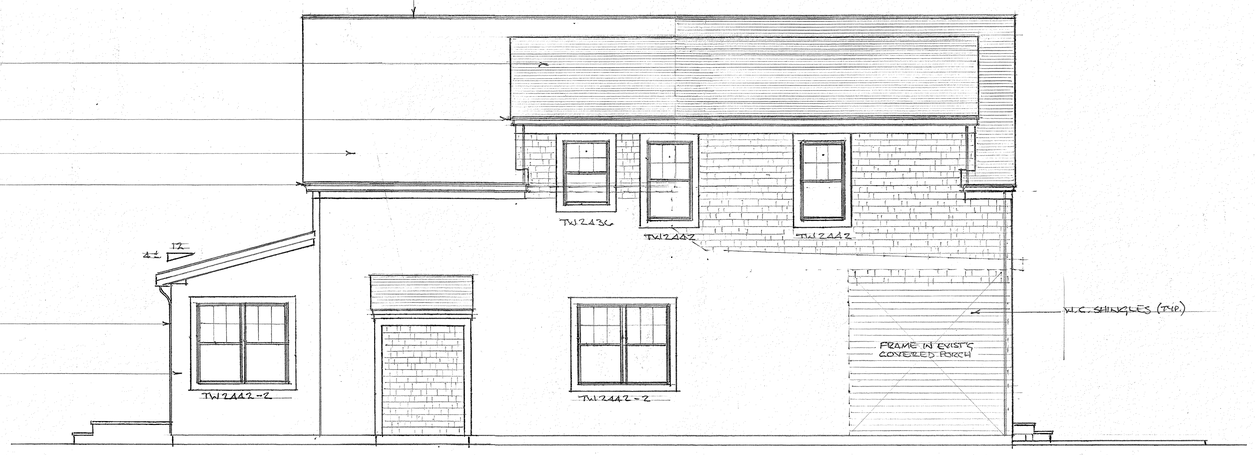
REAR ELEVATION

LEFT ELEVATION

FRONT ELEVATION



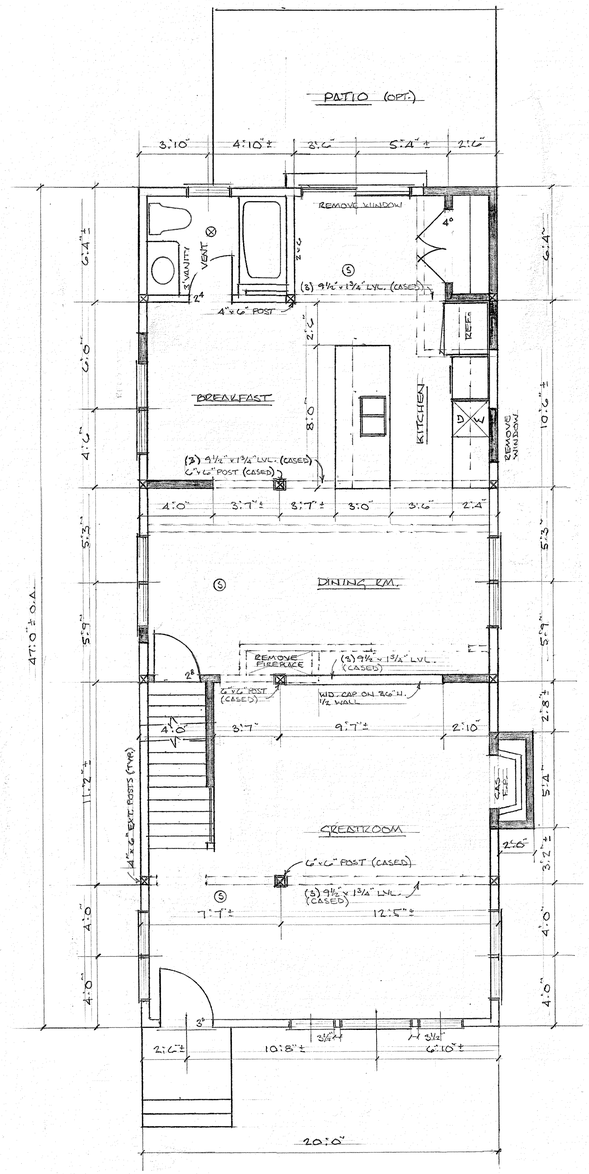
RIGHT ELEVATION

CRAVEN ARCHITECTURAL DESIGN

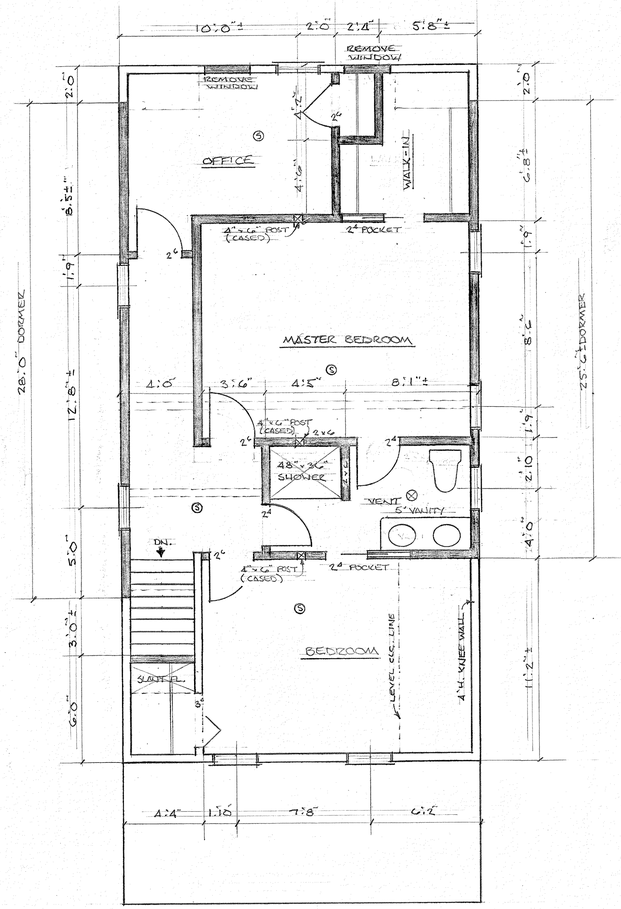
SCALE: 1/4"=1'-0"	PH: 508-641-9830	
DATE: 7/12/23	JGRAVEN12102@GMAIL.COM	BY: JIM CRAVEN

ADD./REN. - 16 N. MAIN ST., AVON, MA.

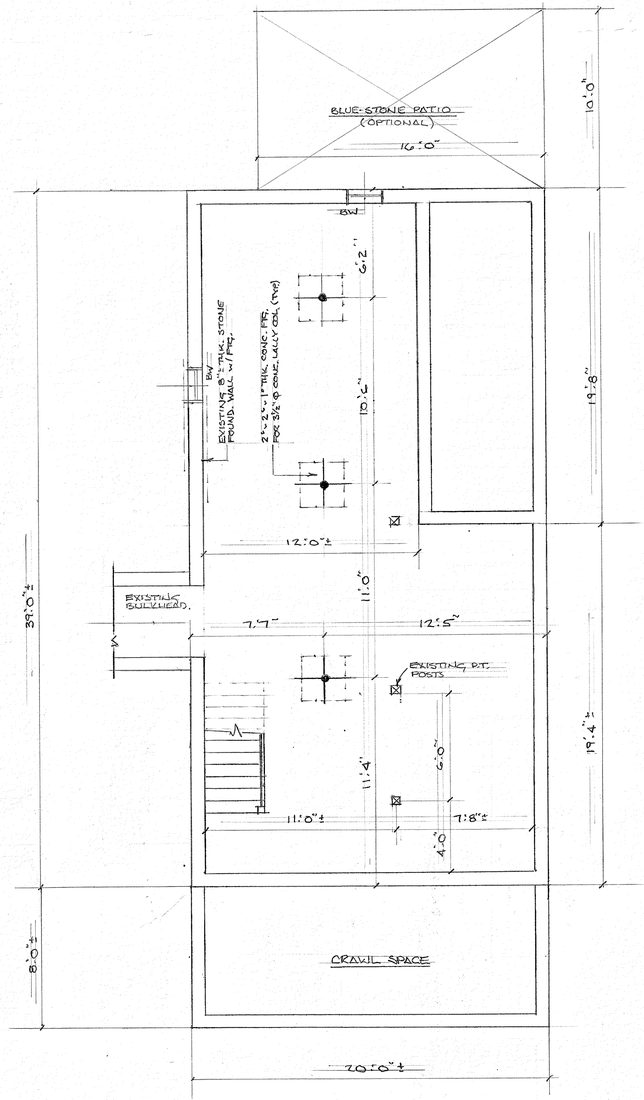
MARIAS LEGACY REAL ESTATE | A1/4



FIRST FLOOR PLAN



SECOND FLOOR PLAN



FOUNDATION PLAN (EXISTING)

KEY

- = NEW WALL / CONSTRUCTION
- = EXISTING WALLS
- = REMOVE WALL OR C.O.

CRAVEN ARCHITECTURAL DESIGN

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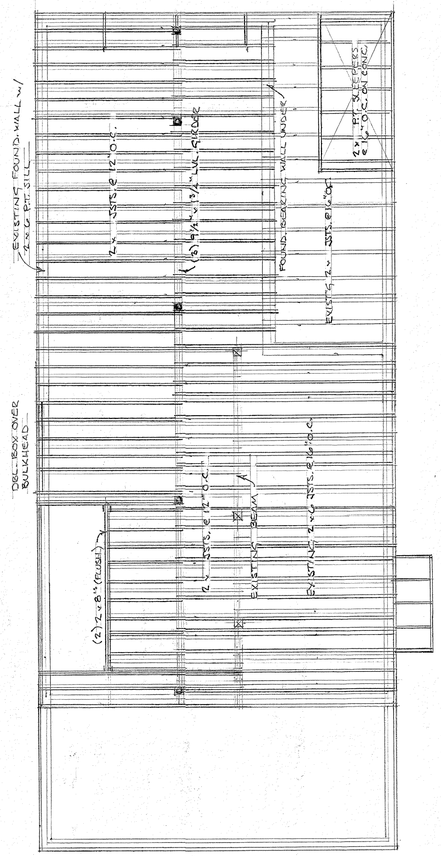
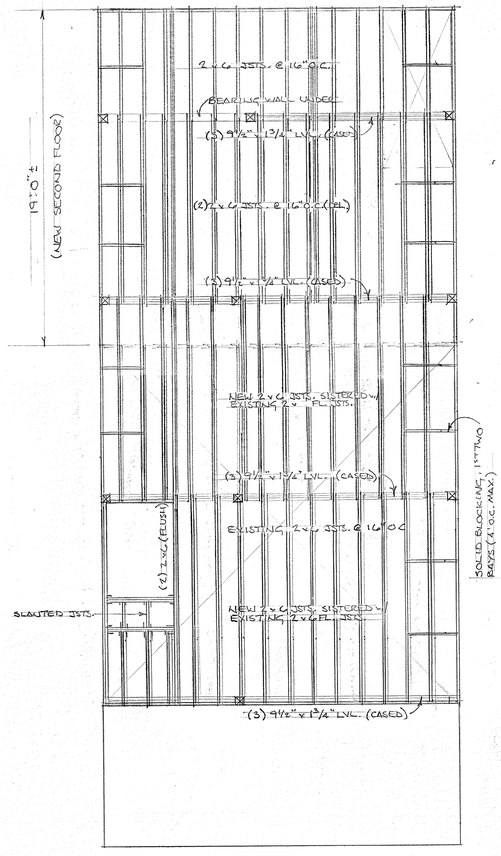
MARIAS LEGACY REAL ESTATE

A2/4



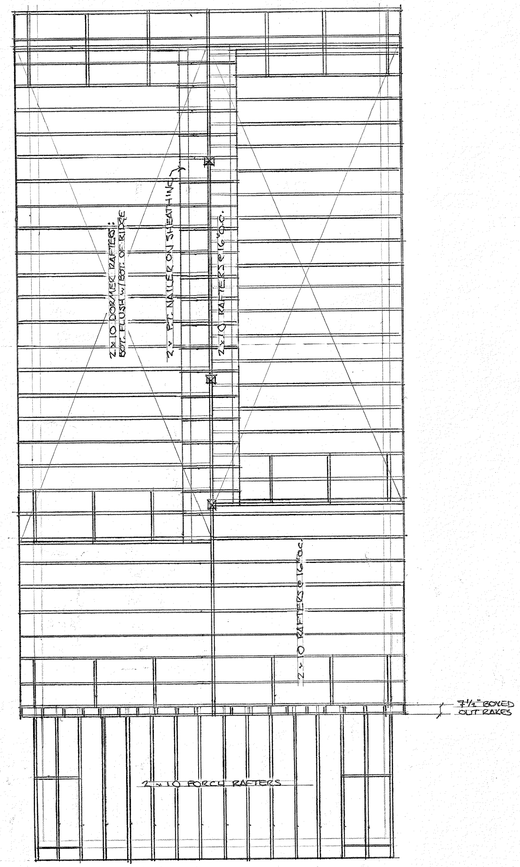
FIRST FLOOR FRAMING

- DBL. JSTS. UNDER ALL PARTITIONS & AT ALL B.O.'s
- USE JOIST HANGERS AS REQUIRED.



SECOND FLOOR FRAMING

- 6"x6" POSTS. (TYP.)



ROOF FRAMING

GRAVEN ARCHITECTURAL DESIGN

SCALE: 1/4"=1'-0"	PH: 508-681-9830	
DATE: 7/12/23	JGRAVEN12102@GMAIL.COM	BY: JIM GRAVEN

ADD./REN.- 160 N. MAIN ST., AVON, MA.

MARIAS LEGACY REAL ESTATE — A3/4

AWC GUIDE TO WOOD CONSTRUCTION IN HIGH WIND AREAS: 110 MPH WIND ZONE
MASSACHUSETTS CHECKLIST FOR COMPLIANCE (780 CMR 5301.7.1.1)[1]

1.1 SCOPE

WIND SPEED (3-SEC GUST)		110 MPH
WIND EXPOSURE CATEGORY		B

1.2 APPLICABILITY

- NUMBER OF STORIES (A ROOF WHICH EXCEEDS 5 IN 12 SLOPE SHALL BE CONSIDERED A STORY) — 2 STORIES ≤ 2 STORIES ✓

ROOF PITCH	(FIG. 2)	≤ 12/12
MEAN ROOF HEIGHT	(FIG. 2)	FT. ≤ 33'
BUILDING WIDTH, W	(FIG. 3)	FT. ≤ 80'
BUILDING LENGTH, L	(FIG. 3)	FT. ≤ 80
BUILDING ASPECT RATIO (L/W)	(FIG. 4)	≤ 3.1
NOMINAL HEIGHT OF TALLEST OPENING[2]	(FIG. 4)	≤ 6'8"

1.3 FRAMING CONNECTIONS

GENERAL COMPLIANCE WITH FRAMING CONNECTIONS (TABLE 2)

2.1 FOUNDATION

FOUNDATION WALLS MEETING REQUIREMENTS OF 780 CMR 5404.1.

- CONCRETE
- CONCRETE MASONRY

2.2 ANCHORAGE TO FOUNDATION[1,3]

5/8" ANCHOR BOLTS EMBEDDED OR 5/8" PROPRIETARY MECHANICAL ANCHORS AS AN ALTERNATIVE IN CONCRETE ONLY

- BOLT SPACING - GIRDERS	(TABLE A)	IN.
- BOLT SPACING FROM END JOINT OF PLATE	(FIG. 5)	IN. ≤ 2'-3 1/2"
- BOLT EMBEDMENT - CONCRETE	(FIG. 5)	IN. ≥ 7"
- BOLT EMBEDMENT - MASONRY	(FIG. 6)	IN. ≥ 16"
- PLATE WASHER	(FIG. 6)	≥ 3" x 3" x 1/4" THK.

3.1 FLOORS

FLOOR FRAMING MEMBER SPANS CHECKED	(PER 780 CMR 55.00)	
MINIMUM FLOOR OPENING DIMENSIONS	(FIG. 7)	FT. ≤ 12'
FULL HEIGHT WALL STUDS AT FLOOR OPENINGS LESS THAN 2' FROM EXTERIOR WALL	(FIG. 12)	
MAXIMUM FLOOR JOIST SETBACKS		
- SUPPORTING LOADBEARING WALLS OR SHEARWALL	(FIG. 7)	FT. ≤ D
MAXIMUM CANTILEVERED FLOOR JOISTS		
- SUPPORTING LOADBEARING WALLS OR SHEARWALL	(FIG. 8)	FT. ≤ D
FLOOR BRACING AT END WALLS	(FIG. 9)	
FLOOR SHEATHING TYPE	(PER 780 CMR 55.00)	
FLOOR SHEATHING THICKNESS	(PER 780 CMR 55.00)	IN.
FLOOR SHEATHING FASTENING	(TABLE 7) ____ D NAILS AT ____ IN EDGE ____ IN FIELD	

4.1 WALLS

WALL HEIGHT

- LOADBEARING WALLS	(FIG. 10 AND TABLE 5)	FT. ≤ 10'
- NON-LOADBEARING WALLS	(FIG. 10 AND TABLE 5)	FT. ≤ 20'
WALL STUD SPACING	(FIG. 10 AND TABLE 5)	IN. ≤ 24" O.C.
WALL STUDS OFFSETS	(FIG. 7 AND 8)	FT. ≤ D

4.2 EXTERIOR WALLS[3]

WALL STUDS

- LOADBEARING WALLS	(TABLE 6)	2 x ___ = ___ FT. ___ IN.
- NON-LOADBEARING WALLS	(TABLE 5)	2 x ___ = ___ FT. ___ IN.

GABLE END WALL BRACING

- FULL HEIGHT ENDWALL STUDS	(FIG. 10)	
- WISP ATTIC FLOOR LENGTH	(FIG. 11)	FT. ≥ W/3
- GYPSUM CEILING LENGTH (IF WISP NOT USED)	(FIG. 11)	FT. ≥ 0.3W
+ ADD 2 x 4 CONTINUOUS LATERAL BRACE @ 6 FT. O.C.	(FIG. 11)	
+ OR 1 x 3 CEILING FURRING STRIPS @ 16" O.C. SPACING, MIN. w/ 2 x 4 BLOCKING @ 4 FT. O.C. IN END JOIST OR TRUSS BAYS		

DOUBLE TOP PLATES

- SPLICE LENGTH	(FIG. 13 AND TABLE 6)	FT.
- SPLICE CONNECTION (NO. OF 16 D COMMON NAILS)	(TABLE 6)	

LOADBEARING WALL CONNECTIONS

- LATERAL (NO. OF 16 D COMMON NAILS)	(TABLE 7)	

NON-LOADBEARING WALL CONNECTIONS

- LATERAL (NO. OF 16 D COMMON NAILS)	(TABLE 8)	

LOADBEARING WALL OPENINGS (RECORD LARGEST OPENING BUT CHECK ALL OPENINGS FOR COMPLIANCE TO TABLE 9)

- HEADER SPANS	(TABLE 9)	FT. ___ IN. ≤ 11"
- SILL PLATE SPANS	(TABLE 9)	FT. ___ IN. ≤ 11"
- FULL HEIGHT STUDS (NO. OF STUDS)	(TABLE 9)	

NON-LOADBEARING WALL OPENINGS (RECORD LARGEST OPENING BUT CHECK ALL OPENING FOR COMP. TO TABLE 9)

- HEADER SPANS	(TABLE 9)	FT. ___ IN. ≤ 11"
- SILL PLATE SPANS	(TABLE 9)	FT. ___ IN. ≤ 11"
- FULL HEIGHT STUDS (NO. OF STUDS)	(TABLE 9)	

EXTERIOR WALL SHEATHING TO RESIST UPLIFT AND SHEAR SIMULTANEOUSLY[4]

- MINIMUM BUILDING DIMENSION, W		≥ ___'
• NOMINAL HEIGHT OF TALLEST OPENING[2]		≤ 6'8"
• SHEATHING TYPE	(NOTE 4)	
• EDGE NAIL SPACING	(TABLE 10 OR NOTE 4 IF LESS)	IN.
• FIELD NAIL SPACING	(TABLE 10)	IN.
• SHEAR CONNECTION (NO. OF 16 D COMMON NAILS)	(TABLE 10)	
• PERCENT FULL-HEIGHT SHEATHING	(TABLE 10)	%
- 5% ADDITIONAL SHEATHING FOR WALL w/ OPENING > 6'8" (DESIGN CONCEPTS)		
- MAXIMUM BUILDING DIMENSION, L		
• NOMINAL HEIGHT OF TALLEST OPENING[2]		≤ 6'8"
• SHEATHING TYPE	(NOTE 4)	
• EDGE NAIL SPACING	(TABLE 11 OR NOTE 4 IF LESS)	IN.
• FIELD NAIL SPACING	(TABLE 11)	IN.
• SHEAR CONNECTION (NO. OF 16 D COMMON NAILS)	(TABLE 11)	
• PERCENT OF FULL-HEIGHT SHEATHING	(TABLE 11)	%
- 5% ADDITIONAL SHEATHING FOR WALL w/ OPENING > 6'8" (DESIGN CONCEPTS)		

WALL CLADDING

- RATED FOR WIND SPEED

5.1 ROOFS

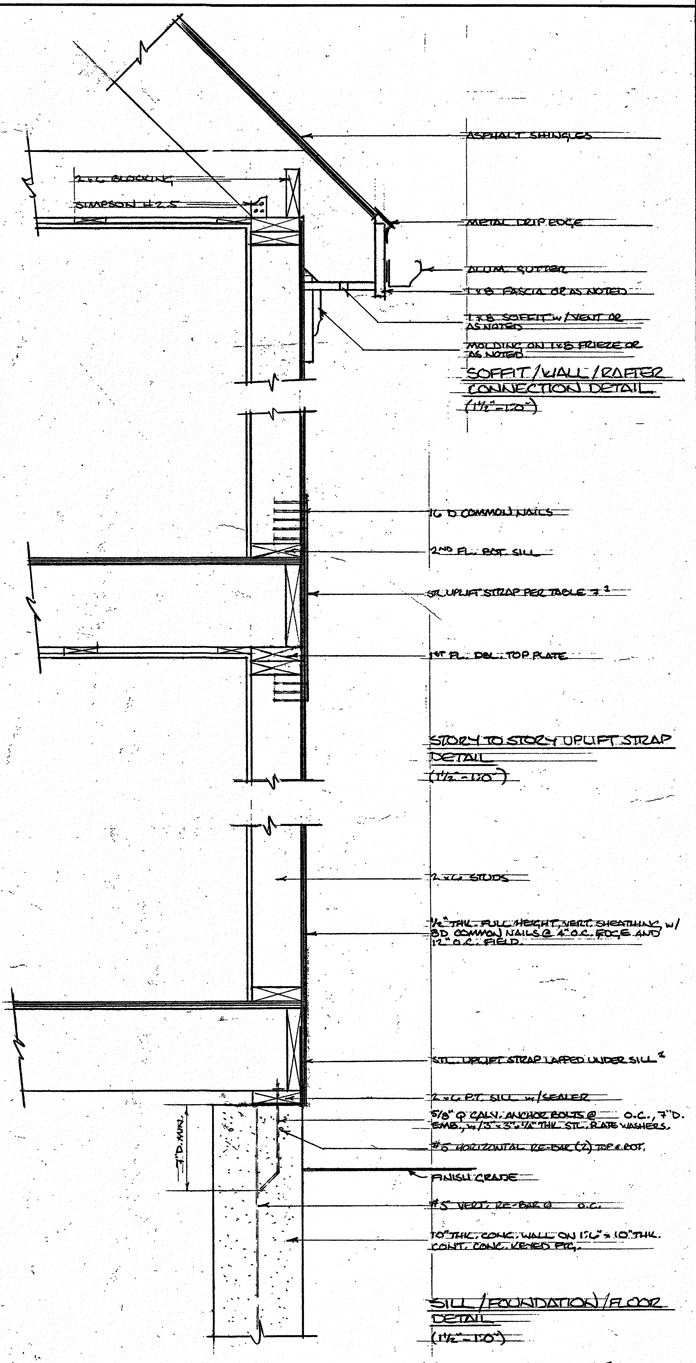
ROOF FRAMING MEMBER SPANS CHECKED?	(FOR RAFTERS USE AWC SPAN TOOL, SEE BBRS WEBSITE)	
ROOF OVERHANG	(FIGURE 19)	FT. ≤ SMALLER OF 2' OR L/3

TRUSS OR RAFTER CONNECTIONS AT LOADBEARING WALLS

• PROPRIETARY CONNECTORS		
- UPLIFT	(TABLE 12)	U = ___ PLF
- LATERAL	(TABLE 12)	L = ___ PLF
- SHEAR	(TABLE 12)	S = ___ PLF
RIDGE STRAP CONNECTIONS, IF COLLAR TIES NOT USED PER PAGE 21	(TABLE 13)	T = ___ PLF
GABLE END OUTLOOKER	(FIGURE 25)	FT. ≤ SMALLER OF 2' OR L/3

TRUSS OR RAFTER CONNECTIONS AT NON-LOADBEARING WALLS

• PROPRIETARY CONNECTORS		
- UPLIFT	(TABLE 14)	U = ___ LB.
- LATERAL (NO. OF 16 D COMMON NAILS)	(TABLE 14)	L = ___ LB.
ROOF SHEATHING TYPE	(PER 780 CMR CHAPTERS 53 AND 59)	
ROOF SHEATHING THICKNESS		IN. ≥ 7/16 WISP
ROOF SHEATHING FASTENING	(TABLE 7) ____ D NAILS AT ____ IN EDGE ____ IN FIELD	



SOFFIT/WALL/RAFTER CONNECTION DETAIL
(1 1/2" = 1'-0")

STORY TO STORY UPLIFT STRAP DETAIL
(1 1/2" = 1'-0")

SILL/FOUNDATION/FLOOR DETAIL
(1 1/2" = 1'-0")

[1] IF CHECKLIST NOT MET IN ITS ENTIRETY,

FIG. 5

NOTES:

1. THIS CHECKLIST SHALL BE MET IN ITS ENTIRETY, EXCLUDING THE SPECIFIC EXCEPTION NOTED IN 2., TO COMPLY WITH THE REQUIREMENTS OF 780 CMR 5301.7.1.1.1 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:
   A. STEEL STRAPS PER FIGURE 5.
   B. 20 GAGE STRAPS PER FIGURE 11.
   C. UPLIFT STRAPS PER FIGURE 14.
   D. ALL STRAPS PER FIGURE 13.
   E. CORNER STUD HOLD DOWNS PER FIGURE 18A AND 18B.
2. EXCEPTION: OPENING HEIGHT 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.
3. THE BOTTOM SILL PLATE IN EXTERIOR WALLS SHALL BE A MINIMUM 2" NOMINAL THICKNESS FT. # 2 GRADE.
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 7/16"

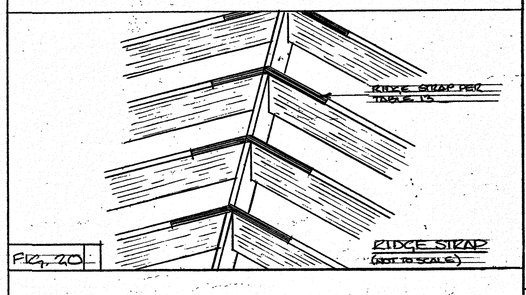
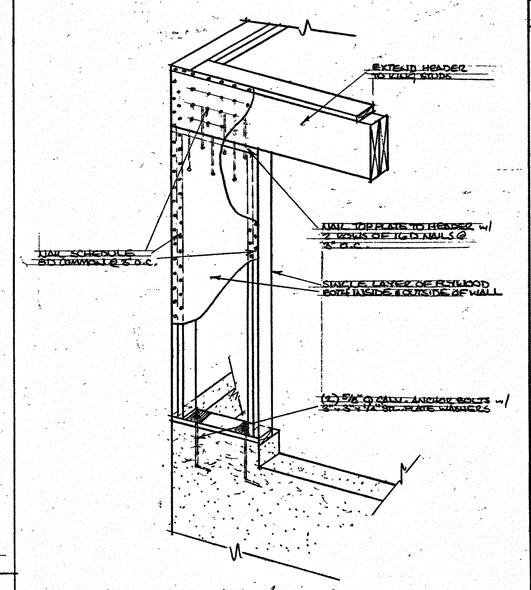


FIG. 20

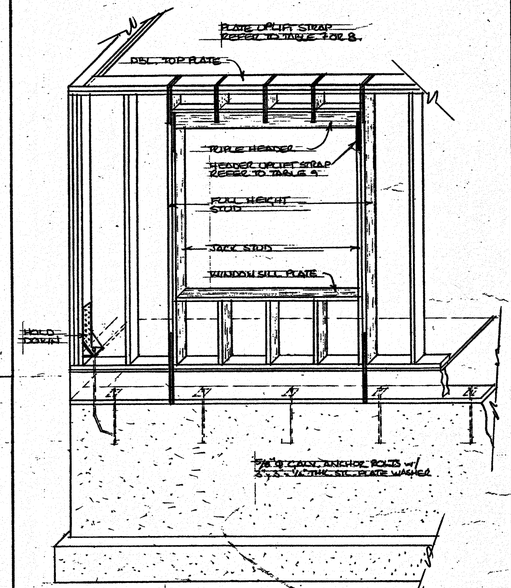


GARAGE OPENING/NARROW WALL DETAIL
(NOT TO SCALE)

FIG. 22

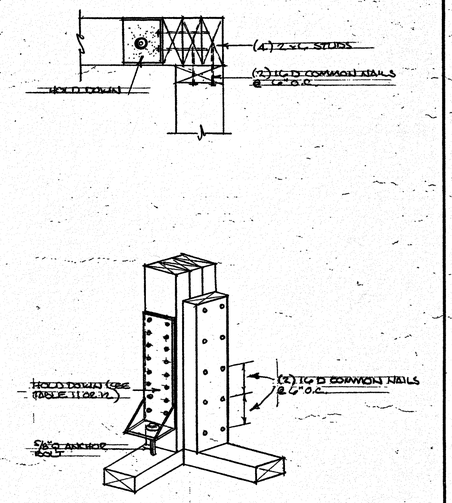
NOTES:

5. WHERE A DOOR OPENING IS LESS THAN 2' FT. FROM THE EXTERIOR WALL, THE EXTERIOR WALL ADJACENT TO THE OPENING SHALL BE FRAMED USING FULL HEIGHT STUDS.
6. STUDS IN GABLE ENDWALLS ADJACENT TO CATHEDRAL CEILINGS SHALL BE CONTINUOUS FROM THE UPPERMOST FLOOR TO THE CEILING DIAPHRAM, OR TO THE ROOF DIAPHRAM.
7. (FIG. 20) RIDGE STRAPS NOT REQUIRED WHEN COLLAR TIES OF NOMINAL THICKNESS ARE LOCATED IN THE UPPER THIRD OF THE ATTIC SPACE & ATTACHED TO RAFTERS USING 5-10 D NAILS AT EACH END.
8. WHEN NON-STRUCTURAL LOOKOUT BLOCKS ARE USED, RAISE OVERHANG SHALL NOT EXCEED 1 FT.
9. BLOCKING & CONNECTIONS SHALL BE PROVIDED AT PANEL EDGES PERPENDICULAR TO FLOOR FRAMING MEMBERS IN THE FIRST TWO TRUSS, JOIST, OR RAFTER SPACES (BAYS) AND SHALL BE SPACED A MIN A'O.C.
10.



STUDS AND HEADERS AROUND WALL OPENINGS
(NOT TO SCALE)

FIG. 17



CORNER STUD HOLD DOWN DETAIL - 4 STUDS
(NOT TO SCALE)

FIG. 18 B

CRAVEN ARCHITECTURAL DESIGN

SCALE: AS NOTED	APPROVED BY:	DRAWN BY
DATE:		REVISED

DRAWING NUMBER: A 7