

Project:

897 SF DETACHED ADU w/ GARAGE UNDER

Location:

20 SOUTH STREET
TAUNTON, MA 02780

PARCEL NO. 115-201-0

CODE INFORMATION:

BUILDING CODE: MA STATE BUILDING CODE, 10th EDITION (780 CMR)
2021 IRC w/ MA AMENDMENTS

USE GROUP: R3 - SINGLE FAMILY DETACHED

CONSTRUCTION TYPE: V-B (UNPROTECTED WOOD FRAME)

FLOOR LOADS:

DESIGN LIVE LOADS AS PER TABLE (R)301.5:

COMMON AREAS (OTHER THAN SLEEPING): 40 PSF
SLEEPING AREAS : 30 PSF
RESIDENTIAL ATTICS w/ FIXED STAIRS: 30 PSF
RESIDENTIAL ATTICS(STORAGE): 20 PSF
RESIDENTIAL ATTICS(NO STORAGE): 10 PSF
DECKS: 40 PSF
SOLAR PANEL DEAD WEIGHT: 5 PSF

SNOW LOADING:

GROUND SNOW LOAD PER TABLE (R)301.2(2):
GROUND SNOW LOAD, Pg = 35 PSF

WIND LOADING:

WIND LOAD PER TABLE (R)301.2(2):
BASIC WIND SPEED (ULTIMATE), Vult =125 MPH

SQUARE FOOTAGE:

EXISTING MAIN HOUSE GROSS SF: 3147 SF

MAX ADU ALLOWANCE:

900 SF (MAX) - GOVERNS

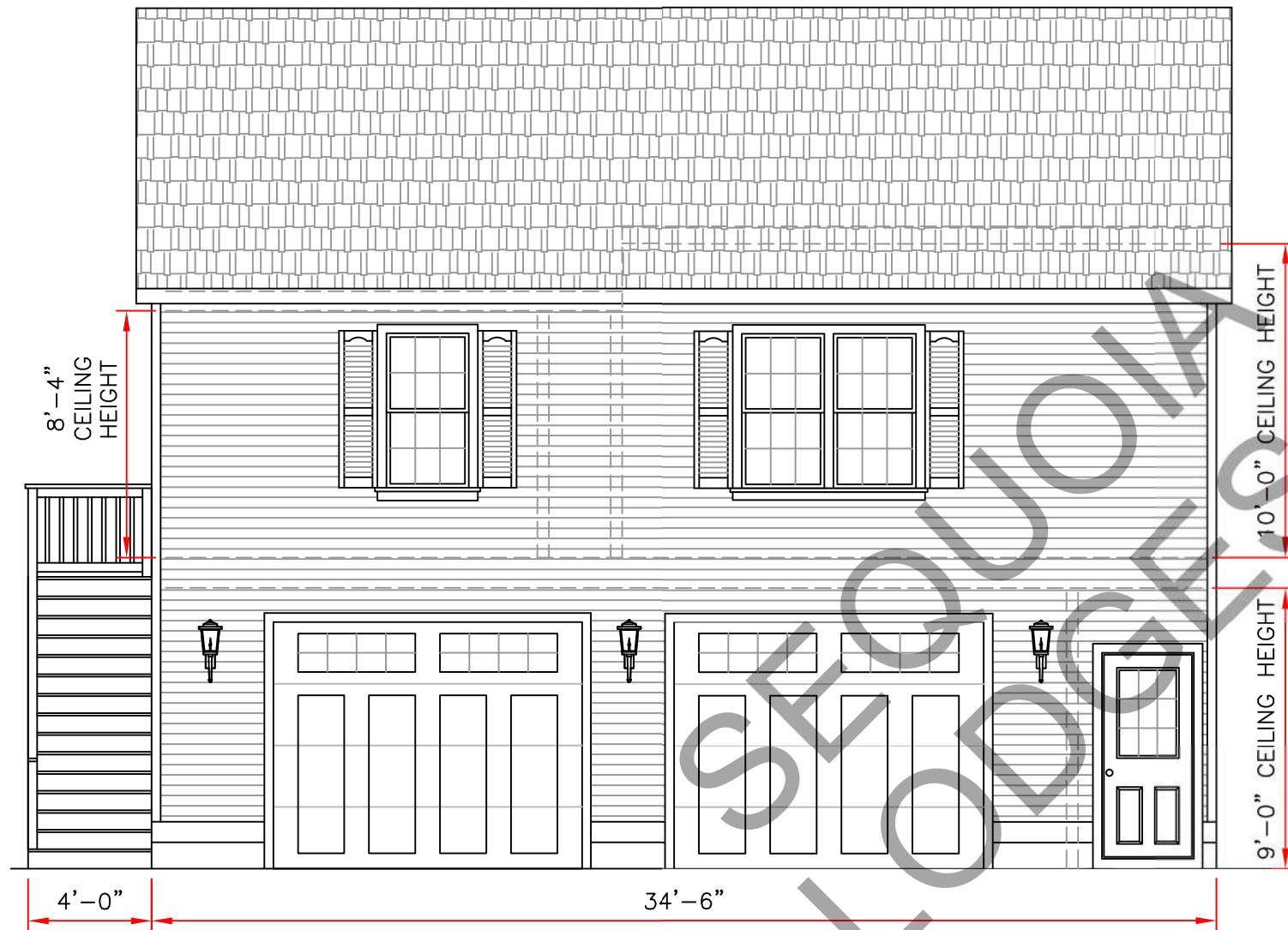
OR

50% GROSS AREA = 0.5*3147 SF = 1573 SF

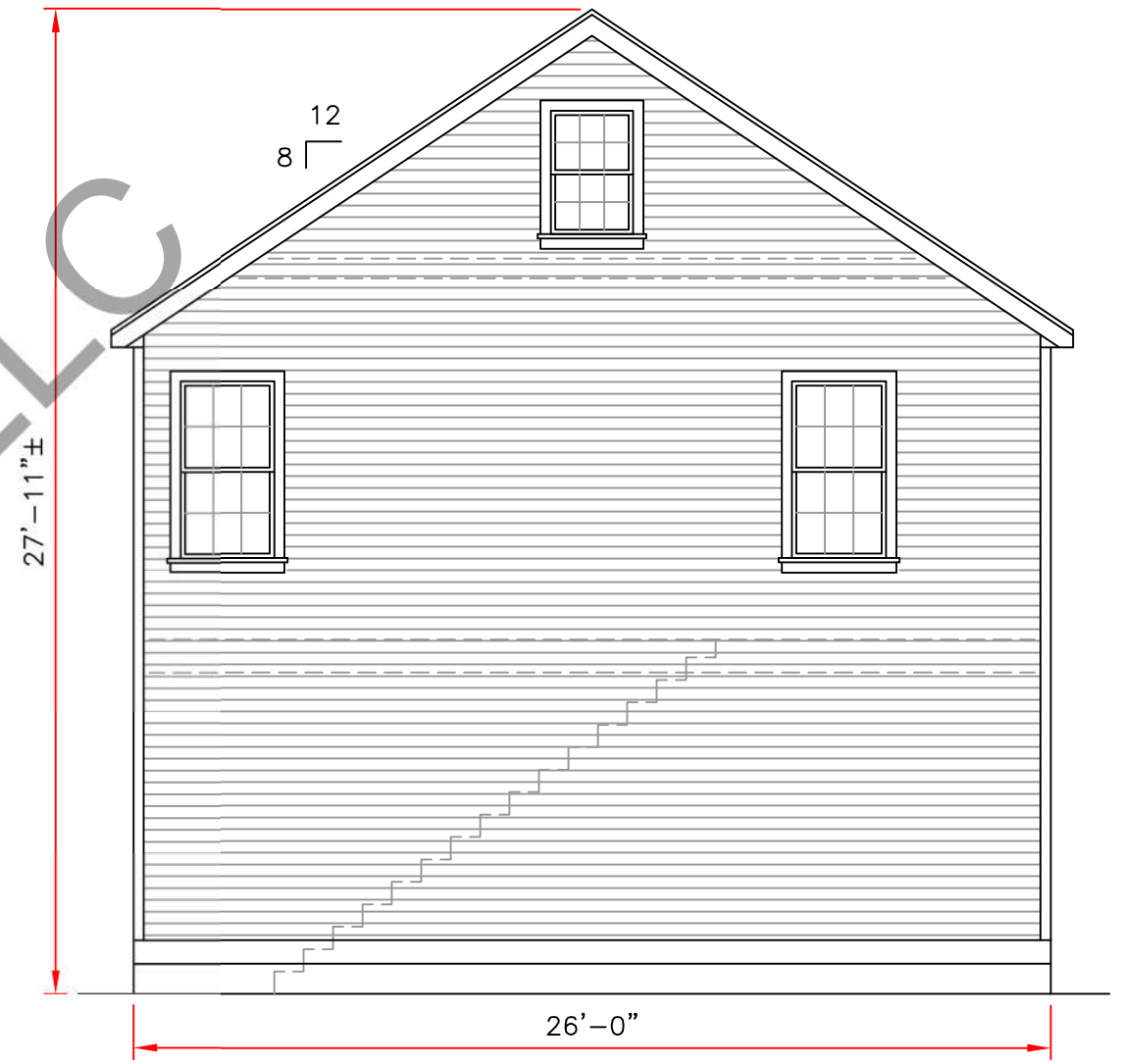
ADU PROPOSED = 897 SF...OK

NOTES:

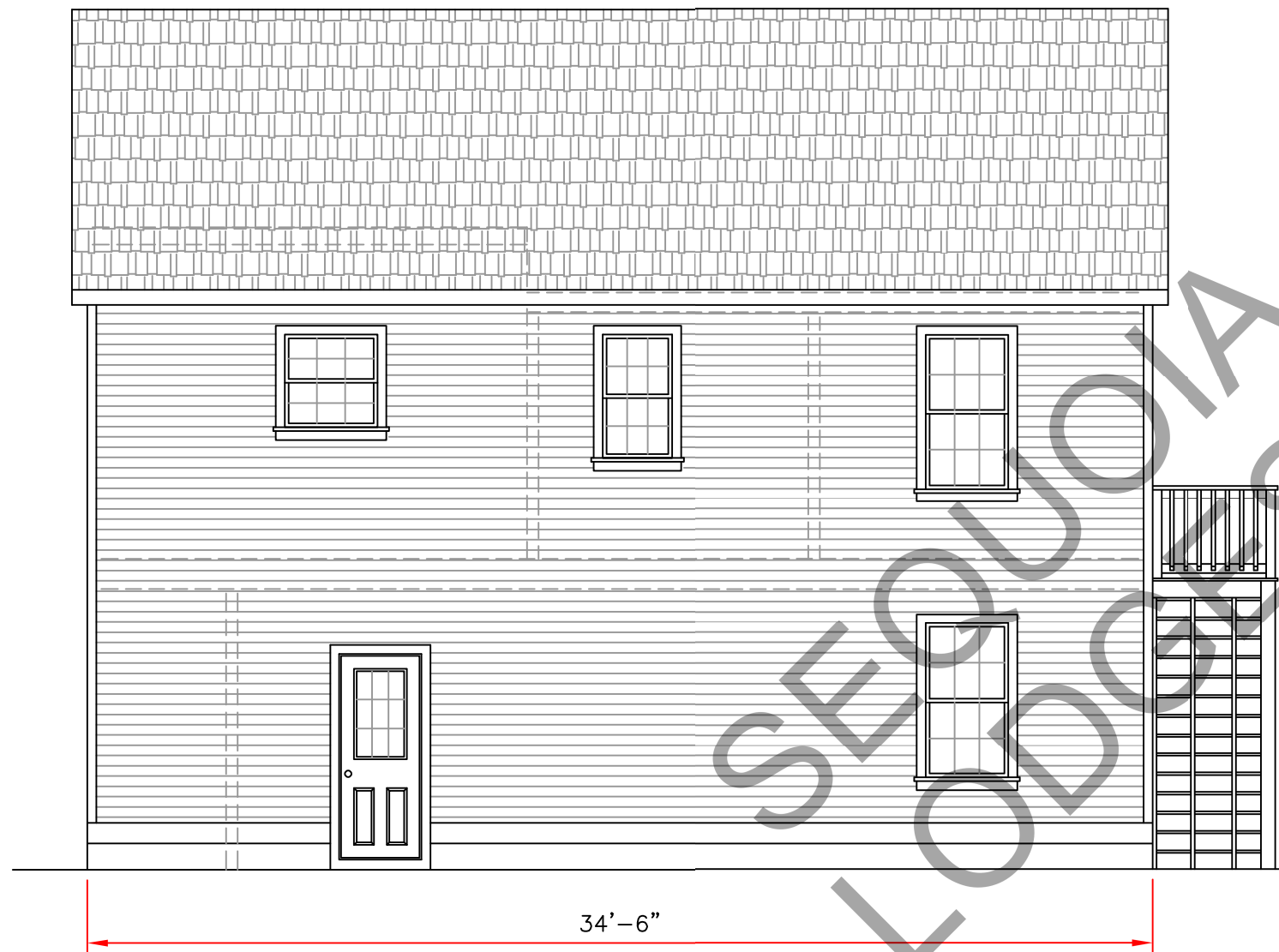
1. NO WORK SHALL COMMENCE UNTIL A BUILDING PERMIT HAS BEEN OBTAINED.
2. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND APPROVALS REQUIRED BY THE LOCAL ZONING AND BUILDING DEPARTMENTS AND ANY OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE MASSACHUSETTS STATE BUILDING CODE, 10th EDITION.
4. DRAWINGS ARE NOT TO BE SCALED. ALL WORK SHALL BE LAID OUT BY DIMENSIONS. ANY DEVIATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER IMMEDIATELY. ALL DEVIATIONS SHALL BE CORRECTED BY CONTRACTOR BEFORE HE BEGINS HIS PORTION OF THE WORK.
5. DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND SHALL NOT BE COPIED OR DUPLICATED IN ANY MANNER.
6. CONSTRUCTION SHALL BE PERFORMED IN SUCH A MANNER AS TO PROTECT WORKMEN AND GENERAL PUBLIC FROM INJURY & ADJACENT PROPERTY FROM DAMAGE.
7. THE DRAWINGS ARE PREPARED FOR THE PURPOSE OF PERMIT APPLICATION ONLY.
8. CONTRACTOR TO VERIFY ALL SITE CONDITIONS PRIOR TO BIDDING.
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNER AND ENGINEER IN CASE OF ANY OR ALL DEVIATIONS FOR THESE DRAWINGS. THE ENGINEER SHALL BE HELD HARMLESS AS A RESULT OF ANY UNAUTHORIZED CHANGES TO THESE PLANS. ADDITIONAL FEES MAY OCCUR FOR "AS-BUILT" DOCUMENTATION DUE TO CIRCUMSTANCES BEYOND THE ENGINEERS CONTROL, OR OWNER / CONTRACTOR CHANGES TO THESE DRAWINGS.



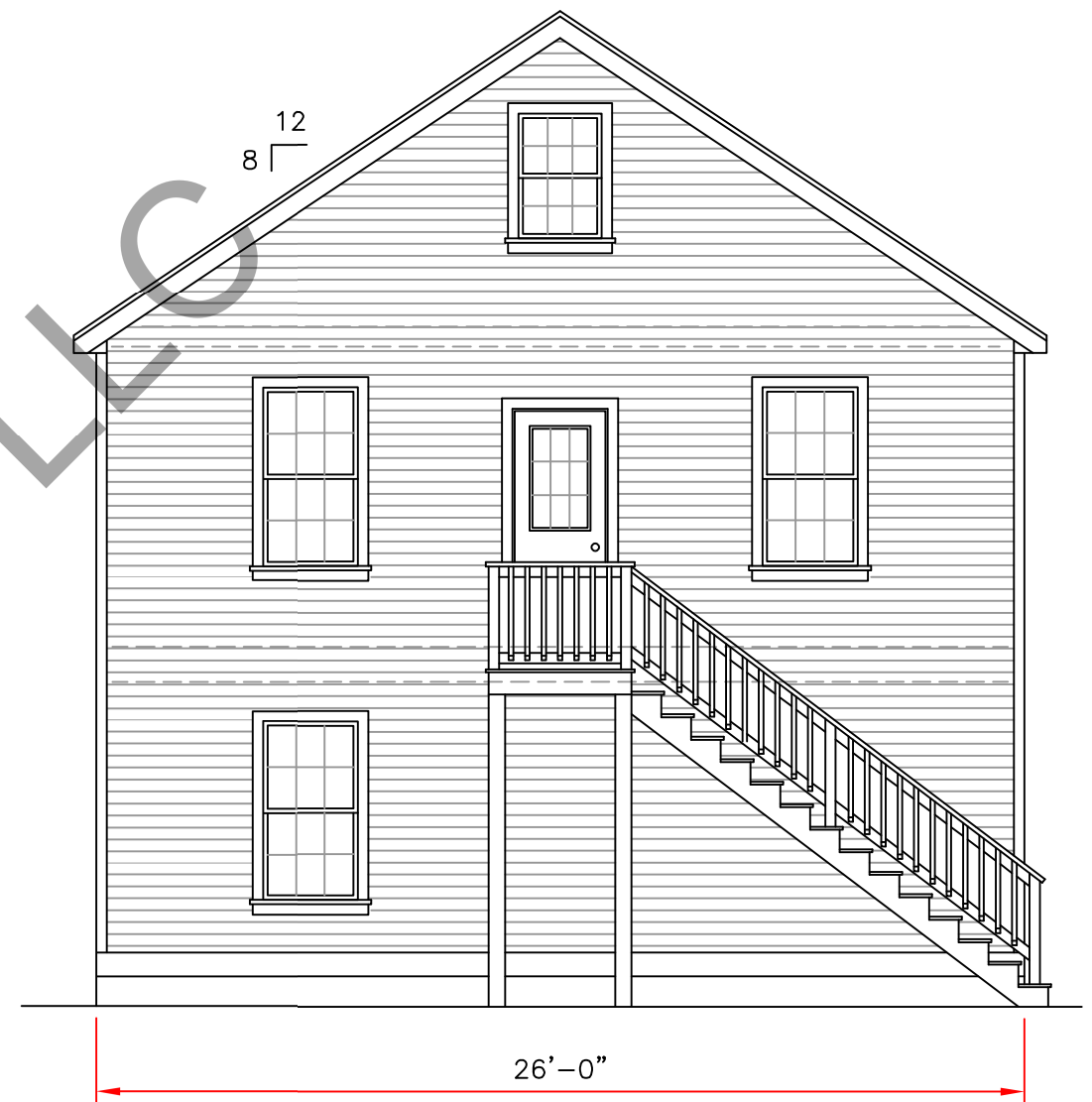
FRONT ELEVATION



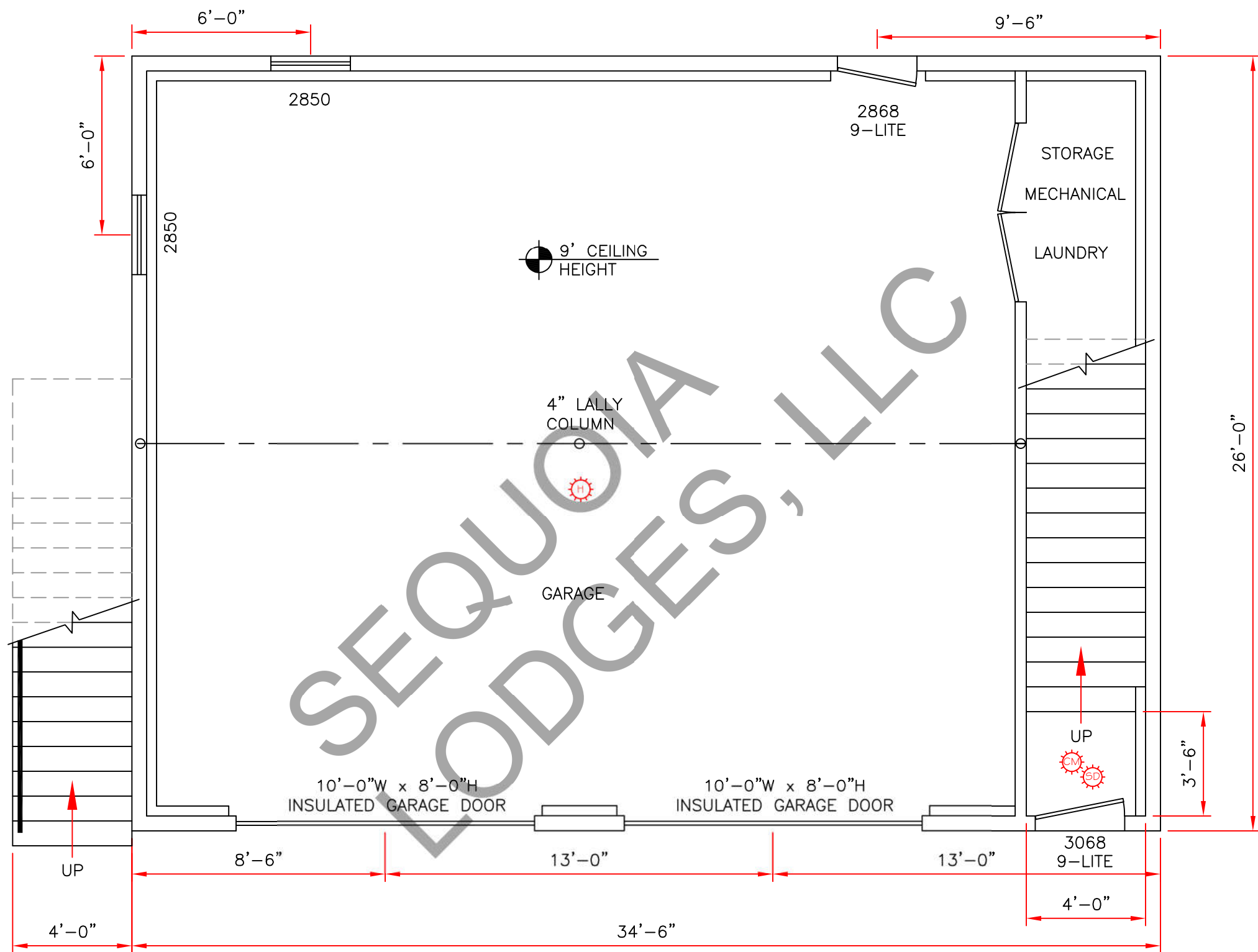
RIGHT ELEVATION



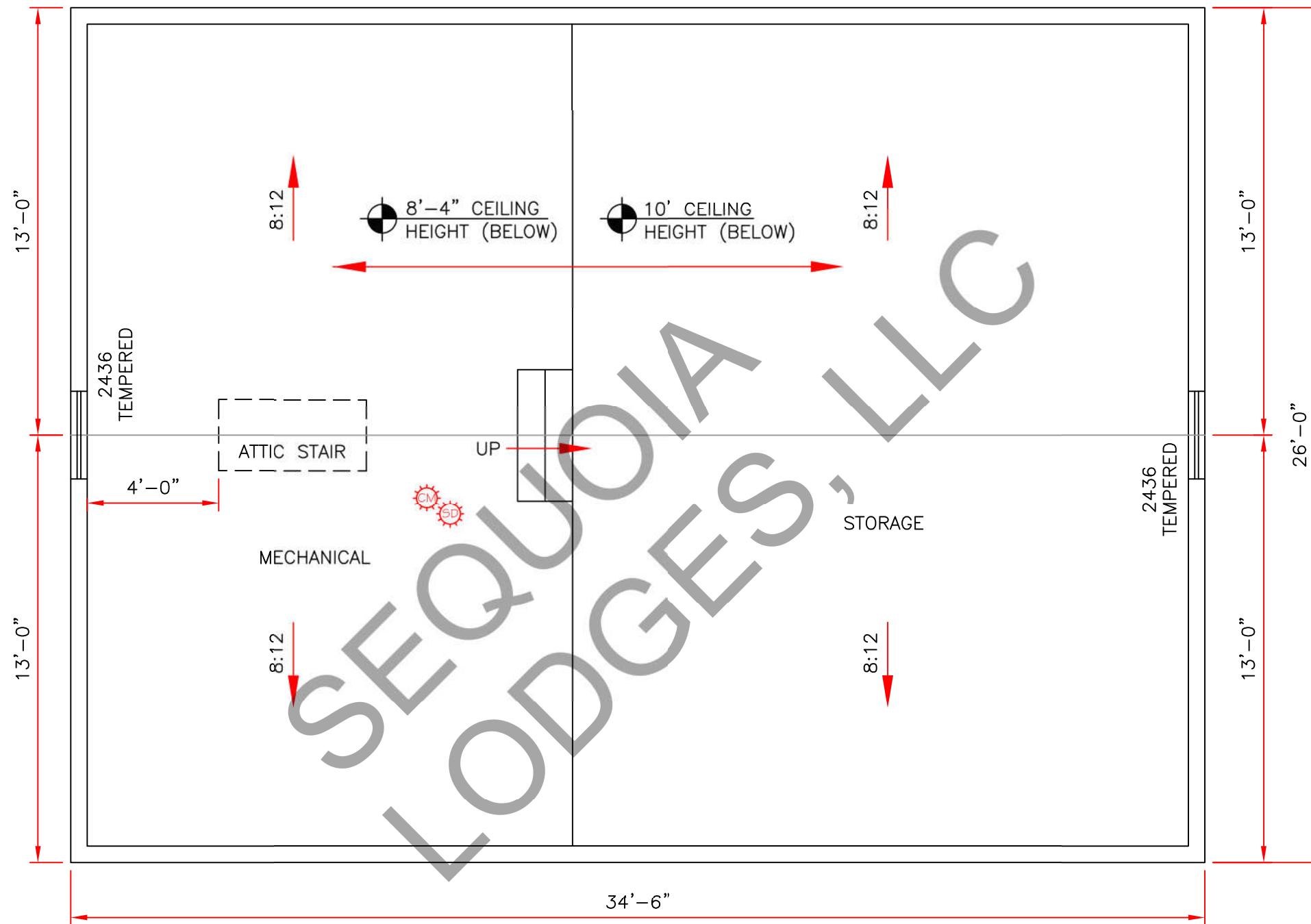
REAR ELEVATION



LEFT ELEVATION



GARAGE FLOOR PLAN
(0 SF LIVING AREA)



ATTIC FLOOR PLAN
(0 SF LIVING AREA)