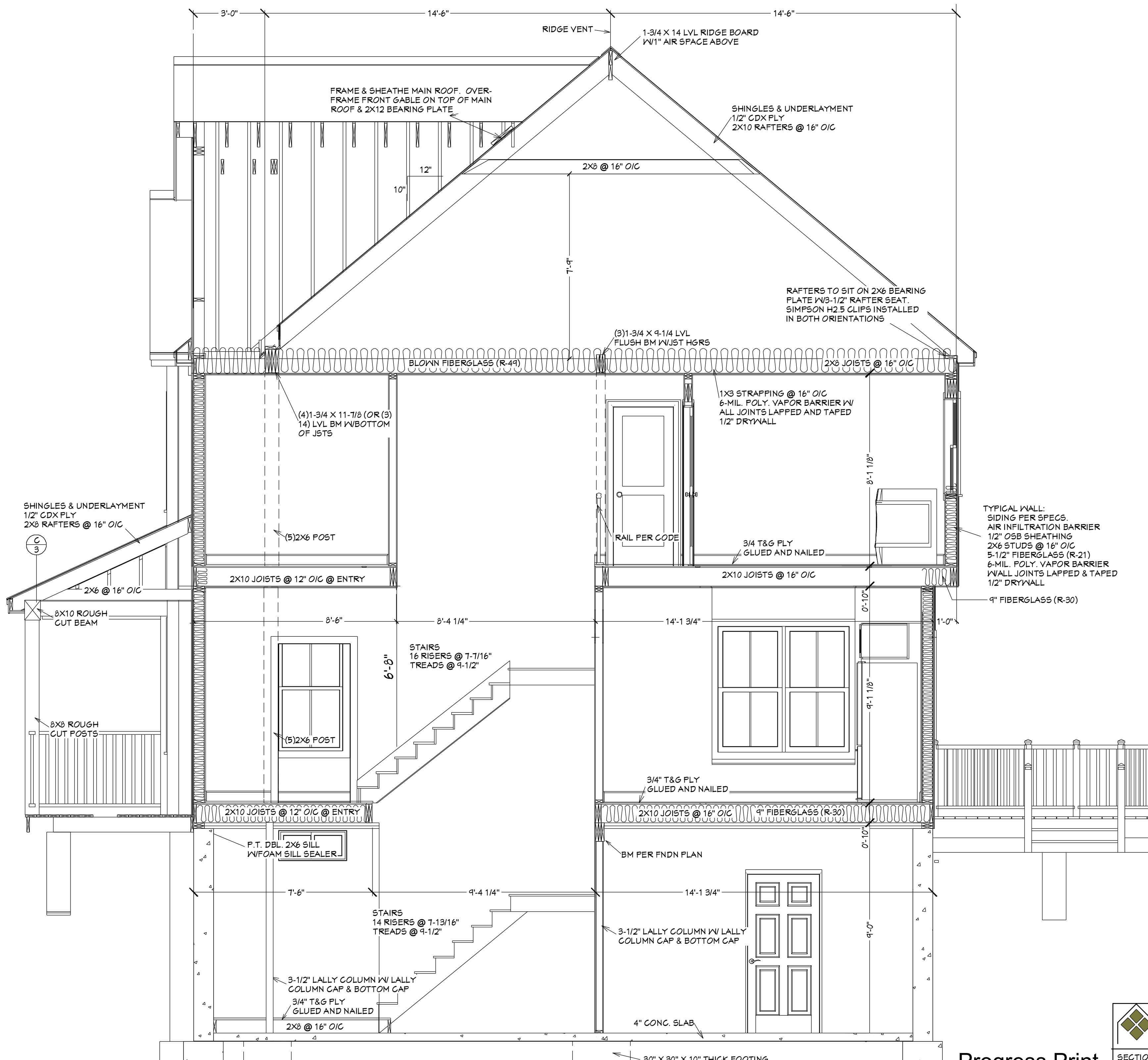
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 E=1.3X10⁶ PSI

1-3/4X LVL MEMBERS:
 Fb=2600 PSI
 E=1.9X10⁶ PSI
 Fv=295 PSI

LATERAL SUPPORT IS REQUIRED AT POINTS OF BEARING, AND ALONG TOP EDGE OF BEAM.


MULTIPLE MEMBERS TO BE FASTENED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

ALL BEARING POINTS TO HAVE SOLID BLOCKING DOWN TO FNDN.



SECTION B-B

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SECTION B-B 3/8"=1'-0"	1/24/22	PAGE NO. 7	

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FOUNDATION (R401):
 Geotechnical Evaluation of Soils: (R401.4.1)
 Concrete to be no less than 2500 PSI (Table R402.2)
 Footings to be cast on undisturbed soil. (R403.1)
 No concrete to be poured with temperatures below 32 degrees.
 Form spreading ties to be broken off and filled with hydraulic cement.
 Perimeter drains required.

10" FOUNDATION WALL (2500 PSI MIN.) ON 20" X 10" FOOTING (2500 PSI MIN.) AT 48" MINIMUM DEPTH BELOW GRADE, OR PER CODE.

FOUNDATION WALL REINFORCEMENT: (1) #4 BAR WITHIN 12" OF THE TOP OF THE FNDN WALL AND (1) #4 BAR NEAR THE MID-HEIGHT OF THE WALL PER TABLE R404.1.1(3). Provide continuous #4 reinforcing at third points for walls over 8'-0" and backfill w/sand and/or sandy gravel only.

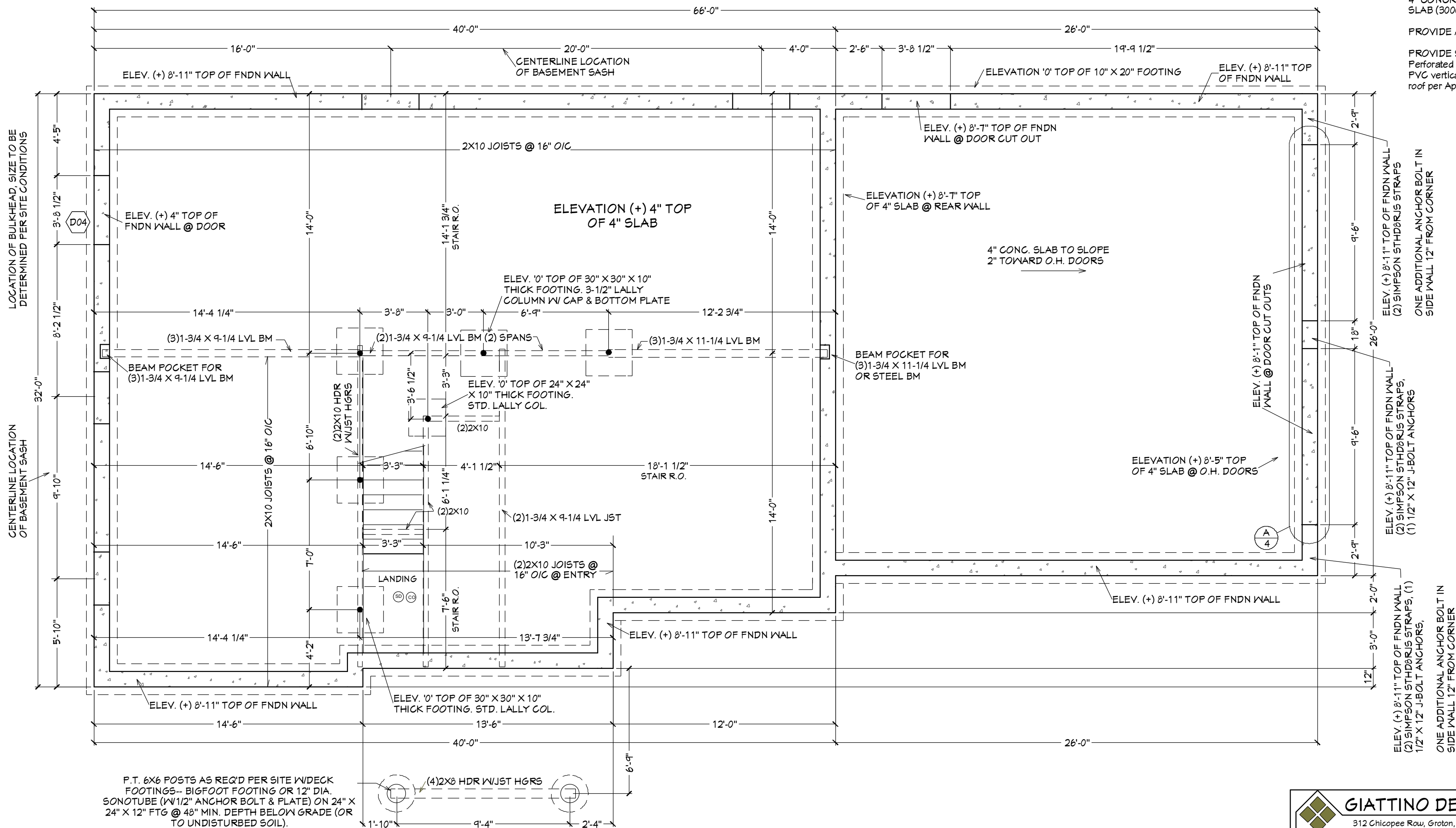
ELEVATIONS GIVEN ASSUME DOUBLE PRESSURE TREATED 2X6 SILLIS WITH FOAM SILL SEALER. ANCHORS PER CODE.

4" CONCRETE SLAB (2500 PSI MIN), 4" GARAGE SLAB (3000 PSI) OR PER CODE.


PROVIDE ACCESS AND VENTILATION PER CODE.

PROVIDE SUB-SLAB RADON VENTING SYSTEM. 4" Perforated under-slab loop connected to a capped 3" PVC vertical pipe extending through building to above roof per Appendix F.

P.T. 6X6 POSTS AS REQ'D PER SITE W/DECK FOOTINGS-- BIGFOOT FOOTING OR 12" DIA. SONOTUBE (W/1/2" ANCHOR BOLT & PLATE) ON 24" X 24" X 12" FTG @ 48" MIN. DEPTH BELOW GRADE (OR TO UNDISTURBED SOIL) NOT SHOWN.



MULBERRY FH 2387 GRE

 GIATTINO DESIGN 312 Chicopee Row, Groton, MA 01450 Residential Design Services 978-448-2548	FOUNDATION PLAN	1/24/22	PAGE NO.
	1/4"=1'-0"		8

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