= GS-WSP Wall Bracing

1 mm = 39.4 mm.

FIGURE R507.2.3(2)
DECK ATTACHMENT FOR LATERAL LOADS

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TABLE R507.5
DECK JOIST SPANS FOR COMMON LUMBER SPECIES[f] (ft. - in.)

SPECIES[a]	SIZE	SPACING OF DECK JOISTS WITH NO CANTILEVER[b] (inches)			SPACING OF DECK JOISTS WITH CANTILEVERS[c] (inches)		
		12	16	24	12	16	24
Southern pine	2 × 6	9-11	9-0	7-7	6-8	6-8	6-8
	2 × 8	13-1	11-10	9-8	10-1	10-1	9-8
	2 × 10	16-2	14-0	11-5	14-6	14-0	11-5
	2 × 12	18-0	16-6	13-6	18-0	16-6	13-6

TABLE R507.6
DECK BEAM SPAN LENGTHS[a,b] (ft. - in.)

SPECIES[a]	SIZE[d]	DECK JOIST SPAN LESS THAN OR EQUAL TO: (feet)						
		6	8	10	12	14	16	18
Southern pine	2 – 2 × 6	6-11	5-11	5-4	4-10	4-6	4-3	4-0
	2 – 2 × 8	8-9	7-7	6-9	6-2	5-9	5-4	5-0
	2 – 2 × 10	10-4	9-0	8-0	7-4	6-9	6-4	6-0
	2 – 2 × 12	12-2	10-7	9-5	8-7	8-0	7-6	7-0
	3 – 2 × 6	8-2	7-5	6-8	6-1	5-8	5-3	5-0
	3 2 × 8	10-10	9-6	8-6	7-9	7-2	6-8	6-4
	3 – 2 × 10	13-0	11-3	10-0	9-2	8-6	7-11	7-6
	3 – 2 × 12	15-3	13-3	11-10	10-9	10-0	9-4	8-10

NO.	DESCRIPTION	BY	DATE

Foundation/Garage Floor Plan
Deck Framing & Details

Single Family Residence
115 Fairview St
Hollston, MA

Phillips Luxury Homes
Milford, MA
508-369-7065

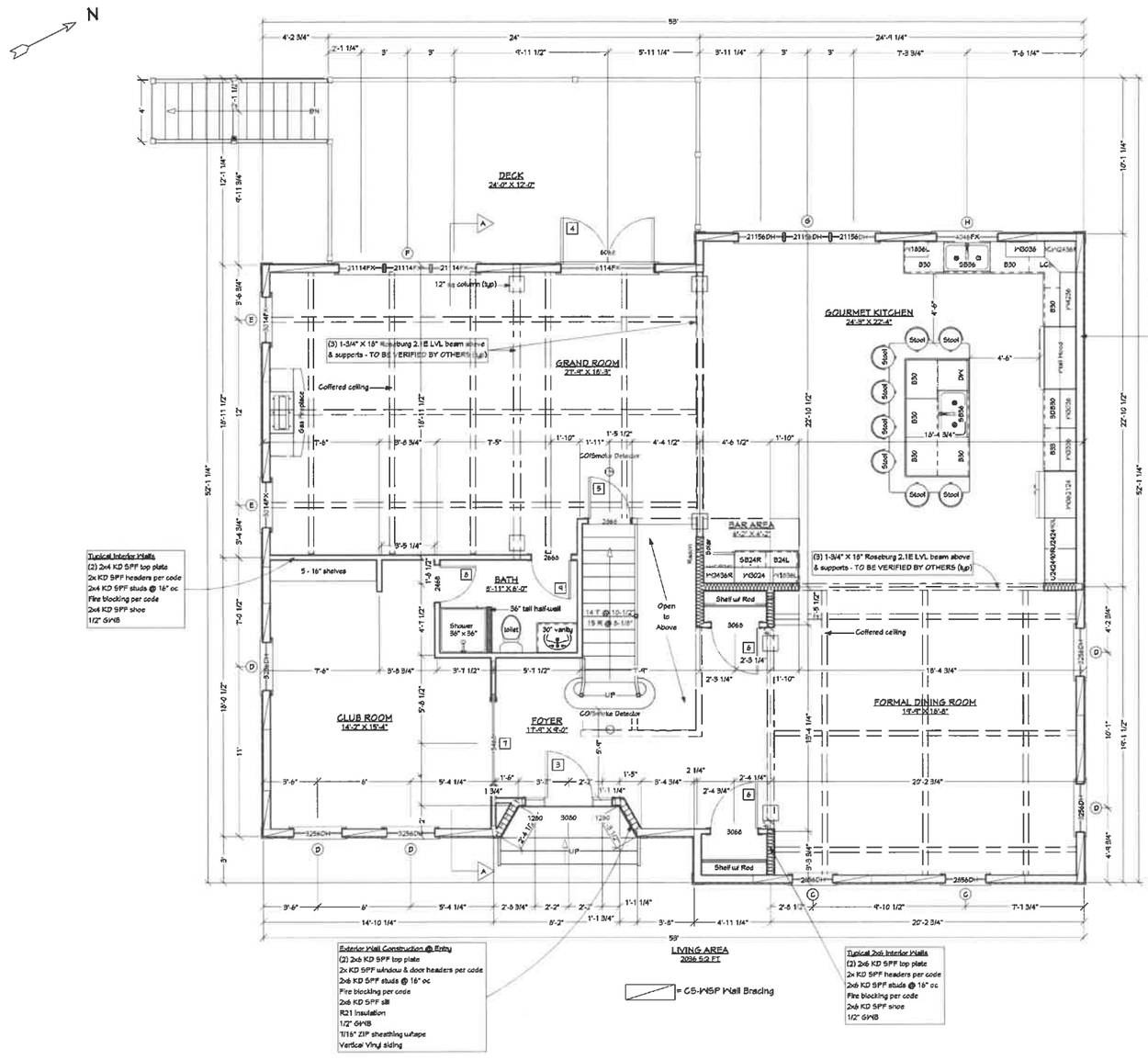
DESIGN BY:

DATE:
6/15/2021

SCALE:
1/4" = 1'-0"

SHEET:
1/8

PHILLIPS
LUXURY HOMES



WINDOW & DOOR SCHEDULE

MARK	QTY	DESCRIPTION	ROUGH OPENING	NOTES
A	3	36" X 18 GLIDING BASEMENT WINDOW, 1 LITE	VERIFY W/MFR	ADD FOR CONCRETE CUTOUT
B	2	38" X 54" DH WINDOW, 3/1 GBG, ENCOMPASS BY PELLA	VERIFY W/MFR	SET HEADER @ 88"
C	2	32" X 66" DH WINDOW, 3/1 GBG, ENCOMPASS BY PELLA	VERIFY W/MFR	SET HEADER @ 88"
D	5	38" X 66" DH WINDOW, 3/1 GBG, ENCOMPASS BY PELLA	VERIFY W/MFR	SET HEADER @ 88"
E	2	96" X 62" FIXED W/16" TRANSOM ABOVE	VERIFY W/MFR	SET HEADER @ 98"
F	1	95" X 66" DH - 3W W/16" TRANSOMS ABOVE	VERIFY W/MFR	SET HEADER @ 98"
G	1	95" X 66" DH - 3W	VERIFY W/MFR	SET HEADER @ 88"
H	1	48" X 59-1/2" FIXED WINDOW-SET SILL @ COUNTER TOP	VERIFY W/MFR	SET HEADER @ 84-1/2"
J	2	36" X 60" DH WINDOW, 3/1 GBG, ENCOMPASS BY PELLA	VERIFY W/MFR	SET HEADER @ 80"
K	10	36" X 60" DH WINDOW, 3/1 GBG, ENCOMPASS BY PELLA	VERIFY W/MFR	SET HEADER @ 80"
LT	1	40" X 42" DH WINDOW, 3/1 GBG, ENCOMPASS BY PELLA	VERIFY W/MFR	TEMPERED GLASS
MT	1	24" X 36" DH WINDOW, 3/1 GBG, ENCOMPASS BY PELLA	VERIFY W/MFR	TEMPERED GLASS
N	1	38" X 60" - 2W DH WINDOW, 3/1 GBG, ENCOMPASS BY PELLA	VERIFY W/MFR	FACTORY MULL POST
O	1	12" X 24" ARCH TOP, 5" STRAIGHT LEG, 4W LITES	VERIFY W/MFR	
1	2	9'0 X 7'0 GARAGE DOOR - STYLE TBD	VERIFY W/MFR	ADD FOR CONCRETE CUTOUT
2	1	3'0 X 6'8 2PNL INSULATED ENTRY DOOR	VERIFY W/MFR	20 MINUTE LABEL
3	1	3'0 X 8'0 ENTRY DOOR W/2-14" SIDELITES	VERIFY W/MFR	STYLE TBD
4	1	6'0 X 6'8 4LT DBLE DOOR W/16" 6W1H TRANSOM ABOVE	VERIFY W/MFR	VERIFY HANDING
5	1	2'8 X 6'8 2PNL INSULATED ENTRY DOOR	VERIFY W/MFR	20 MINUTE LABEL
6	2	3'0 X 6'8 2PNL PREHUNG INTERIOR DOOR	VERIFY W/MFR	
7	1	5'4 X 6'8 15LT DOUBLE POCKET DOOR	VERIFY W/MFR	W/TRACK & HARDWARE
8	3	2'4 X 6'8 2PNL PREHUNG INTERIOR DOOR	VERIFY W/MFR	
9	4	2'6 X 6'8 2PNL PREHUNG INTERIOR DOOR	VERIFY W/MFR	
10	8	2'8 X 6'8 2PNL PREHUNG INTERIOR DOOR	VERIFY W/MFR	
11	1	3'0 X 6'8 2PNL BIFOLD DOOR	VERIFY W/MFR	
12	2	4'0 X 6'8 2PNL PREHUNG DOUBLE DOOR	VERIFY W/MFR	TIGHT FIT W/BALL CATCHES
13	1	6'0 X 6'8 2PNL BIFOLD DOOR	VERIFY W/MFR	
14	1	2'6 X 6'8 2PNL BIFOLD DOOR	VERIFY W/MFR	
		** PLEASE NOTE THAT WINDOW & DOOR SIZES	SHOWN ON PLAN	ARE CALLED OUT IN FEET & INCHES **

NO.	DESCRIPTION	BY	DATE

1st Floor Plan
Window/Door Schedule

Single Family Residence
115 Fairview St
Holliston, MA

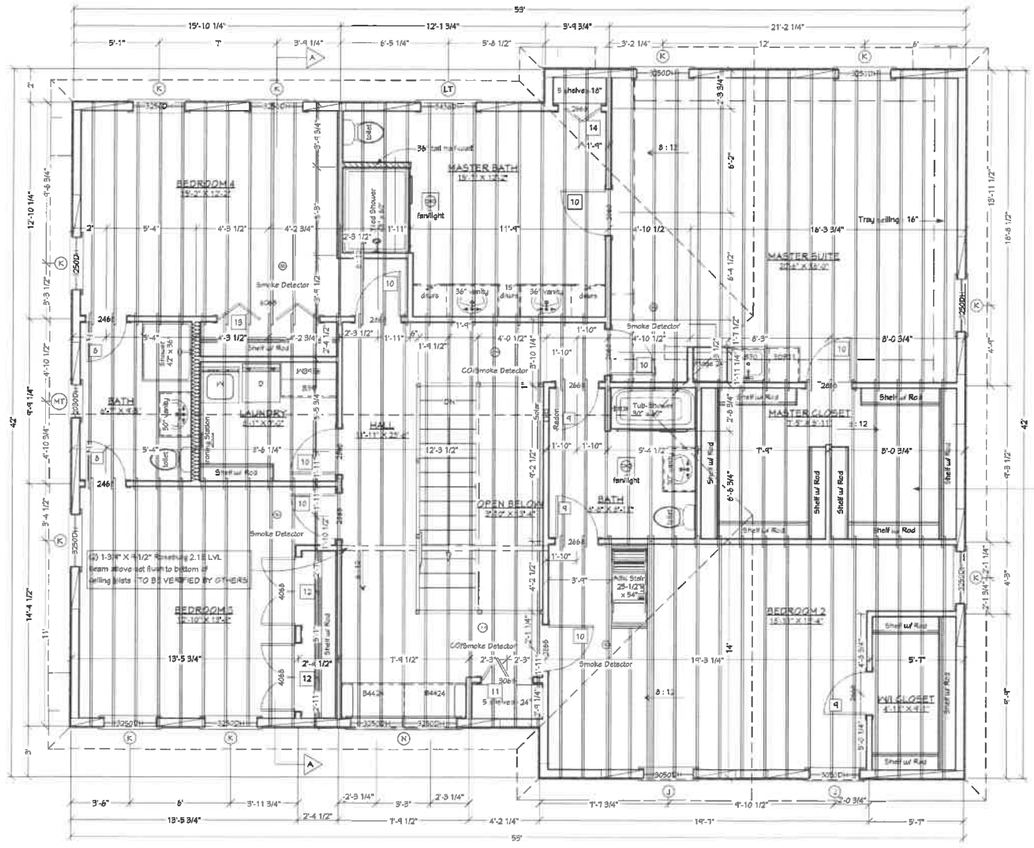
DESIGN FOR:
Phillips Luxury Homes
Milford, MA
508-369-7065

DATE:
6/15/2021

SCALE:
1/4" = 1'-0"

SHEET:
2/8

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NO.	DESCRIPTION	BY	DATE

2nd Floor Plan
Ceiling Framing Plan

Single Family Residence
115 Fairview St
Holliston, MA

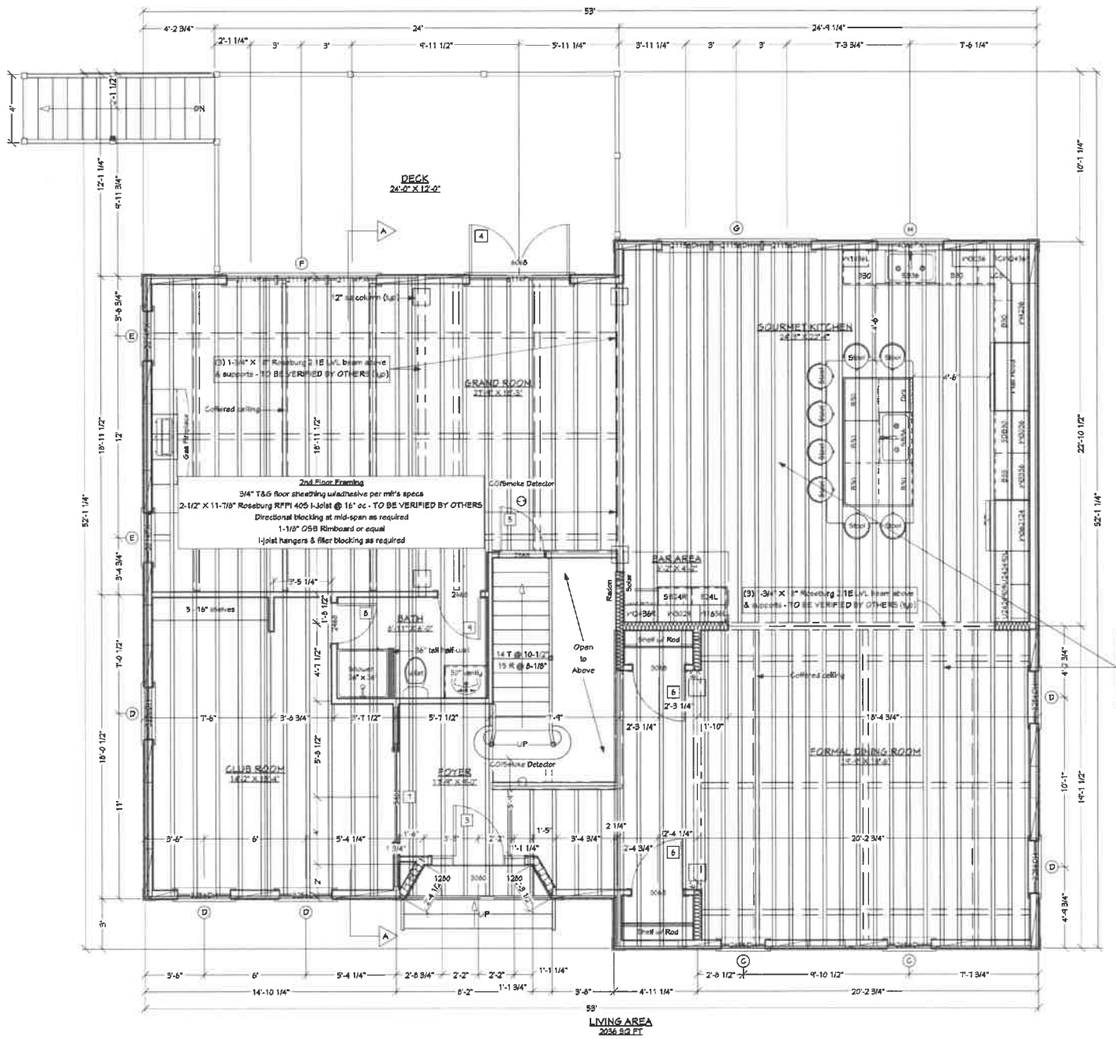
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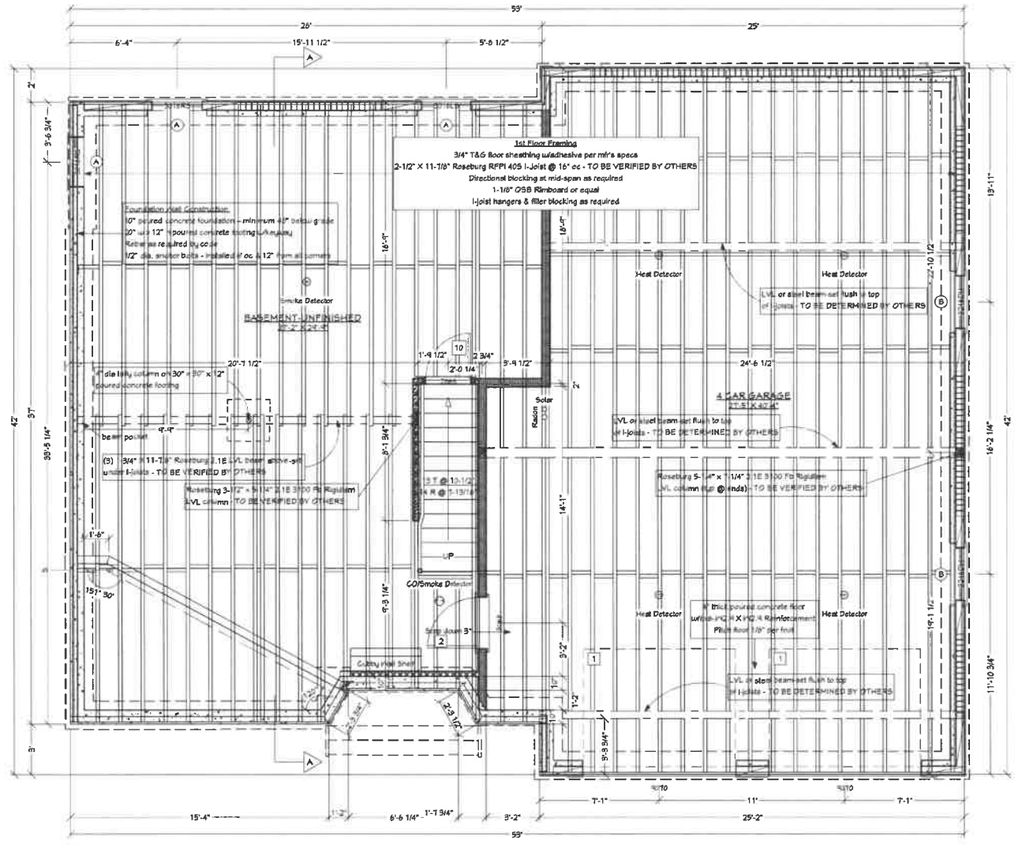
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SCALE: 1/4" = 1'-0"

SHEET: 3/8

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2nd Floor Framing
3/4" T&G floor sheathing w/adhesive per mfr's specs
2-1/2" X 11-7/8" Rosebura RFPI 405 I-Joist @ 12" oc - TO BE VERIFIED BY OTHERS
Directional blocking at mid-span as required
1-1/8" OSB Rimboard or equal
I-joist hangers & filler blocking as required

NO.	DESCRIPTION	BY	DATE

1st & 2nd Floor Framing Plans

Single Family Residence
115 Fairview St
Holliston, MA

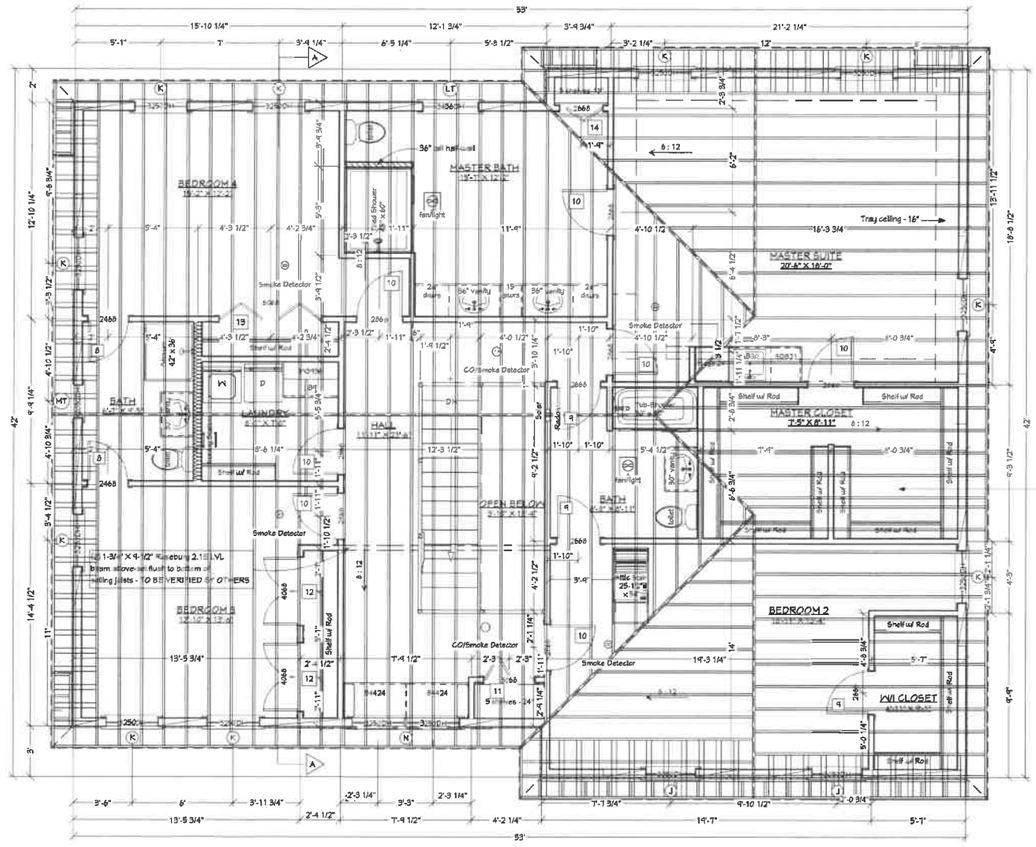
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508-369-7065

DATE: 6/15/2021

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SHEET: 4/8

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NO.	DESCRIPTION	BY	DATE

Roof Framing Plan

Single Family Residence
115 Fairview St
Holliston, MA

PREPARED FOR:
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Milford, MA
508-369-7065

DATE:
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SCALE:
1/4" = 1'-0"

SHEET:
5/8

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FRONT ELEVATION



LEFT ELEVATION

NO.	DESCRIPTION	BY	DATE

Front & Left Elevations

Single Family Residence
115 Fairview St
Holliston, MA

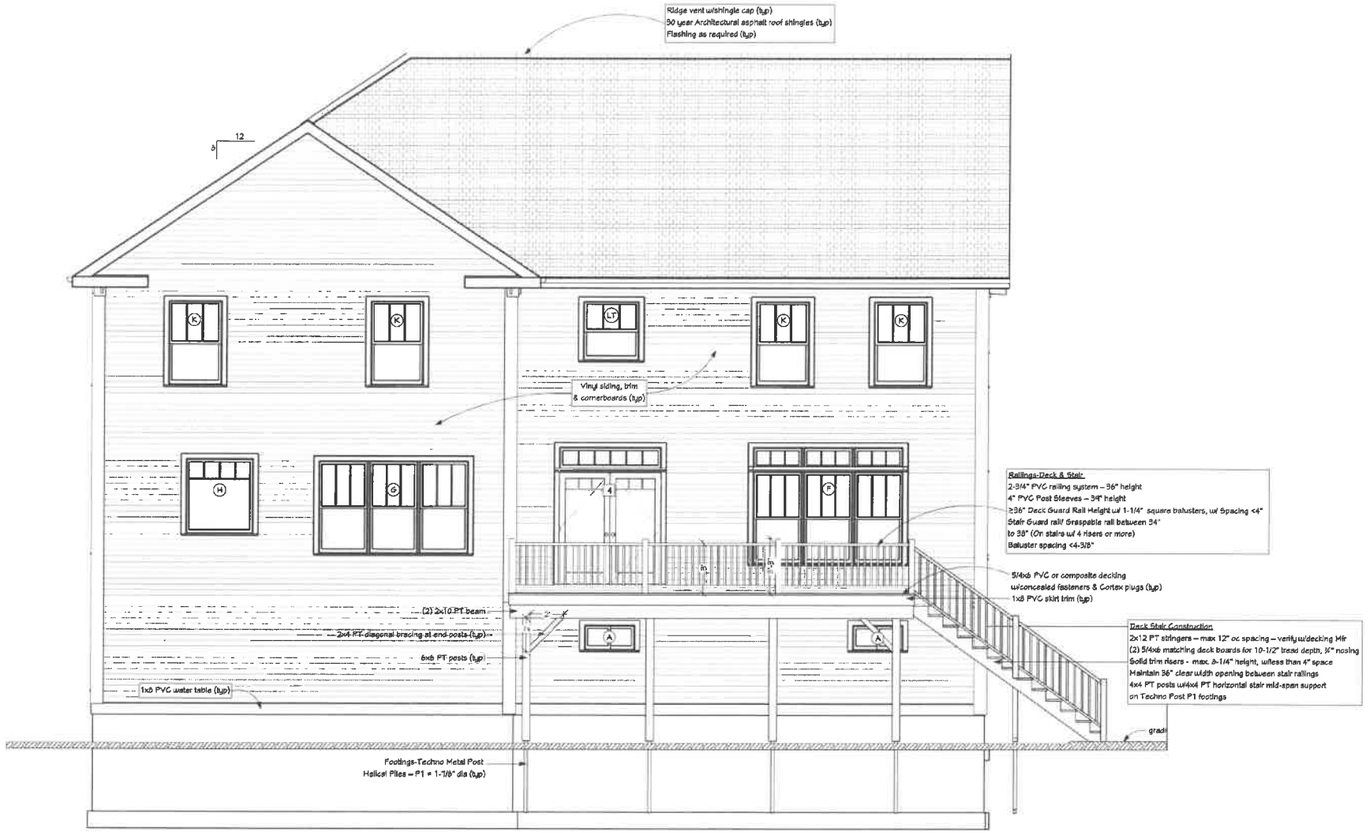
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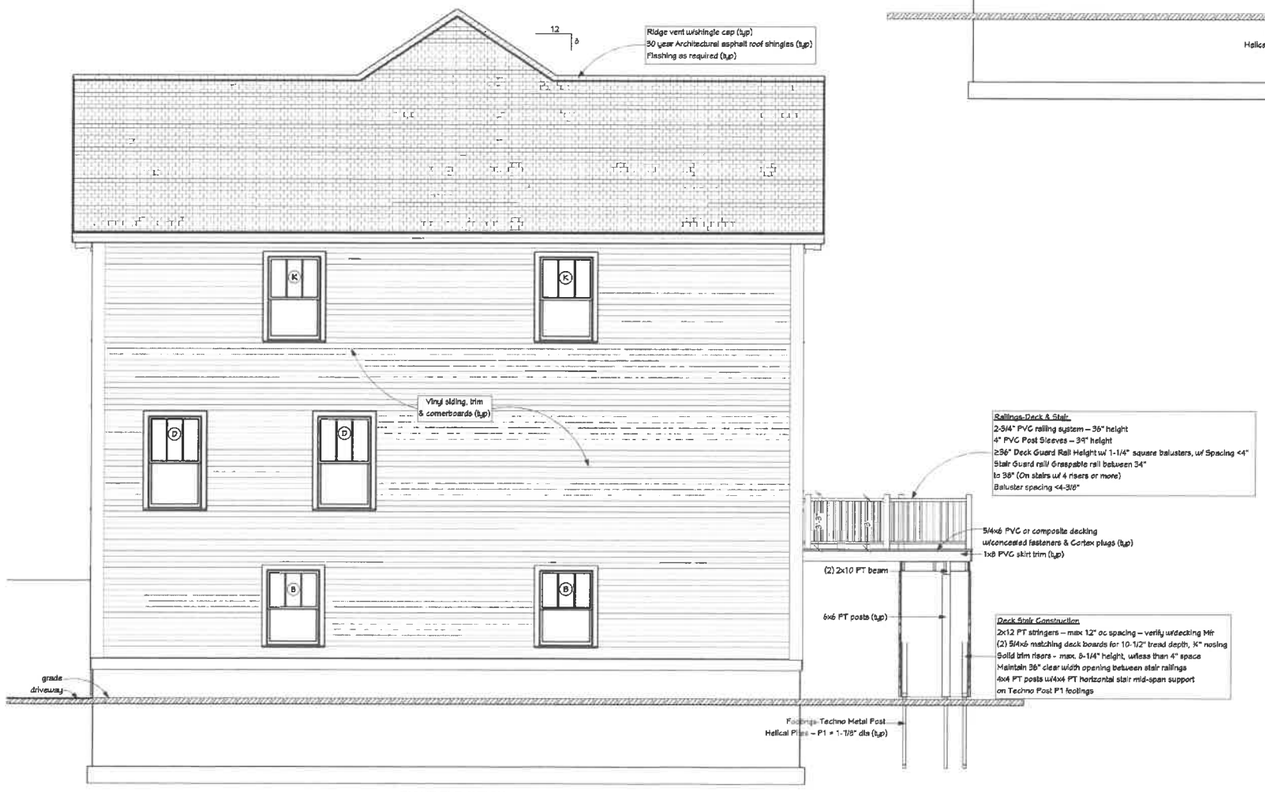
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SHEET:
6/8

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REAR ELEVATION



RIGHT ELEVATION

NO.	DESCRIPTION	BY	DATE

Rear & Right Elevations

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Holliston, MA

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Phillips Luxury Homes
Milford, MA
508-364-7065

DATE:
6/15/2021

SCALE:
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SHEET:
7/8

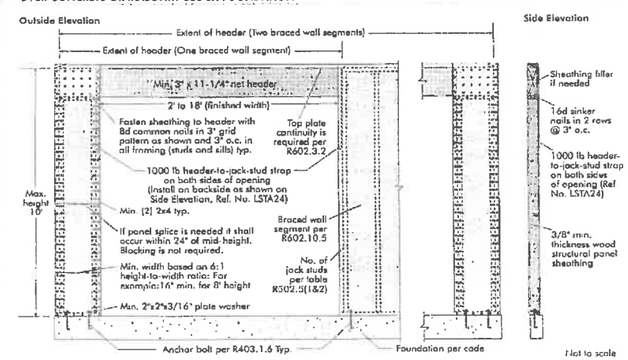
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Guidance for APA Portal Bracing

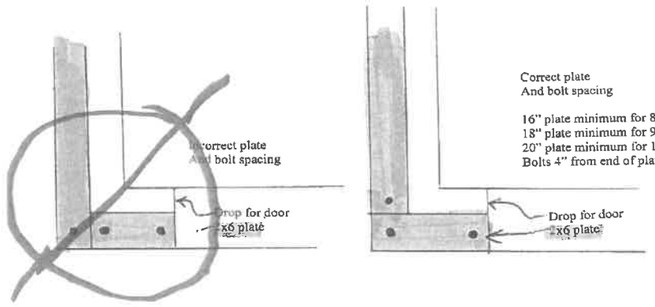
Narrow Wall Bracing Without Hold-Downs for use in a Fully Sheathed House 2

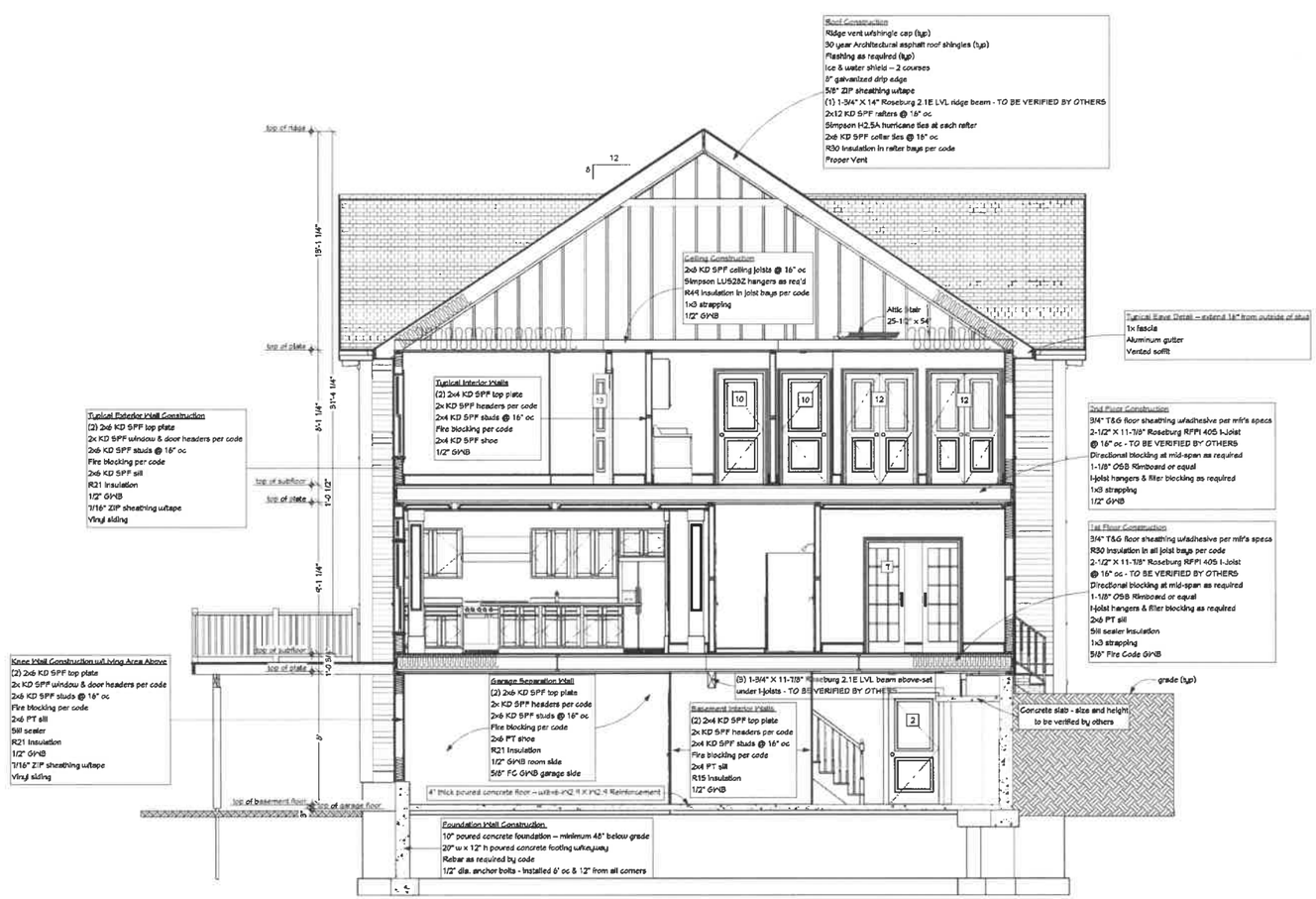
FIGURE 1

CONSTRUCTION DETAILS FOR THE APA NARROW WALL BRACING METHOD WITHOUT HOLD-DOWNS OVER CONCRETE OR MASONRY BLOCK FOUNDATION



Not to scale





Framing determination from the 2015 IRC® International Residential Code® for One- and Two-family Dwellings
Floor joists based on 40 psf live/20 psf dead load
Ceiling joists based on TABLE R802.4(1) & TABLE R802.4(2)
Roof rafters based on ground snow load = 50 psf, ceiling attached to rafters, 20 psf dead load, L/240
ALL ENGINEERED MATERIAL (IF REQUIRED) IS TO BE VERIFIED & DESIGNED BY QUALIFIED OTHERS. SIZES SHOWN/LISTED ARE ESTIMATED ONLY

SECTION A-A

NO.	DESCRIPTION	BY	DATE

Section A-A
APA Garage Portal Guide

Single Family Residence
115 Fairview St
Holliston, MA

DESIGNED FOR:
Phillips Luxury Homes
Milford, MA
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DATE: 6/15/2021
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SHEET: 8/8

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