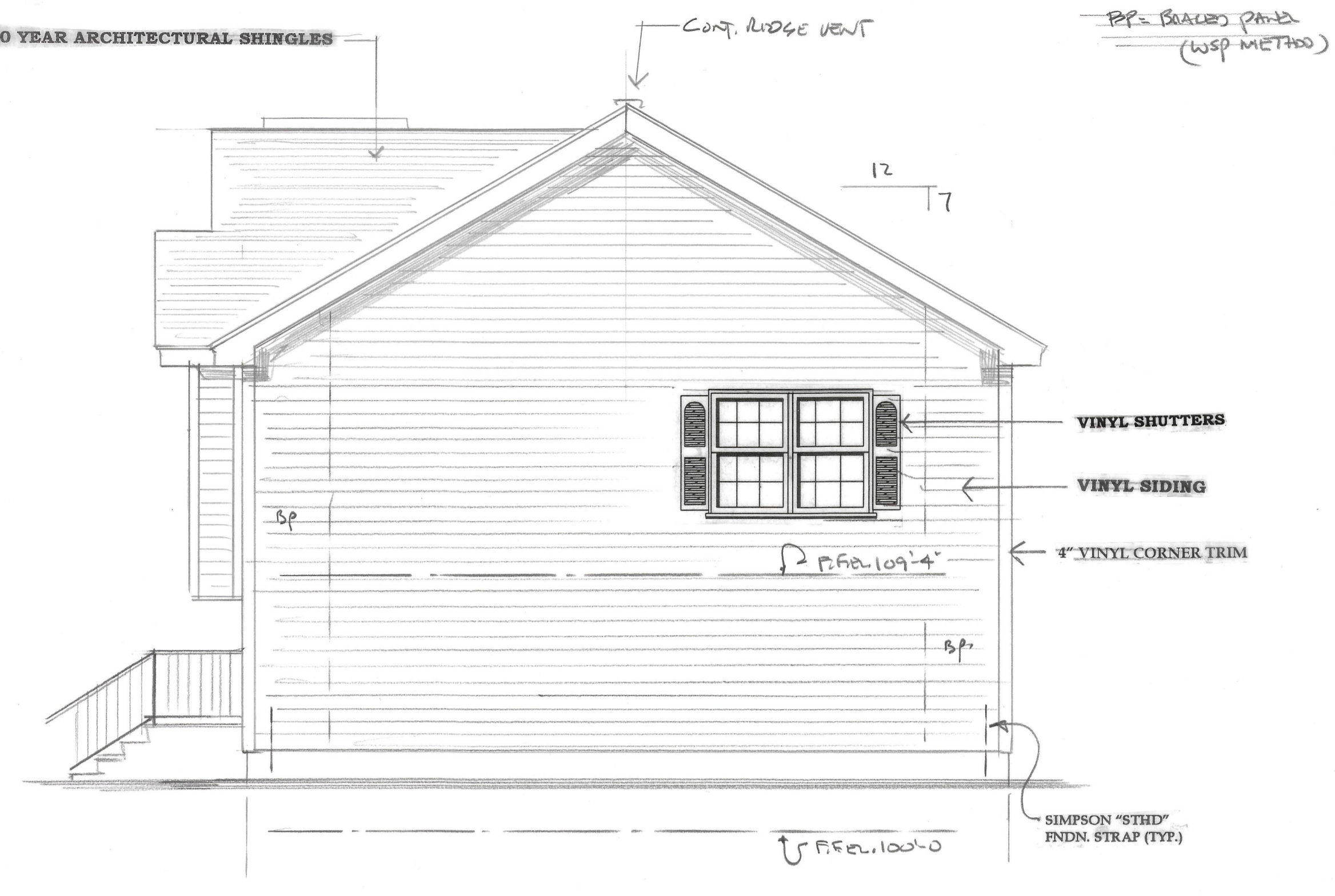




FRONT ELEVATION

1/4" = 1'-0"



RIGHT SIDE ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

TABLE R602.3(3)
REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES**

MINIMUM NAIL Size (2.0" x 0.113")	MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (inches)	MAXIMUM WALL STUD SPACING (inches)	PANEL NAIL SPACING		ULTIMATE DESIGN WIND SPEED V _w (mph)		
				Edges (inches o.c.)	Field (inches o.c.)	B	C	D
6d Common (2.0" x 0.113")	1.5	24/0	16	6	12	140	115	110
8d Common (2.5" x 0.131")	1.75	24/16	16	6	12	170	140	135
			24	6	12	140	115	110

For SI: 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s.
 a. Panel strength axis parallel or perpendicular to supports. Three-ply plywood sheathing with studs spaced more than 16 inches on center shall be applied with panel strength axis perpendicular to supports.
 b. Table is based on wind pressures acting toward and away from building surfaces in accordance with Section R301.2. Lateral bracing requirements shall be in accordance with Section R602.10.
 c. Wood structural panels with span ratings of Wall-16 or Wall-24 shall be permitted as an alternate to panels with a 24/0 span rating. Plywood siding rated 16 o.c. or 24 o.c. shall be permitted as an alternate to panels with a 24/16 span rating. Wall-16 and Plywood siding 16 o.c. shall be used with studs spaced not more than 16 inches on center.

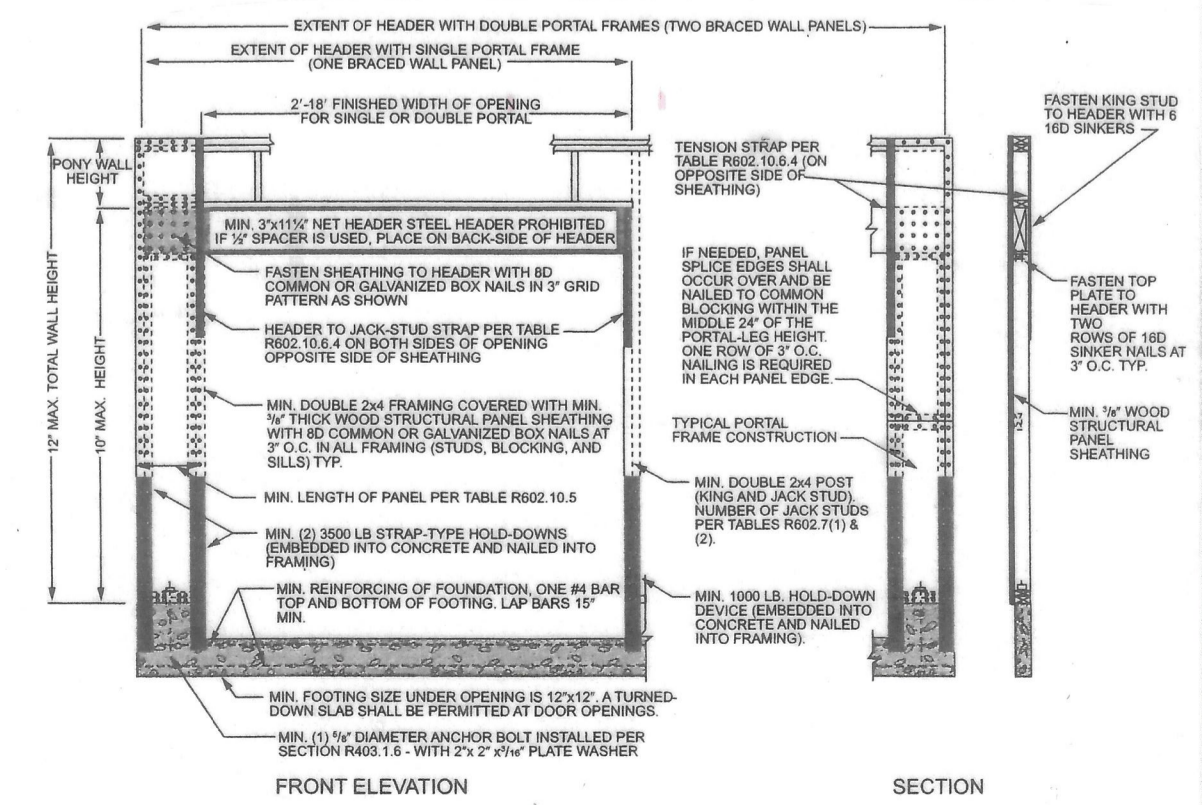


FIGURE R602.10.6.2
METHOD PFH—PORTAL FRAME WITH HOLD-DOWNS

REVISIONS	BY

J.R. ASSOCIATES
DESIGN SERVICES

63 GRACE ROAD
SUTTON, MA, 01590
(508) 865-6721

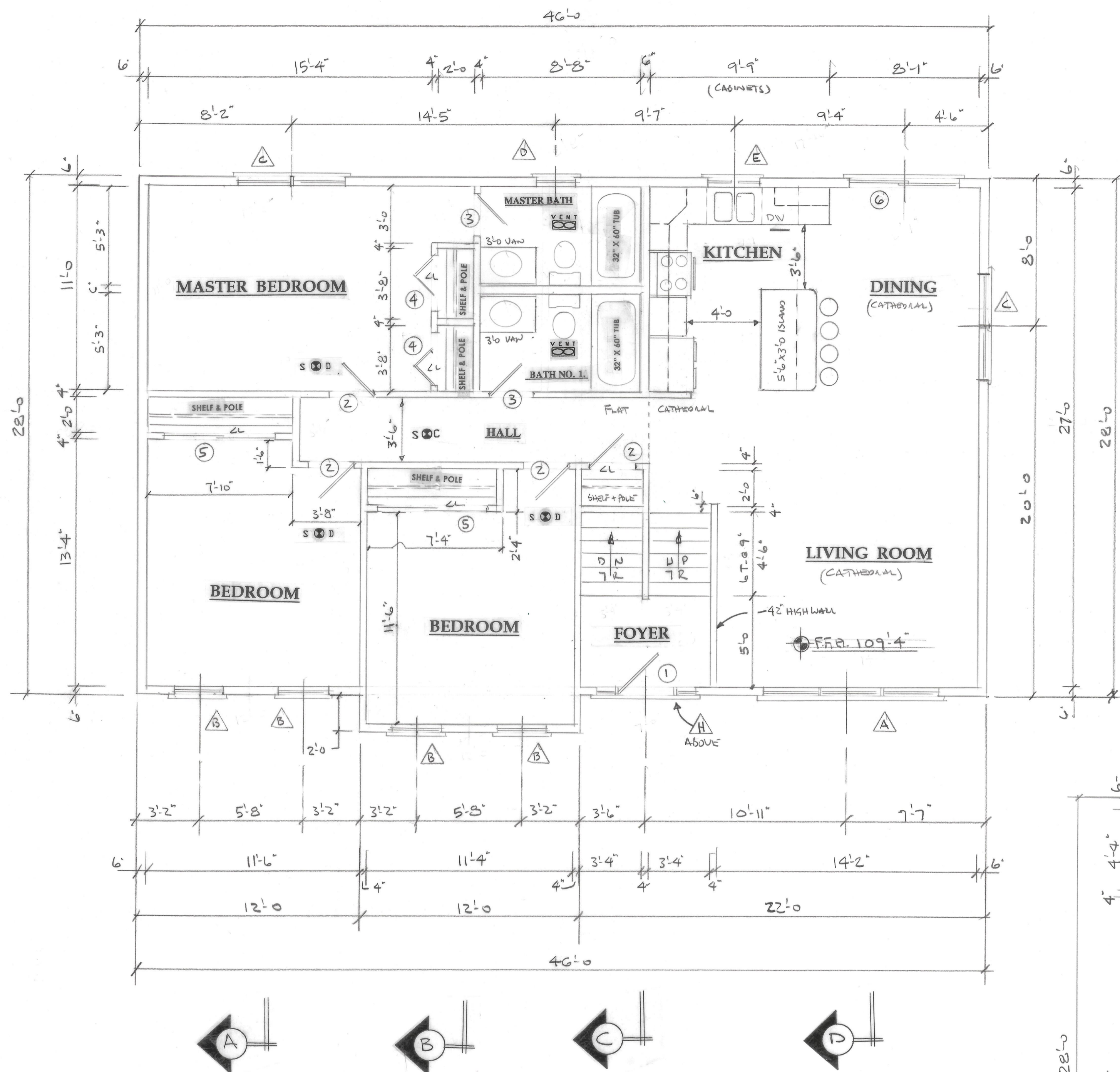
ELEVATIONS

KOSTA REALTY
ARARAT STREET
LOT 48
WORCESTER, MA.

DRAWN
J.R.
CHECKED

DATE
2-5-24
SCALE
1/4" = 1'-0"
JOB NO.

SHEET
A-1
OF 4 SHEETS



FIRST FLOOR PLAN

1/4"=1'-0"

WIN. NO.	UNIT SIZE	QTY.	R.O.	TYPE	REMARKS	ANDERSON CATALOG NO.
A	9'-5" x 4'-4 7/8"	1	9'-5 3/4" x 4'-4 7/8"	TILT WASH	NARROW MULLION GRILLE & SCREENS	TW3042-3
B	2'-7 7/8" x 4'-4 7/8"	4	2'-8 1/8" x 4'-4 7/8"	"	"	TW2642
C	5'-5 1/4" x 4'-4 7/8"	2	5'-6" x 4'-4 7/8"	"	"	TW2642-2
D	2'-1 7/8" x 3'-4 7/8"	1	2'-2 1/8" x 3'-4 7/8"	"	"	TW2032
E	2'-9 3/4" x 2'-11 5/16"	1	2'-10 1/4" x 3'-0 1/2"	CASSEMENT	"	CR23
F	9'-5" x 4'-4 7/8"	1	9'-5 3/4" x 4'-4 7/8"	TILT WASH	NARROW MULLION GRILLE & SCREENS	TW3032-3
G	2'-7 5/8" x 3'-4 7/8"	2	2'-8 1/8" x 3'-4 7/8"	"	GRILLE & SCREENS	TW2632
H	5'-4 3/16" x 2'-11 5/16"	1	5'-5 3/16" x 3'-0 1/2"	PICTURE	GRILLE	P5530

LEGEND

- S ⊕ D -- SMOKE DETECTOR
- ⊕ -- BATHROOM CEILING FAN
- H ⊕ D -- HEAT DETECTOR
- S ⊕ C -- COMBINATION SMOKE/CO

DOOR TYPES

- A. 6 PANEL PINE
- B. 6 PANEL MASONITE
- C. 6 PANEL PINE BI-FOLD
- D. 6 PANEL PINE SLIDER
- E. 15 LITE FRENCH
- F. 6 PANEL MASONITE BI-FOLD
- G. 6 PANEL MASONITE SLIDER
- H. EXTERIOR FIBERGLASS BY "THERMA-TRU"
- I. MIRRORED BI-FOLD
- J. INSULATED METAL O.H.D.
- K. MIRRORED SLIDERS
- L. ANDERSON FRENCHWOOD HINGED UNIT
- M. ANDERSON FRENCHWOOD SLIDING UNIT
- N. 6 PANEL MASONITE POCKET
- O. 6 PANEL PINE POCKET
- P. 15 LITE FRENCH POCKET

WOOD FRAMING

- WF1: ALL FRAMING WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE BUILDING CODE.
- WF2: SECURELY ATTACH CARPENTRY WORK TO SUBSTRATES BY ANCHORING OR FASTENING AS SHOWN AND AS REQUIRED BY RECOGNIZED STANDARDS. ANCHOR AND NAIL AS SHOWN OR IF NOT SHOWN, TO COMPLY WITH THE RECOMMENDED NAILING SCHEDULE, APPENDIX 'C' OF THE MASS STATE BUILDING CODE. NOTIFY DESIGNER OF ANY CONNECTION OR ANCHORING DETAIL THAT IS NOT SHOWN AND NOT IN THE MASS CODE SCHEDULE PRIOR TO INSTALLATION.
- WF3: STRUCTURAL WOOD FRAMING SHALL CONFORM TO THE FOLLOWING MINIMUM REQUIREMENTS; FRAMING LUMBER: S-P-FIR NO. 2; SURFACE DRY, OR OTHER SURFACE DRY WOOD SPECIES, NO. 2, GRADE OR BETTER WITH A MINIMUM BENDING STRESS 1200 PSI (E=1,800,000).
- WF4: FRAMING LUMBER FOR STUDS SHALL BE SURFACE DRY HEM-FIR OR SOUTHERN YELLOW PINE STUD GRADE LUMBER WITH F_b PARALLEL TO THE GRAIN OF 600 OR BETTER.

PLYWOOD

- PF1: WALL SHEATHING SHALL BE 1/2" THICK CD EXTERIOR GRADE APA.
- PF2: ROOF SHEATHING SHALL BE 3/8" THICK CD EXTERIOR GRADE APA STRUCTURAL PLYWOOD. PLY-CLIPS SHALL BE USED AT ALL UNSUPPORTED EDGES.

TRUSSES

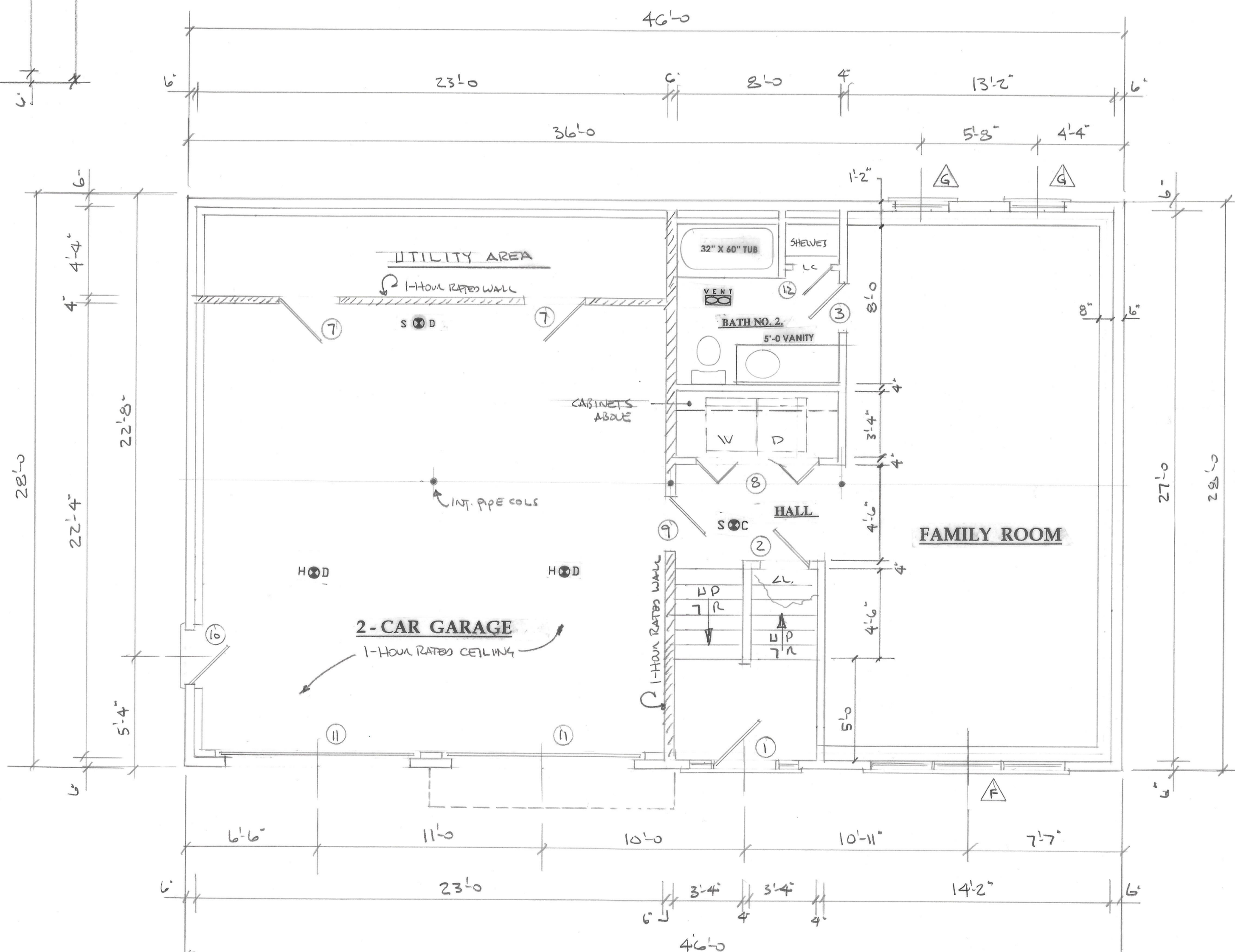
- TF1: DESIGN FLOOR AND ROOF TRUSSES TO SATISFY LOADS SPECIFIED ON DRAWINGS. SUBMIT SHOP DRAWINGS TO DESIGNER FOR APPROVAL. SHOP DRAWINGS SHALL BE SUBMITTED UNDER THE SEAL OF A MASS. REGISTERED PROFESSIONAL ENGINEER.

GENERAL NOTES:

- GENERAL CONTRACTOR IS TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS THAT EXIST PRIOR TO THE ORDERING OF MATERIALS.
- GENERAL CONTRACTOR MAY ENCOUNTER HIDDEN OR COVERED CONDITIONS NOT SHOWN ON THESE DRAWINGS, REQUIRING ADDITIONAL WORK. THESE CONDITIONS MUST BE BROUGHT TO THE ATTENTION OF THE DESIGNER BEFORE PROCEEDING WITH THE AFFECTED WORK.
- ANY VARIATIONS OR SUBSTITUTIONS OF MATERIALS OR DETAILS FROM THOSE INDICATED ON THE DRAWINGS, MAY BE MADE ONLY WITH THE PRIOR APPROVAL OF THE DESIGNER.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, CO-ORDINATION OF OTHER TRADES AND TECHNIQUES TO PRODUCE A SOUND AND QUALITY BUILDING. ALL DIMENSIONS, ELEVATIONS AND CONDITIONS MUST BE VERIFIED BY THE GENERAL CONTRACTOR OR RESPONSIBLE TRADES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL JOB SAFETY DURING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO SHEETING, SHORING AND GUYING STRUCTURES, BARRIERS AND SIGNAGE.
- ALL MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE LATEST EDITION OF THE MASSACHUSETTS STATE BUILDING CODE AND THE REFERENCE STANDARDS INCLUDED THEREIN THAT ARE APPLICABLE TO THIS PROJECT.

DOOR SCHEDULE

DR. NO.	SIZE	QTY.	SWING	TYPE	ACCESSORIES
1	3'-0" x 6'-6"	1	L.H.	H	# CC74, 12" SIDELITES #CC2274SL LOCKSET, DEADBOLT, THRESHOLD
2	2'-6" x 6'-6"	5	3'-RH	B	3-PIVOTS 2-PANES
3	2'-4" x 6'-6"	3	2-LH	B	PRIVACY SET
4	3'-0" x 6'-6"	2	~	F	2-PANEL
5	6'-0" x 6'-6"	2	~	G	~
6	6'-0" x 6'-6"	1	~	M	# FUG LOCKS, SCREEN, LOCK GRILLE, THRESHOLD
7	3'-0" x 6'-6"	1	1-LH	A (S.C.)	LOCKSET, CLOSER
8	6'-0" x 6'-6"	1	~	F	4-PANEL
9	2'-6" x 6'-6"	1	L.H.	H	#E20ND, FIRE RATED, CLOSER LOCKSET, THRESHOLD
10	2'-6" x 6'-6"	1	R.H.	H	#FC4S, LOCKSET, DEAD BOLT GRILLE, THRESHOLD
11	9'-0" x 7'-0"	2	~	J	ELECT. OPERATIONS
12	2'-0" x 6'-6"	1	L.H.	B	PASSAGE SET



BASEMENT PLAN

1/4"=1'-0"

REVISIONS	BY

J.R. ASSOCIATES
DESIGN SERVICES

63 BRIGGS ROAD
WORCESTER, MA 01609
(508) 665-6721

FIRST FLOOR PLAN
BASEMENT PLAN
DOOR SCHEDULE
WINDOW SCHEDULE

KOSTA REALTY
ARARAT STREET
LOT 48
WORCESTER, MA.

DRAWN
J. FIEL
CHECKED

DATE
2-5-24
SCALE
1/4"=1'-0"
JOB NO.

SHEET
A-2
OF 4 SHEETS