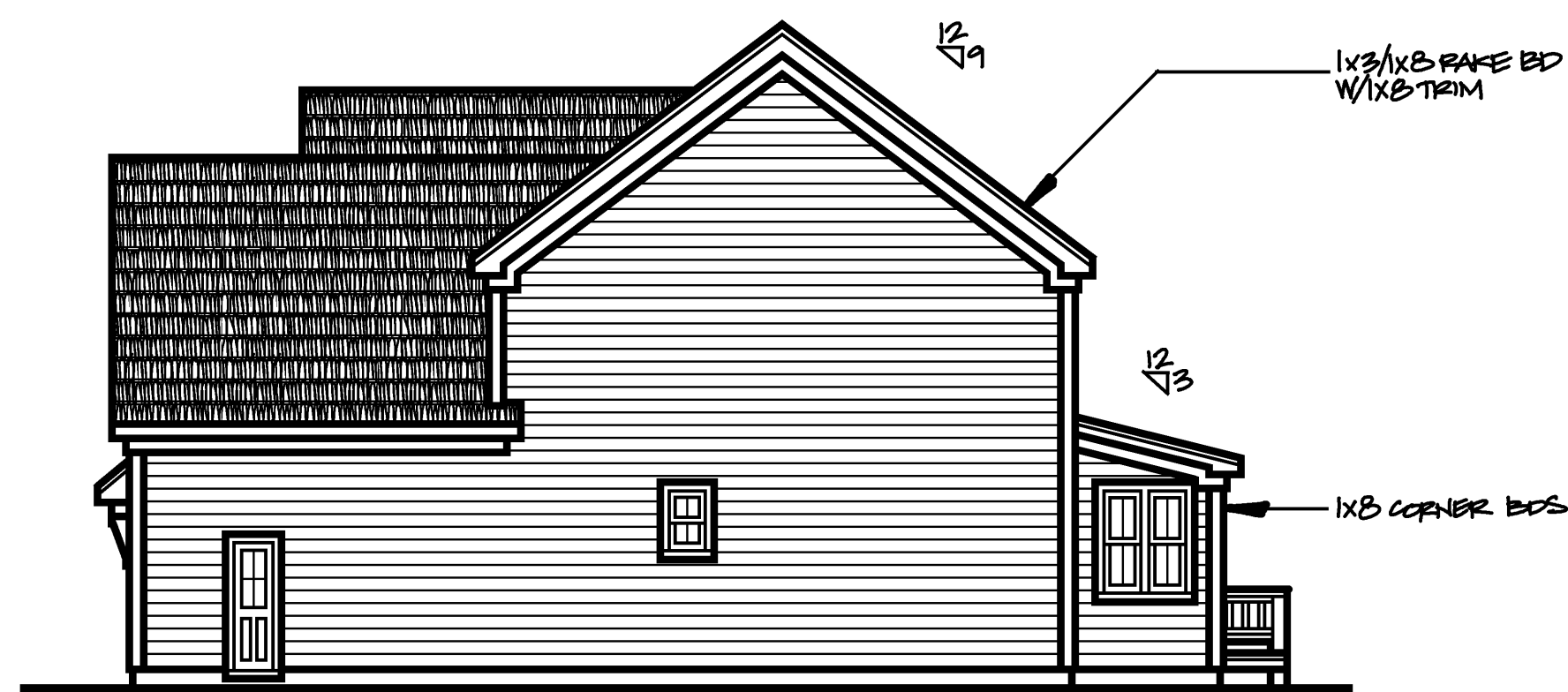




FRONT ELEVATION

1/4" = 1'-0"



RIGHT SIDE ELEVATION

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"

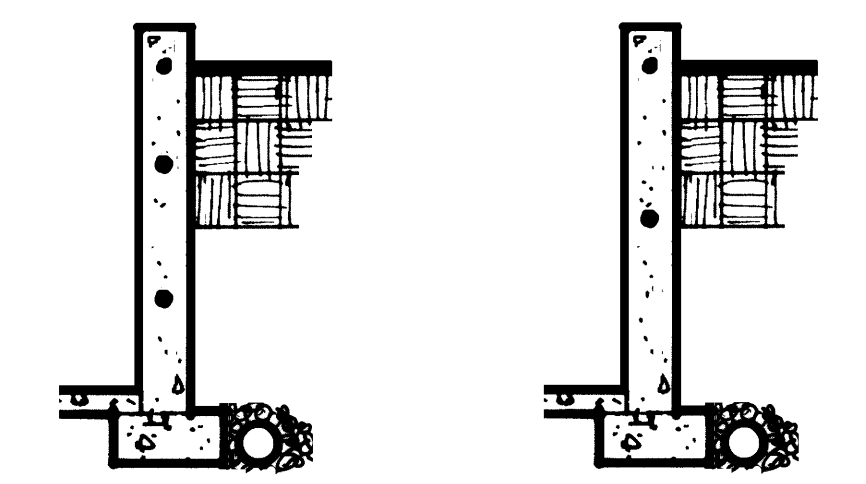
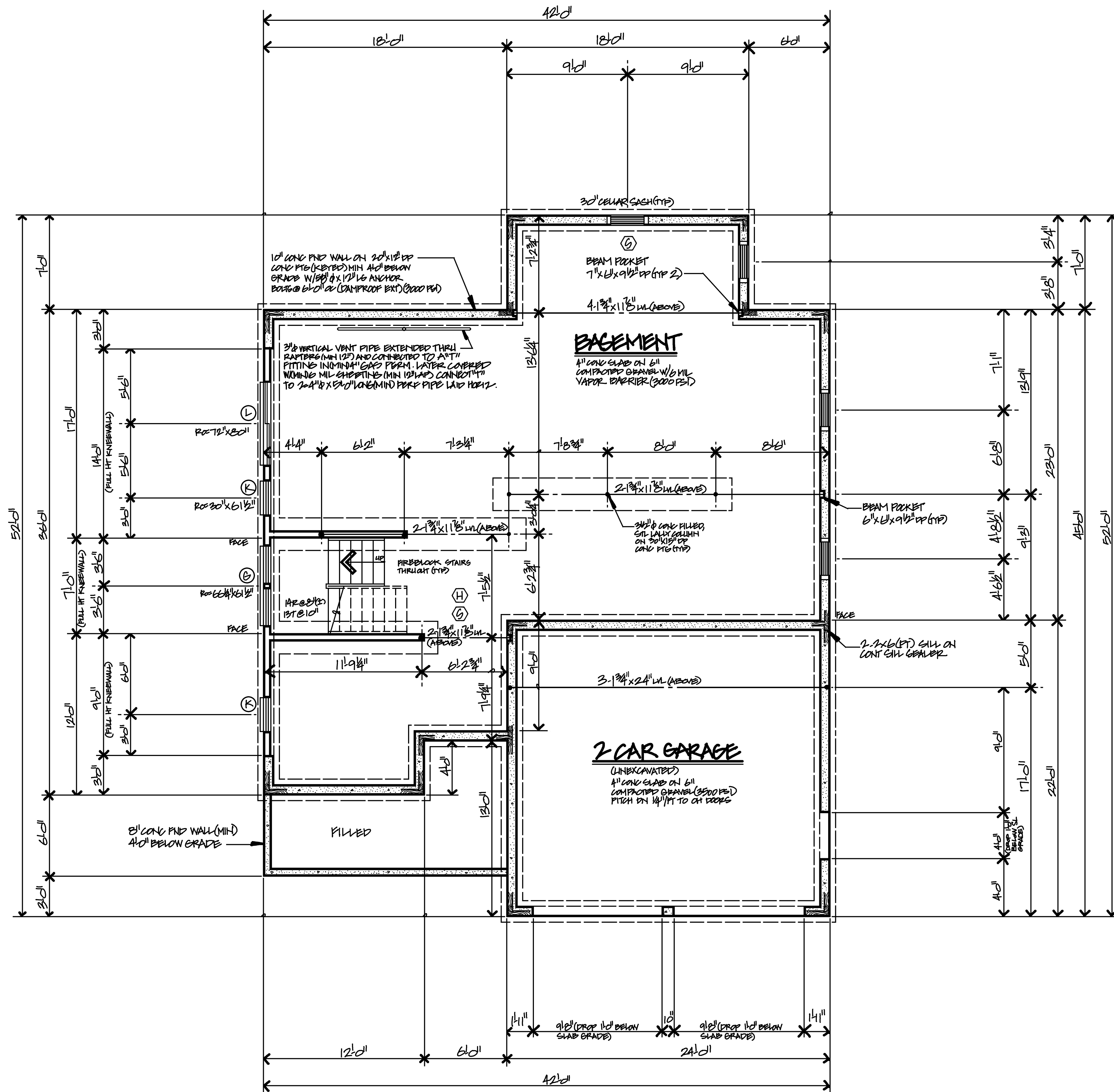


LEFT SIDE ELEVATION

1/8" = 1'-0"

2679 SF

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THE JACKSON TRAIL	
1 OF 8	
<small>ELEVATIONS</small>	
<small>DATE: AUG, 2022</small>	<small>BY: SCOTT POEPPS</small>



FOR WALL HEIGHT > 8' FOR WALL HEIGHT ≤ 8'

NOTE:
 FOR WALL HEIGHT ≤ 8' USE ONE NO. 4 BAR WITHIN 12" OF THE TOP OF WALL AND ONE NO. 4 BAR NEAR MID-HEIGHT OF THE WALL
 FOR WALL HEIGHT > 8' USE ONE NO. 4 BAR WITHIN 12" OF THE TOP OF WALL AND ONE NO. 4 BAR NEAR THIRD POINTS IN THE WALL
 ELECTRIC GROUNDING TO REINFORCING STEEL REQUIRED.

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

FOUNDATION PLAN $\frac{1}{4}" = 1'-0"$

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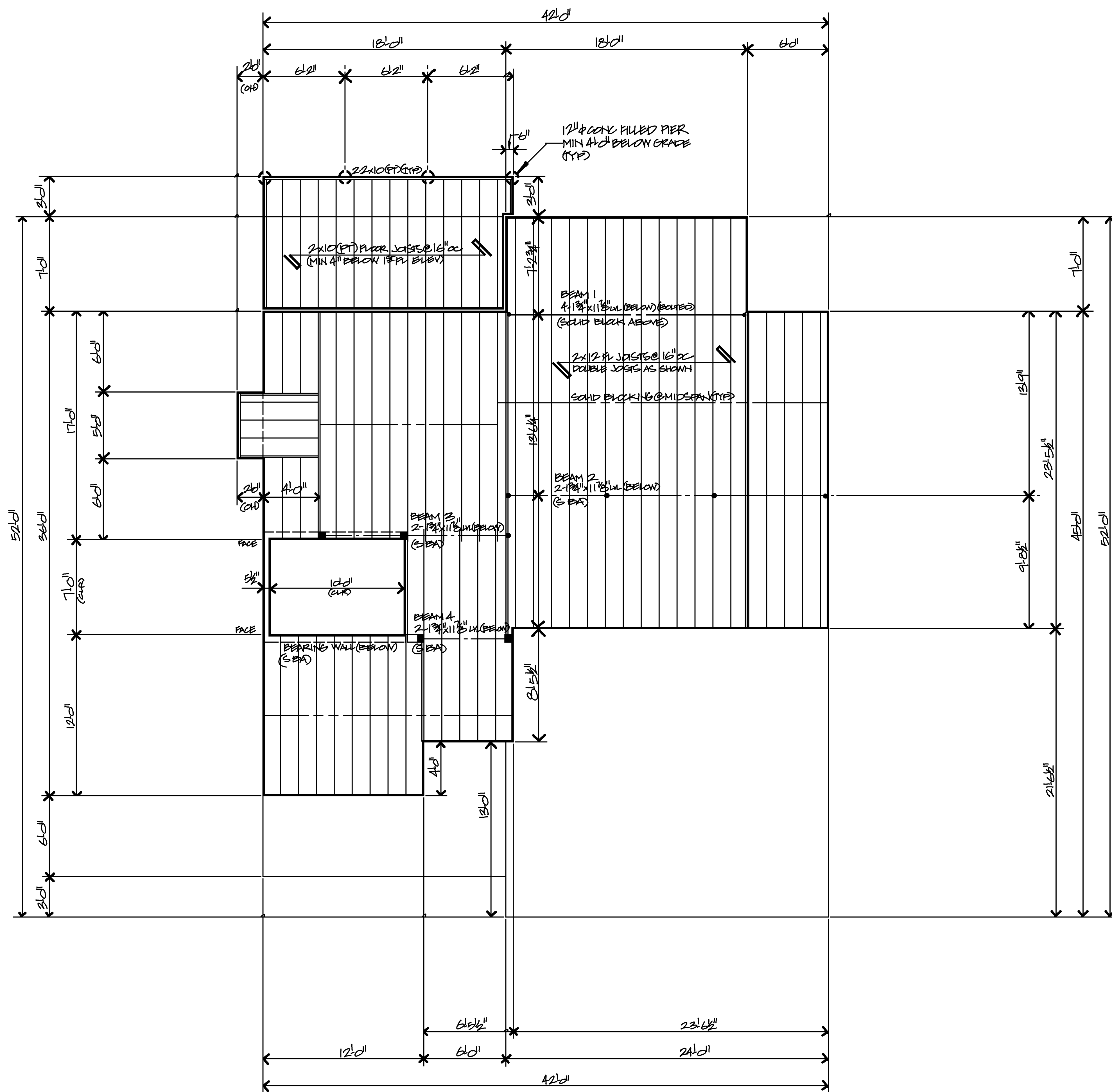
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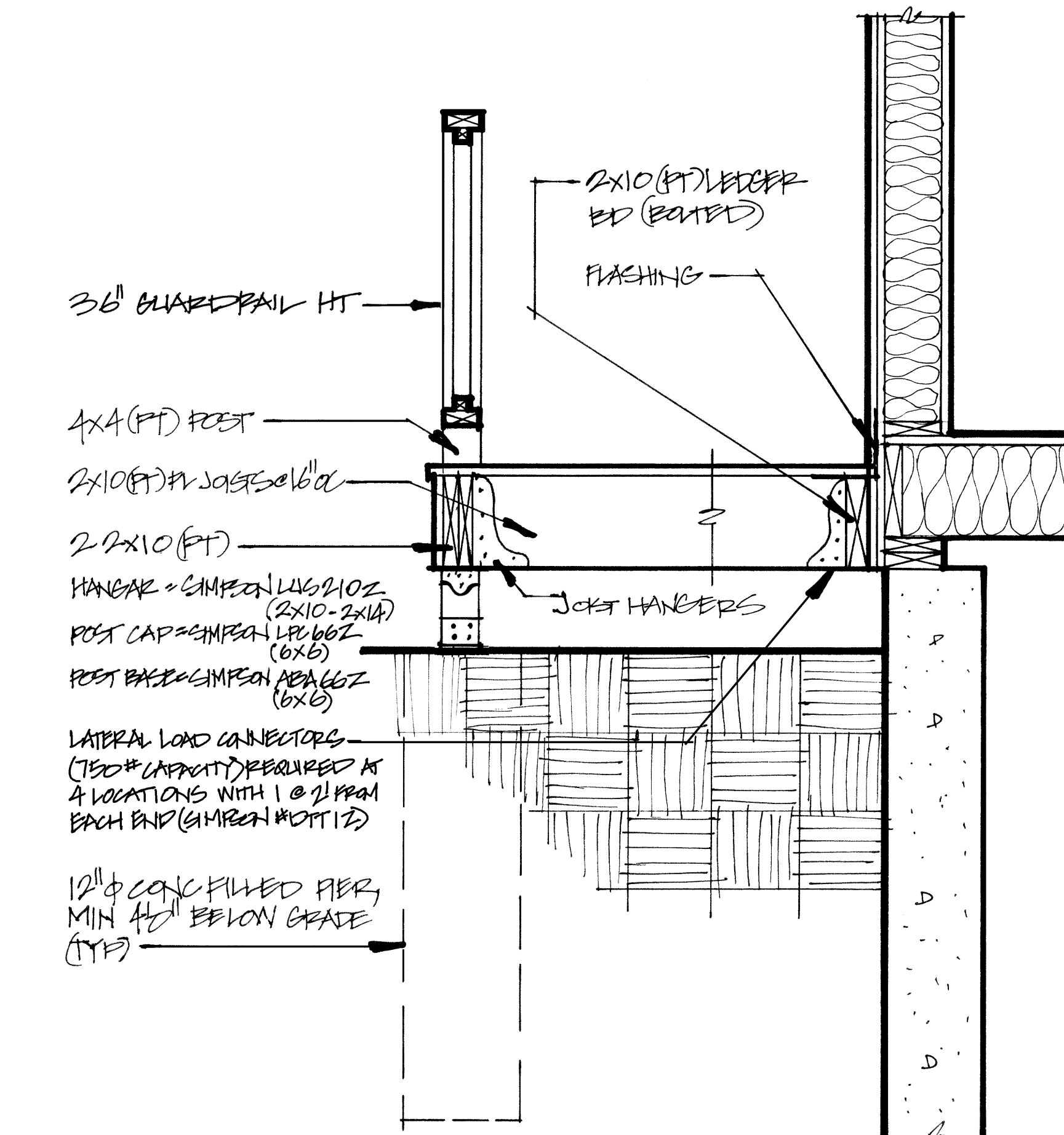
FOUNDATION PLAN 1/4" = 1'-0"

DATE: AUG, 2022 BY: SCOTT POEPPERS



FIRST FLOOR FRAMING PLAN $\frac{1/4"=1'-0"}{}$

BEAM	SPAN	PER JOISTS	2x12 PL JOISTS	UG JOISTS
BEAM 1	SPAN=17'-0"	TL=525 L=420	4-1 1/2"x11 3/4" LVL TL=860 > 525 ✓ L=589 > 420 ✓	
BEAM 2	SPAN=8'-0"	TL=575 L=460	2-1 1/2"x11 3/4" LVL TL=1957 > 1380 ✓ L=1957 > 1035 ✓	
BEAM 3	SPAN=8'-0"	TL=675 L=500	2-1 1/2"x11 3/4" LVL TL=1957 > 1500 ✓ L=1957 > 1125 ✓	
BEAM 4	SPAN=6'-0"	TL=400 L=320	2-1 1/2"x11 3/4" LVL TL=2849 > 1740 ✓ L=2849 > 1370 ✓	
BATTERS		TL=780 L=650		



DECK DETAIL $\frac{1/4"=1'-0"}{}$

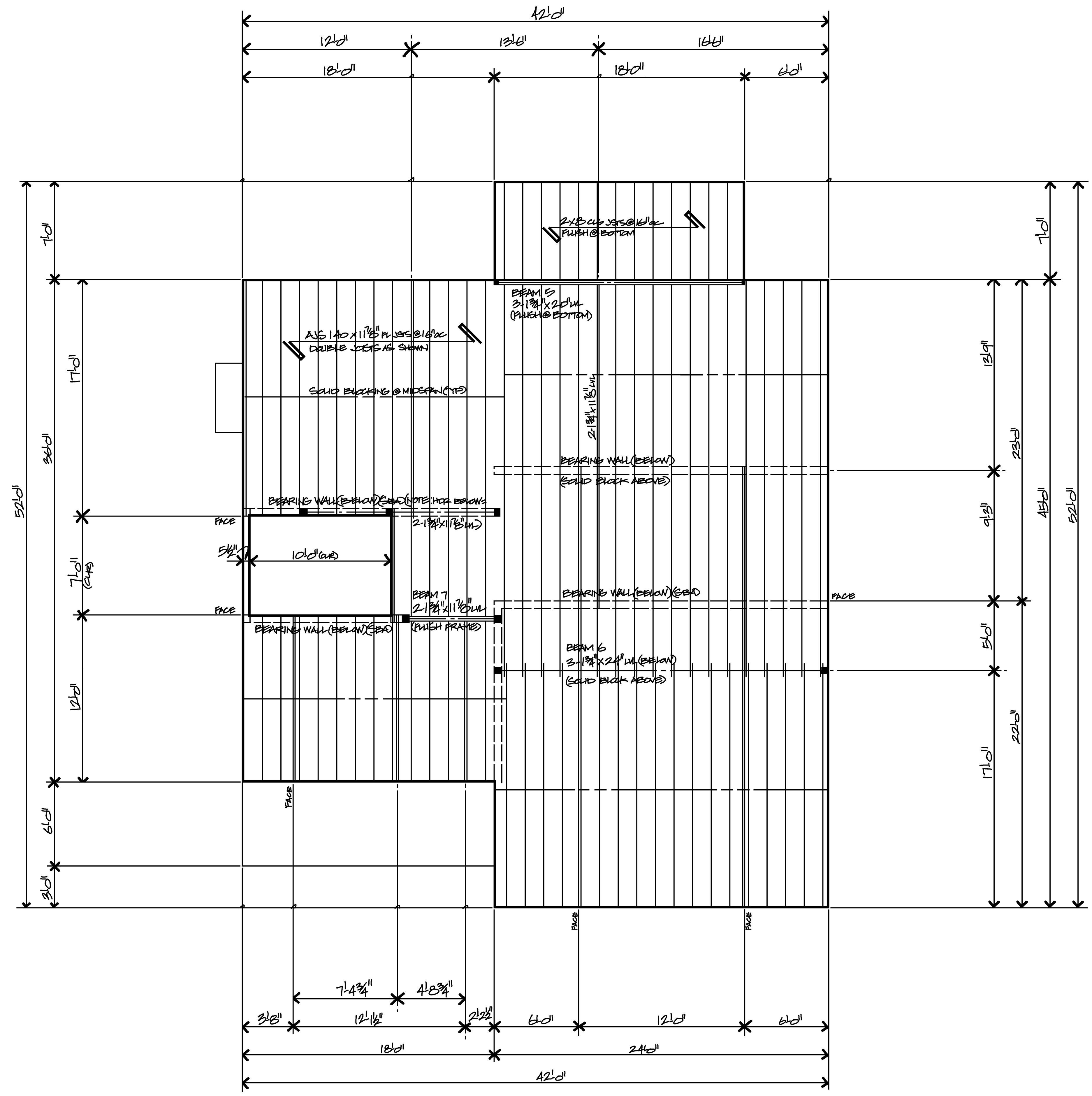
FRAMING SCHEDULE

LOCATION	MATERIAL	FD	EIO
JOISTS, BATTERS, HEADERS	SPRUCE #2	1000	1.2
BEAMS	HEM FIR #1/D	1150	1.6
SLICES	SPRUCE	1000	1.2
CALLS, FLATES	SPRUCE	1000	1.2
PIECE	SPRUCE #2	1000	1.2
SHEATHING	VLCCX 3/4"		
CLEARWOC	3P/5P T&G		

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THE JACKSON TRAIL
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FIRST FLOOR FRAMING PLAN $\frac{1/4"=1'-0"}{}$
 DATE: AUG, 2022 BY: SCOTT POEPPERS



BEAM 5	SPAN=18'-0"	3x13" x 24" W
JOISTS	TL=280	TL=2081 > 1660 ✓
	L=210	L=1778 > 1305 ✓
UG JOISTS	TL=330	TL=1660
	L=220	TL=1305
RAPTERS	TL=1050	
	L=875	
BEAM 6	SPAN=24'-0"	3x13" x 24" W
JOISTS	TL=440	TL=1638 > 1495 ✓
	L=330	L=1296 > 1175 ✓
UG JOISTS	TL=215	TL=1495
	L=145	TL=1175
RAPTERS	TL=840	
	L=700	
BEAM 7	SPAN=6'-0"	2x12" x 11 7/8" W
JOISTS	TL=380	TL=4273 > 1805 ✓
	L=285	L=4273 > 1175 ✓
UG JOISTS	TL=285	TL=1505
	L=190	TL=1175
RAPTERS	TL=840	
	L=700	

SECOND FLOOR FRAMING PLAN 1/4"=1'-0"

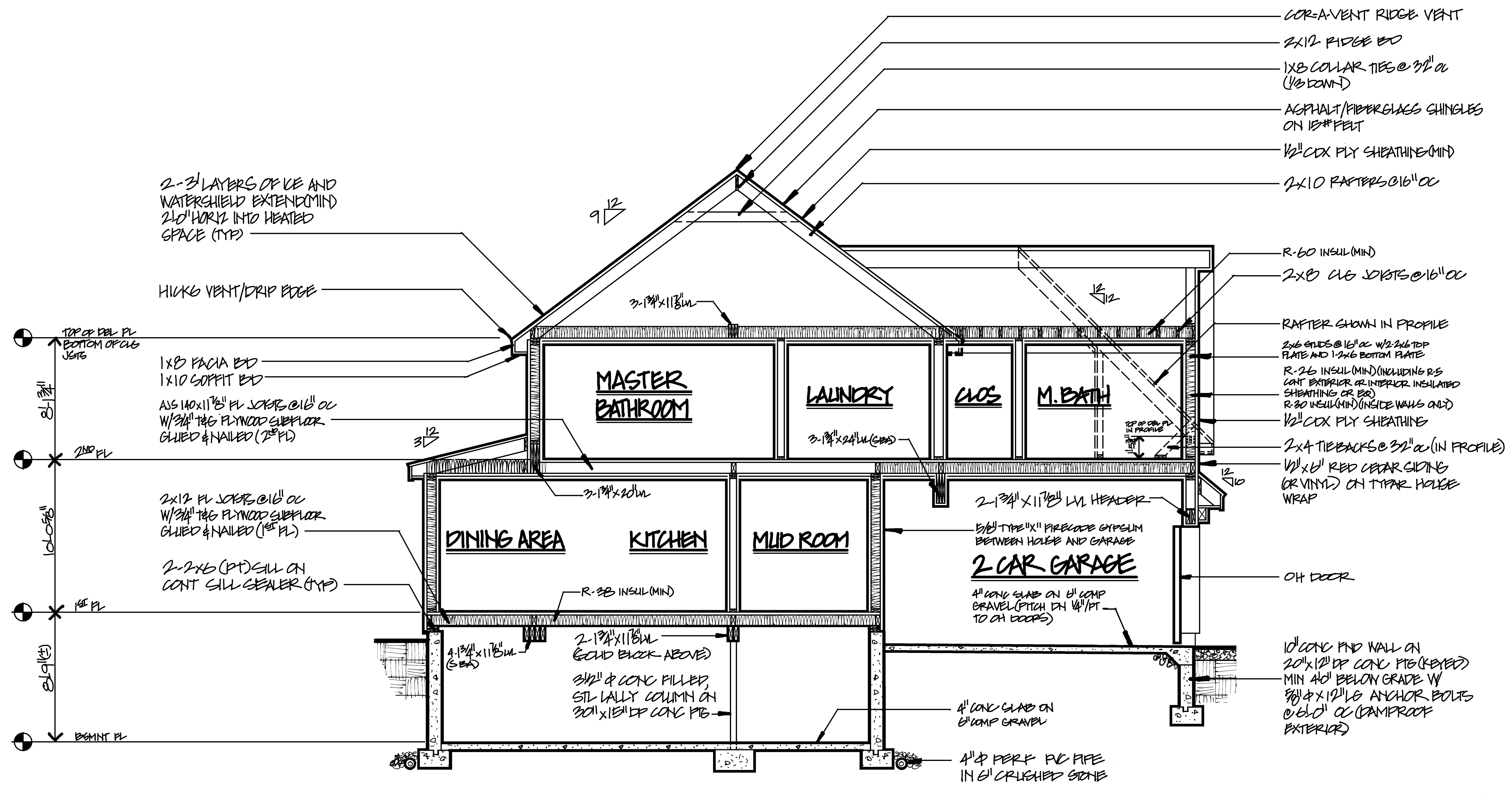
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6 OF 8

SECOND FLOOR FRAMING PLAN 1/4"=1'-0"

DATE: AUG, 2022 BY: SCOTT POEPPERS



SECTION THRU DINING/KITCHEN/GARAGE 1/4"=1'-0"

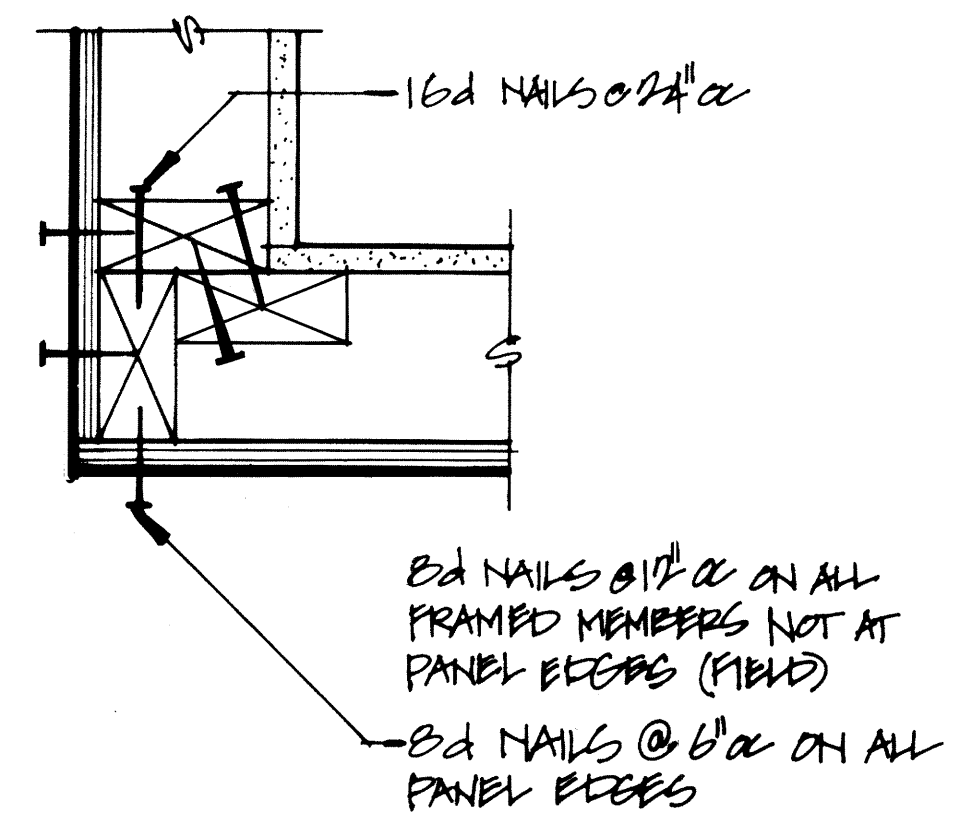
NOTES:

1. STAIR STRINGERS = 2x12x12
2. POURED CON. FIB FOR EXTERIOR DECK/LANDINGS STAIR STRINGERS
3. STAIRWAY MIN. WIDTH (FINISHED) = 2'-0"
- " " HEADROOM = 6'-8"
- " " RISE = 8 1/4"
- " " RUN = 9"
- HANDRAIL REQ'D ON ALL STAIRS W/ 4 OR MORE RISERS
- HANDRAIL HT = 34" MIN 38" MAX
- GLAZED BALUSTRADES WHERE FLOOR SURFACES ARE LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW - HANDRAILS REQ'D ON ALL OPEN SIDES OF STAIRWAYS W/ TOTAL RISE OF 30" OR MORE
4. LANDINGS: WIDTH OF DECK 2'-0" DEEP
5. SAFETY GLAZING (INGRESS AND EGRESS DOORS) REQ'D WITHIN 24" OF DECK
6. VENT ALL BATHS TO EXTERIOR
7. FIRESTOPPING: WALL CAVITY PENETRATIONS W/ NON COMBUSTIBLE MATERIALS BOTH VERT & HORIZ.
8. GRADE OPERATION: FINISH FLOOR SILL = 4"
9. DECK FOOT ANCHORS REQ'D
10. VERIFY INSULATION R VALUES WHERE RATED
11. ELECTRIC RECOVERY VENTILATION SYSTEM REQUIRED

IF MECHANICAL, ELECTRICAL, OR PLUMBING EQUIPMENT IS TO BE PLACED IN ATTICS, EAVES, OVERHANGS, AND OTHER SIMILAR UNCONDITIONED, UNINSULATED SPACES, THE CONTRACTOR IS RESPONSIBLE TO PROVIDE A PROPER ENCLOSURE, INSULATION, DIRECT VENTILATION, ETC. TO AVOID MOISTURE, CONDENSATION, FROST, THAW, ICE DAMMING AND OTHER SIMILAR ISSUES.

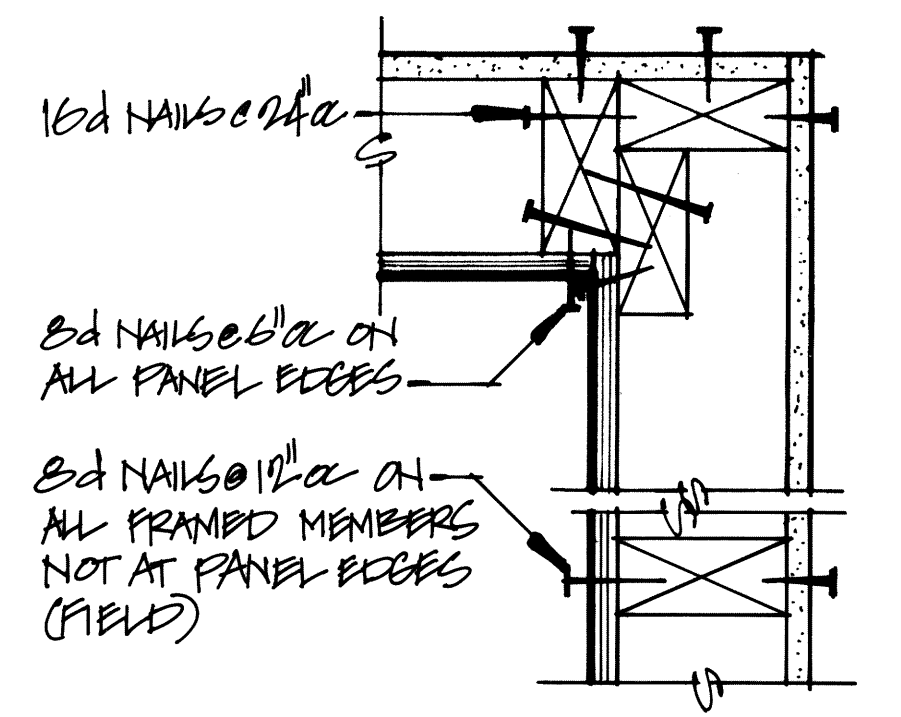
ATTIC VENTILATION

1. WITH CG VAPOR BARRIER PROVIDE 1 SF. OF FREE VENT AREA PER EACH 300 SF. OF CG AREA
2. WITHOUT CG VAPOR BARRIER PROVIDE 1 SF. OF FREE VENT AREA PER EACH 150 SF. OF CG AREA



TYPICAL OUTSIDE CORNER 3/4"=1'-0"

NOTE: FIRST BRACED WALL PANEL MAXIMUM 12'-6" FROM CORNER



TYPICAL INSIDE CORNER 3/4"=1'-0"

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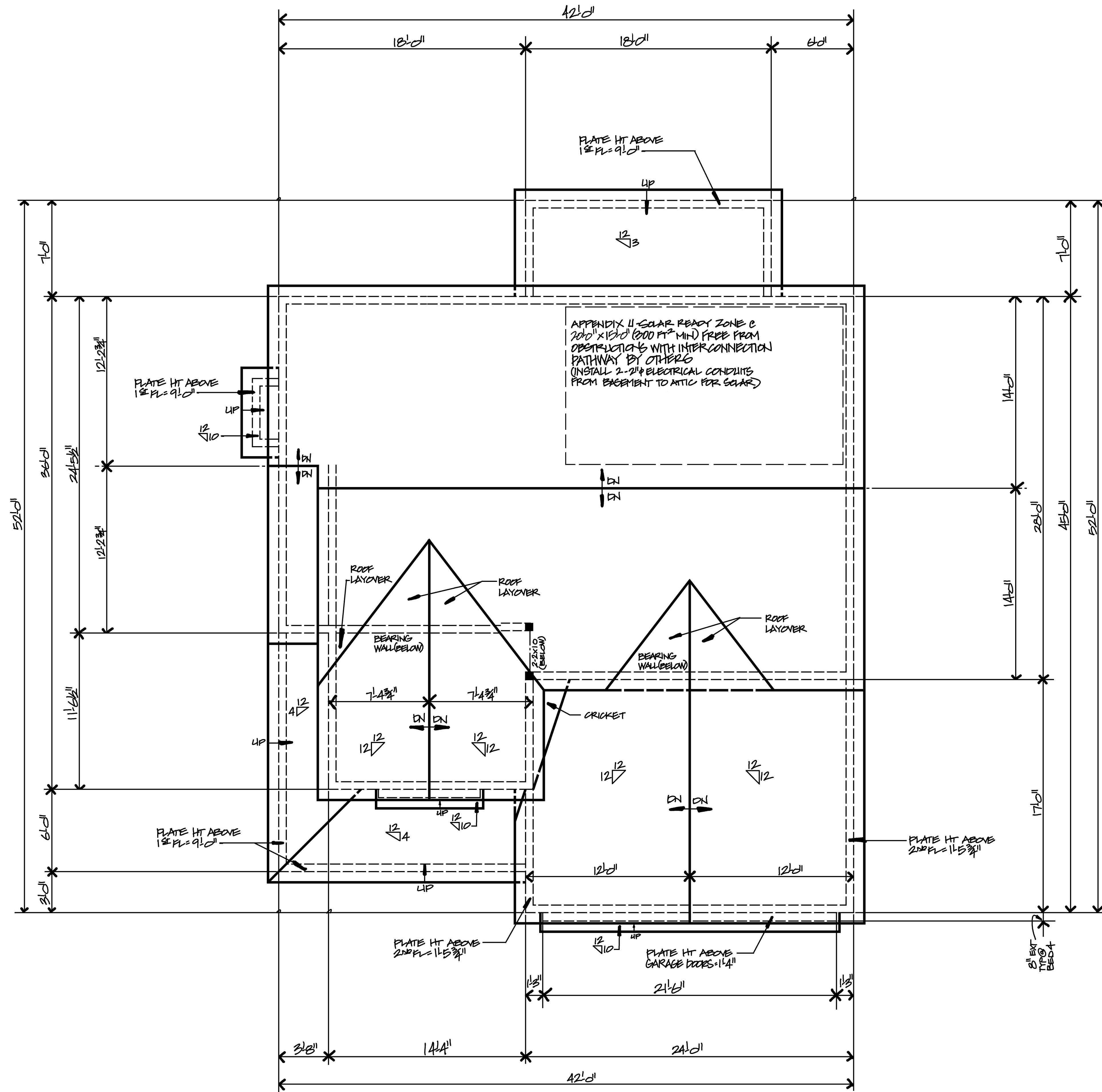
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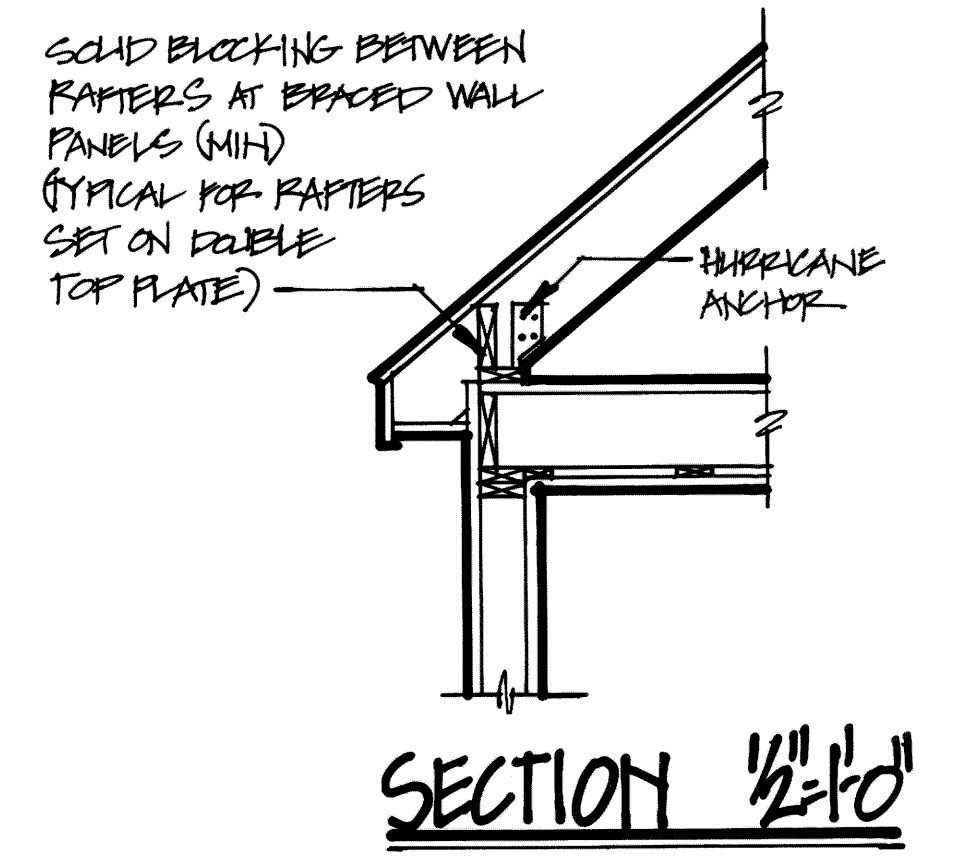
B OF B

SECTIONS 1/4"=1'-0"

DATE: AUG, 2022 BY: SCOTT POEPPERS



ROOF PLAN $\frac{1}{4}'' = 1'-0''$



- NOTES:** (UNLESS OTHERWISE NOTED)
1. ALL RAFTERS = 2x10 @ 16" OC
 2. ALL RIDGE, HIP RIDGE, AND VALLEY RIDGE BEAMS = 2x12
 3. PLATE HT ABOVE 2ND FL = 8'1 3/4"
 4. ROOF PITCH = $\frac{1}{2}$ "

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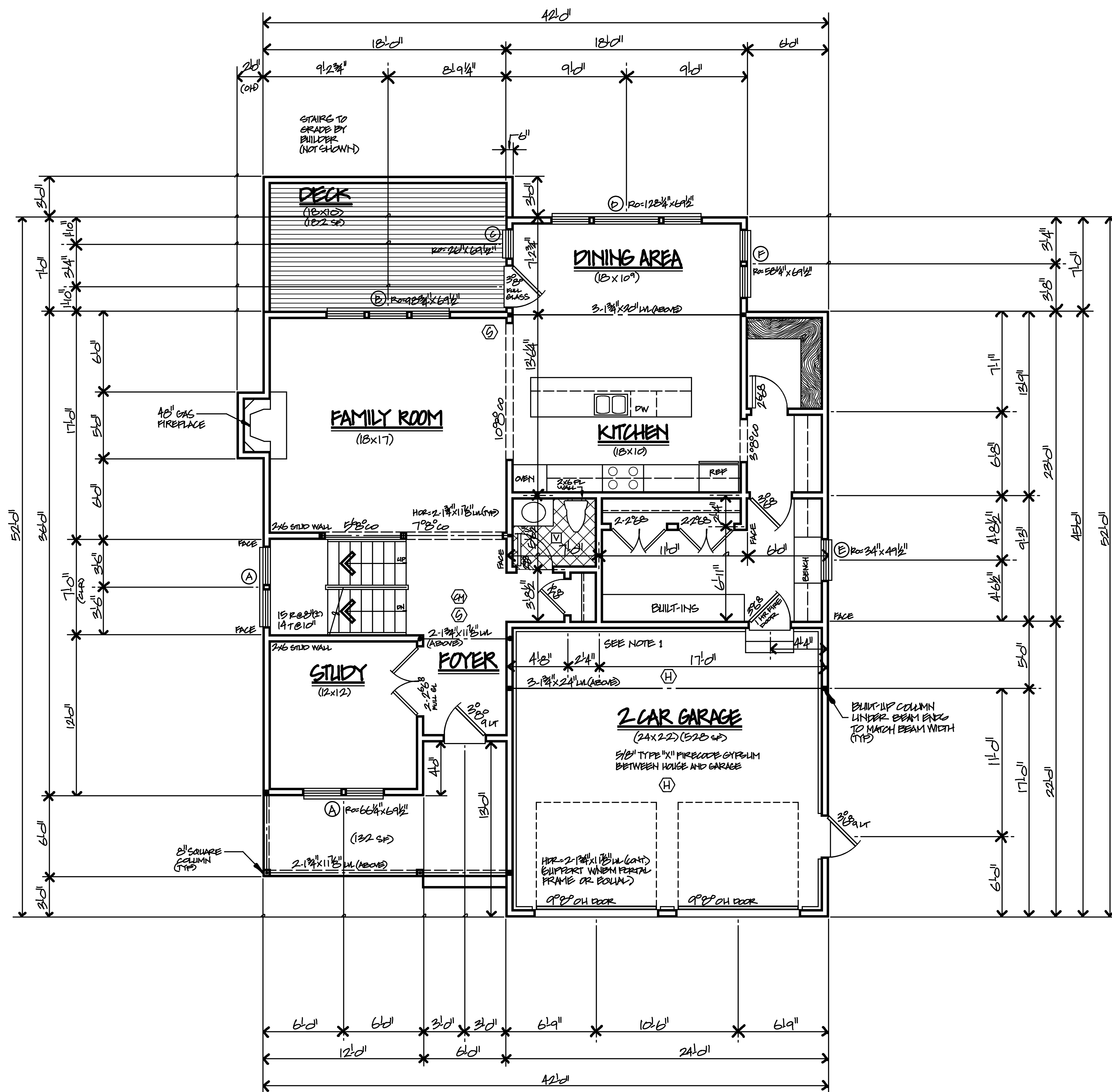
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THE JACKSON TRAIL

7 OF 8

ROOF PLAN 1/4" = 1'-0"

DATE: AUG, 2022 BY: SCOTT POEPPERS



FIRST FLOOR PLAN $\frac{1}{4}'' = 1'-0''$

WINDOW AND DOOR SCHEDULE

2ND FL. HCR. HT = 6'-11"
1ST FL. HCR. HT = 8'-0"
VERIFY R/O'S W/ MANUFACTURER

MARK	MFG	TYPE	NUMBER	ROUGH OPENING	HCR	REMARKS	QTY
A	HARVEY	DH	2856-2	66 3/4" x 69 1/2"	2-2x10	W 1/2" FLY	2
B		DH	2856-3	98 3/4" x 69 1/2"	2-1 3/4" x 11 3/8" LVL		1
C		DH	2056	26" x 69 1/2"	2-2x10		1
D		CH/DM/DH	28-500L-28	128 3/4" x 69 1/2"	3-1 3/4" x 11 3/8" LVL		1
E		DH	28910	34" x 49 1/2"	2-2x10		1
F		DH	2456-2	58 3/4" x 69 1/2"	2-2x10	W 1/2" FLY	1
G		DH	28410-2	66 3/4" x 61 1/2"	2-2x10	W 1/2" FLY	5
H		DH	24410	42" x 61 1/2"	2-2x10	W 1/2" FLY	1
J		TRANS	2846-2	66 3/4" x 18 1/2"	2-2x10	W 1/2" FLY	1
K		DH	24410	30" x 61 1/2"	2-2x10		2
L		SURPR	6068	70" x 80"	2-2x10	W 1/2" FLY	1
M							
N							
O							
P							

NOTE 1:
ELECTRIC PANEL CAPACITY WITH A DEDICATED BRANCH CIRCUIT AND CONTINUOUS RACEWAY CONDUIT THAT ENDS IN A 40 AMP/240 VOLT OUTLET FOR A LEVEL-2 EV CHARGER.

- NOTES:**
- RANGE HOOD OVER ADD UP-A NEEDS MAKE UP AIR
 - NEWM PORTAL FRAME AT WALLS LESS THAN 2'-0"
 - HURRICANE CHRS REQ'D
 - VENT ALL BATHS TO EXTERIOR
 - MIN. 1/2" FLY SHEATHING AFFIRED TO 2x4 (CHRS) STUDS @ 16" O.C. (VERTICAL) W/A MIN. 40 WILD PANEL @ EACH CORNER. 8d NAILS @ 6" O.C. FOR EDGES AND 12" O.C. IN THE FIELD (TYPICAL NAILING PATTERN THROUGHOUT ENT. SHEATHED EXTERIOR) MAXIMUM HORIZONTAL DISTANCE BETWEEN PANELS = 2'-0" O.C.
 - 3" O.C. NAILING PATTERN AT BOTH STUDS AND JACKS FOR ALL WINDOW AND DOOR OPENINGS.
 - WIND SPEED 121 MPH
 - SNOW DESIGN LOAD 50 PSF
 - EXPOSURE B LINE LOADS
40 PSF 1ST FL
30 PSF 2ND FL
20 PSF ATTIC

THIS PLAN MEETS THE 9TH EDITION OF THE MASS STATE BUILDING CODE
RECOMMENDED FASTENERS
TRUSLOCK ENGINEERED WOOD FASTENERS AND EXCELITCH HURRICANE NAILS

- BATH VENT
 - HEAT DETECTOR
 - SMOKE DETECTOR
 - CARBON MONOXIDE DETECTOR
- LOW VOLTAGE SYSTEMS REQ'D IF GREATER THAN 12 S/GH

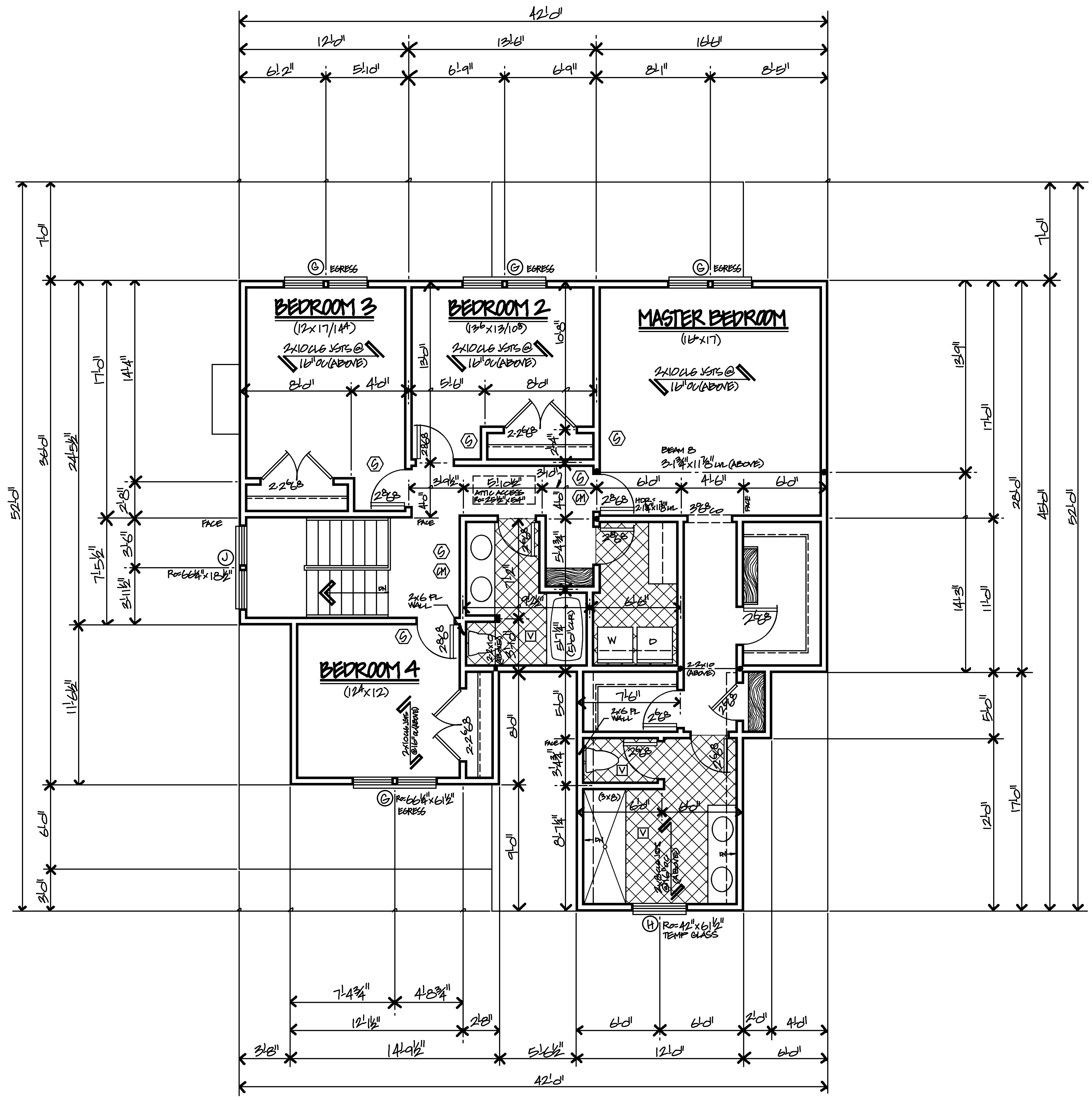
1302 SF

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THE JACKSON TRAIL
2 OF 8

FIRST FLOOR PLAN $\frac{1}{4}'' = 1'-0''$
DATE: AUG, 2022 BY: SCOTT POEPPS

BEAM B SPAN=16'-0" 3-1/2"x11-7/8" W.
 UG JOISTS TL=420 TL=777 >A20' W=280 W=530 >280'



- ☑ BATH VENT
- ⊙ SMOKE DETECTOR
- ⊙ CARBON MONOXIDE DETECTOR
- LOW VOLTAGE SYSTEMS REQ'D IF GREATER THAN 12' SIGH

SECOND FLOOR PLAN 1/4"=1'-0"

1377 SF

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3 OF 8

SECOND FLOOR PLAN 1/4"=1'-0"

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