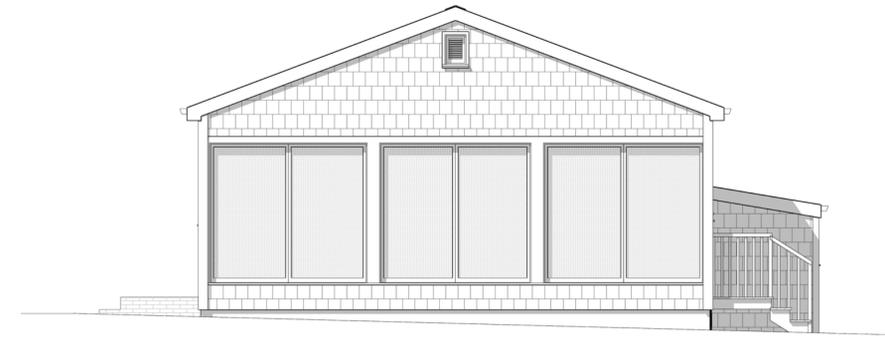
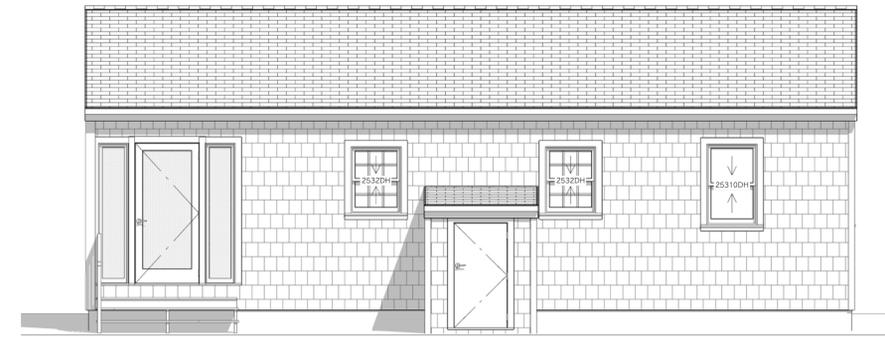


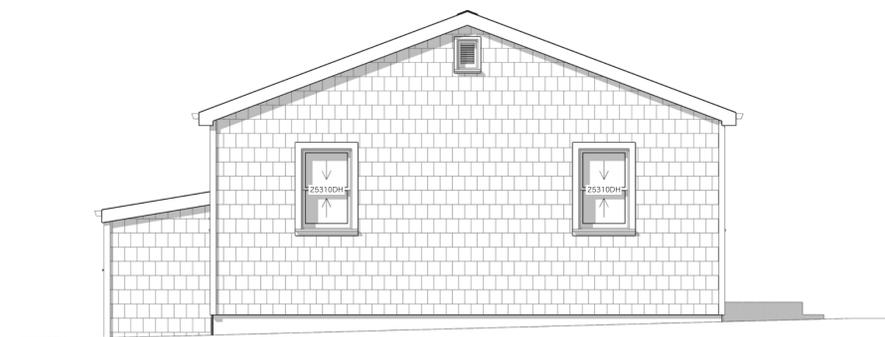
E1 FRONT



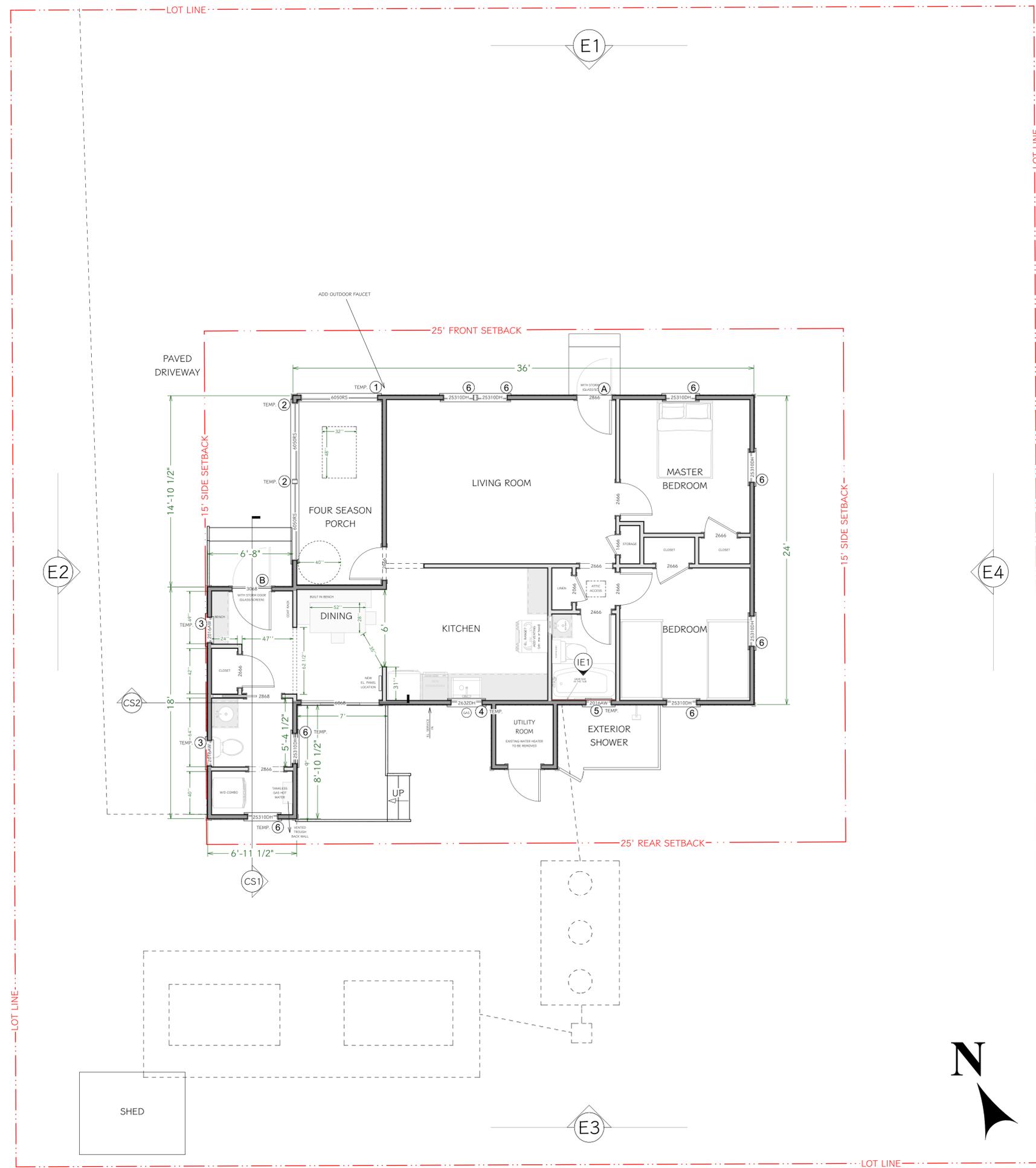
E2 RIGHT



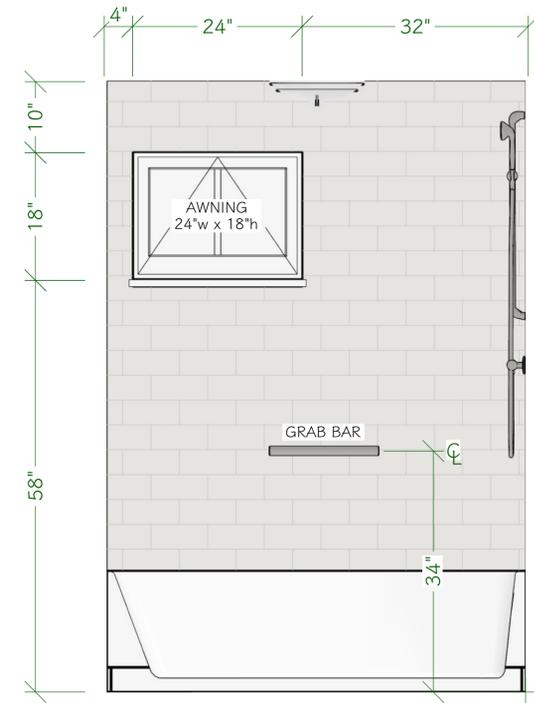
E3 REAR



E4 LEFT



EXISTING BATHROOM
SCALE : 1" = 1'



PLUMBING NOTES

- EXISTING WATER HEATER TO BE REMOVED
- INSTALL TANKLES W.H. IN THE ADDITION
- EXISTING BATHROOM IS TO BE REMODELED
- HOUSE NEEDS TO BE EASILY WINTERIZED
- ADD EXTERIOR FAUCET TO THE FRONT OF THE HOUSE (see plan)

OTHER NOTES

- PATCH THE HOLE FROM THE HATING SYSTEM IN THE LIVING ROOM

STAMP :

PROPOSED FLOOR PLAN

SCALE : 1/4" = 1'

CUSTOMER :

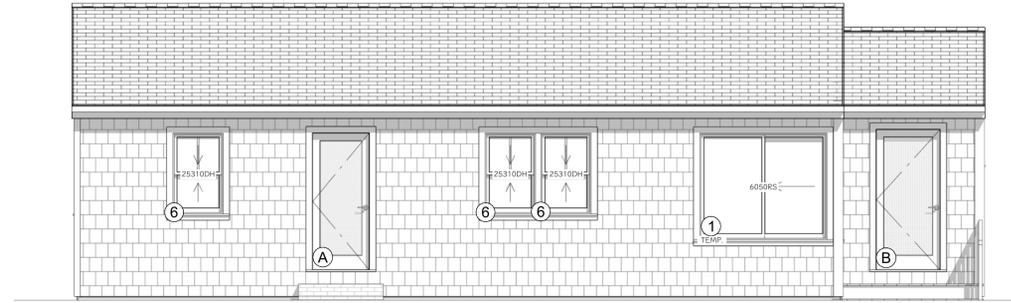
Matthew & Laura Soule
33 Santucket Road
West Dennis, MA

DATE :

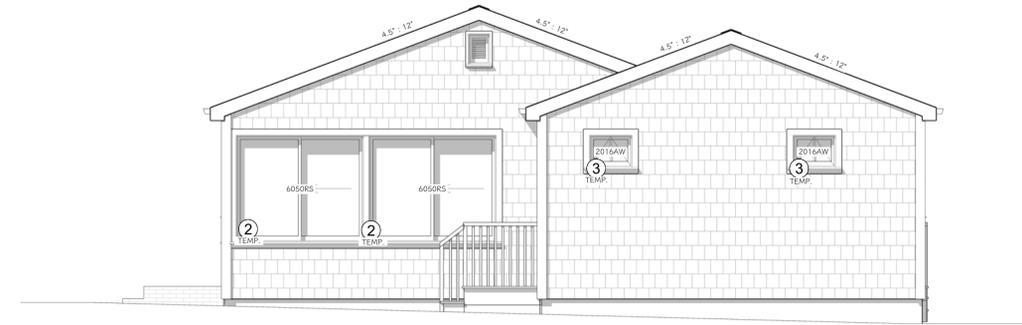
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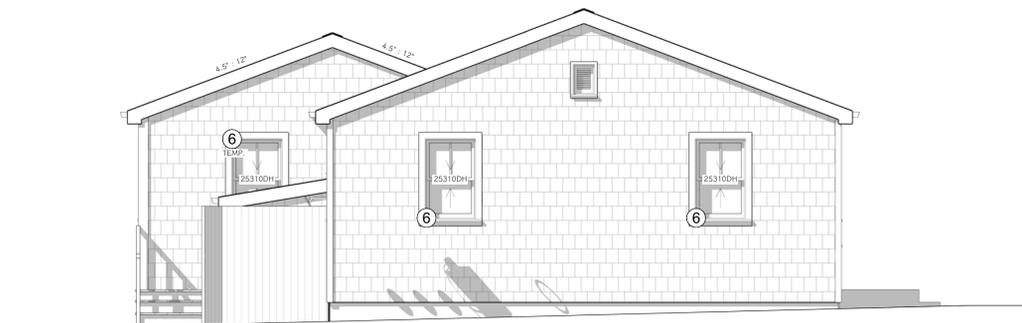
E1 NORTH ELEVATION
FRONT



E2 WEST ELEVATION
RIGHT



E3 SOUTH ELEVATION
REAR



E4 EAST ELEVATION
LEFT

FLOOR SQUARE FOOTAGE

EXISTING
LIVING SPACE - 696 sqft
PORCH - 168 sqft
TOTAL - 864 sqft
ADDITION - 126 sqft
TOTAL - 990 sqft

SIDING

EXISTING - 1000 sqft
ADDITION - 372 sqft
TOTAL - 1372 sqft

ROOFING

EXISTING - 972 sqft
ADDITION - 150 sqft
TOTAL - 1122 sqft

EXTERIOR DOOR/WINDOW SCHEDULE

- Ⓐ -1- FRONT DOOR - LHS - 32" x 78"
- Ⓑ -1- ADD-ON DOOR - LHS - 36" x 80"
- Ⓒ -1- SLIDER - 72" x 80"
- ① -1- FRONT PORCH WINDOW - 72" x 60" TEMPERED GLASS
- ② -2- SIDE PORCH WINDOW - 72" x 60" TEMPERED GLASS
- ③ -2- ADD-ON AWNING - 24" x 18" TEMPERED GLASS
- ④ -1- KITCHEN DH - 28.5" x 37.5" TEMPERED GLASS
- ⑤ -1- BATH AWNING - 24" x 18" TEMPERED GLASS
- ⑥ -8- OTHER DH - 28.5" x 45.5" TWO OF THEM TEMPERED GLASS - OTHER REGULAR

TYP. FLOOR CONSTRUCTION

- 2 x 12 PT FLOOR JOIST @ 16" O.C.
- 3/4" ADVANTECH SHEATHING
- VINYL FLOORING
- (2) 2 x 12 FLUSH BEAM ON FOOTINGS
- CLOSED CELL FOAM INSULATION TO : **R:30**

TYP. WALL CONSTRUCTION

- 2 x 4 WALL STUDS @ 16" O.C.
- 1/2" CDX PLYWOOD SHEATHING
- 1/2" GYPSUM BOARD
- W.C. SINGLE SIDING
- TYPAR VAPOR BARRIER
- CLOSED CELL FOAM INSULATION TO : **R:21**

TYP. ROOF CONSTRUCTION

- 2 x 10 ROOF RAFTERS @ 16" O.C.
- 5/8" CDX PLYWOOD ROOF SHEATHING
- ASPHALT ROOF SHINGLES (TO MATCH EXISTING)
- SIMPSON H2.5A HURRICANE CLIPS @ ALL RAFTER ENDS
- ICE/WATER SHIELD @ BOTTOM 3' OF THE ROOF
- BAFFLE VENT BETWEEN RAFTERS
- CLOSED CELL FOAM INSULATION TO : **R:60**

NOTES:

- 1.) CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS & DIMENSIONS IN THE FIELD
- 2.) CONTRACTOR TO VERIFY ALL INTERIOR & EXTERIOR MATERIALS, DETAILS, & FINISHES IN THE FIELD WITH OWNER
- 3.) ROUGH OPENING HEAD HEIGHT OF WINDOWS AT FIRST FLOOR TO BE 6'-8" ABOVE SUBFLOOR
- 4.) ALL CONSTRUCTION TO CONFORM TO 780 CMR MASSACHUSETTS STATE BUILDING CODE, 9TH EDITION AMENDEMENT & IRC2015
- 5.) 110 MPH EXPOSURE B WIND ZONE
- 6.) ALL SHEETS OF PLYWOOD WALL SHEATHING TO BE INSTALLED VERTICALLY, OR HORIZONTALLY W/ BLOCKING AT EDGES, 3"EDGE/12" FIELD NAILING
- 7.) ALL LVL LUMBER/BEAMS TO BE 1.9e L/360 LOAD
- 8.) FOLLOW ALL REQUIREMENTS OF THE IECC2015 RESIDENTIAL ENERGY EFFICIENCY REQUIREMENTS & VERIFY ALL DETAILS WITH THE INSULATION INSTALLER/CONTRACTOR.
- 9.) FOLLOW ALL MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION OF ALL SIMPSON COMPONENTS
- 10.) ALL CONCRETE USED FOR FOUNDATION WALLS, FOOTINGS & SLABS TO BE 3000 PSI
- 11.) VERIFY ALL PLUMBING & ELECTRICAL DETAILS W/ OWNERS ON THE SITE DURING FRAMING CONSTRUCTION
- 12.) TIMBER FRAMING TO BE SPRUCE/PINE/FIR NO. 2 GRADE

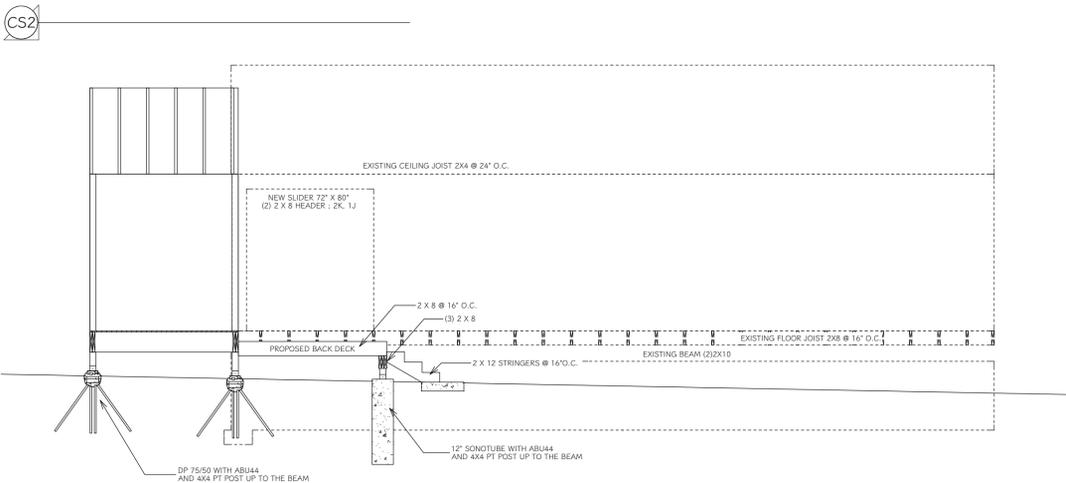
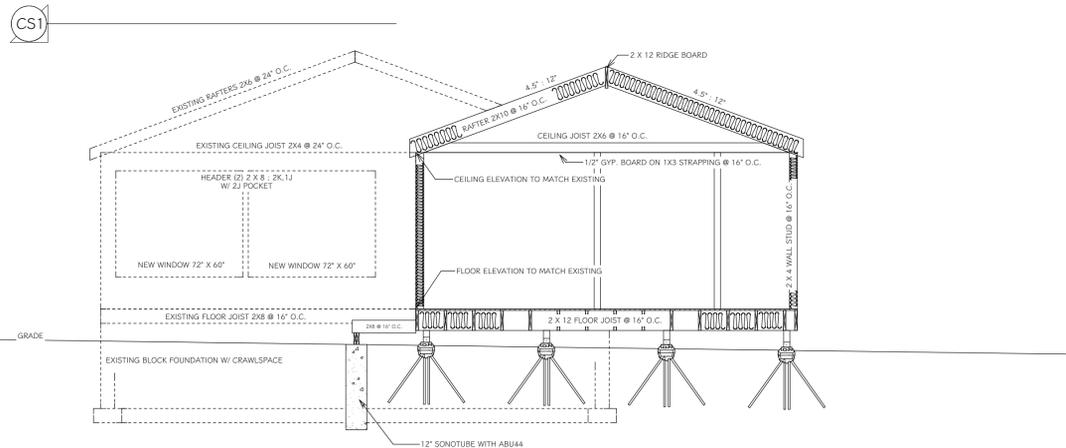
| IECC2021 RESIDENTIAL ENERGY EFFICIENCY DETAILS | | | | | | | |
|---|-------------------|-----------------|--------------------------|---------------|-----------------------|-----------------------|--------------------------|
| CLIMATE ZONE 5 (USE EITHER PRESCRIPTIVE VALUES OR RESCHECK CALCULATION) | | | | | | | |
| TABLE 402.1.2 (MINIMUM PRESCRIPTIVE INSULATION & FENESTRATION REQUIREMENTS) | | | | | | | |
| FENESTRATION U-FACTOR | SKYLIGHT U-FACTOR | CEILING R-VALUE | WOOD FRAMED WALL R-VALUE | FLOOR R-VALUE | BASEMENT WALL R-VALUE | BASEMENT SLAB R-VALUE | CRAWL SPACE WALL R-VALUE |
| 0.30 | MASS. AMMEND. | 0.55 | 60 | 20 or 13 + 5 | 30 | 15/19 | 10 (4 FT. DEEP) 15/19 |

- NOTES:**
1. R-VALUES ARE MINIMUMS & U-FACTORS ARE MAXIMUMS.
 2. 15/19 MEANS R=15 CONTINUOUS INSULATED SHEATHING ON THE INTERIOR OR EXTERIOR OF THE HOME OR R=19 INSULATION CAVITY AT THE INTERIOR OF THE BASEMENT WALL
 3. REFER TO IECC 2015 CHAPTER 4 FOR ALL INSULATION & ENERGY REQUIREMENTS
 4. 13 + 5 MEANS R5 CONTINUOUS INSULATED SHEATHING ON THE WALL EXTERIOR & R13 CAVITY INSULATION

NAILING SCHEDULE

110 MPH EXPOSURE B WIND ZONE

| JOINT DESCRIPTION | NO. OF COMMON NAILS | NO. OF BOX NAILS | NAIL SPACING |
|--|---------------------|------------------|----------------------|
| ROOF FRAMING: | | | |
| BLOCKING TO RAFTER (TOE NAILED) | 2- 8d | 2- 10d | EACH END |
| RIM BOARD TO RAFTER (END NAILED) | 2- 16 d | 3- 16d | EACH END |
| WALL FRAMING: | | | |
| TOP PLATES AT INTERSECTIONS (FACE NAILED) | 4-16d | 5-16d | AT JOINTS |
| STUD TO STUD (FACE NAILED) | 2- 16 d | 2-16d | 24" o.c. |
| HEADER TO HEADER (FACE NAILED) | 16d | 16d | 16" o.c. ALONG EDGES |
| FLOOR FRAMING: | | | |
| JOIST TO SILL, TOP PLATE OR GIRDER (TOE NAILED) | 4-8d | 4-10d | PER JOIST |
| BLOCKING TO JOISTS (TOE NAILED) | 2-8d | 2-10d | EACH END |
| BLOCKING TO SILL OR TOP PLATE (TOE NAILED) | 3-16d | 4-16d | EACH BLOCK |
| LEDGER STRIP TO BEAM OR GIRDER (FACE NAILED) | 3-16d | 4-16d | EACH JOIST |
| JOIST ON LEDGER TO BEAM (TOE NAILED) | 3-8d | 3-10d | PER JOIST |
| BAND JOIST TO JOIST (END NAILED) | 3-16d | 4-16d | PER JOIST |
| BAND JOIST TO SILL OR TOP PLATE (TOE NAILED) | 2- 16 d | 3- 16d | PER FOOT |
| ROOF SHEATHING: | | | |
| WOOD STRUCTURAL PANELS (PLYWOOD) | | | |
| RAFTERS OR TRUSSES SPACED UP TO 16" o.c. | 8d | 10d | 6" EDGE/6" FIELD |
| RAFTERS OR TRUSSES SPACED OVER 16" o.c. | 8d | 10d | 4" EDGE/4" FIELD |
| GABLE END WALL RAKE OR RAKE TRUSS W/O OVERHANG | 8d | 10d | 6" EDGE/6" FIELD |
| GABLE END WALL RAKE OR RAKE TRUSS W/ STRUCTURAL OUTLOOKERS | 8d | 10d | 6" EDGE/6" FIELD |
| GABLE END WALL RAKE OR RAKE TRUSS W/ LOOKOUT BLOCKS | 8d | 10d | 4" EDGE/4" FIELD |
| CEILING SHEATHING: | | | |
| GYPSUM WALLBOARD | 5d COOLERS | ---- | 7" EDGE/10" FIELD |
| WALL SHEATHING: | | | |
| WOOD STRUCTURAL PANELS (PLYWOOD) | | | |
| STUDS SPACED UP TO 24" o.c. | 8d | 10d | 3" EDGE/12" FIELD |
| 1/2" & 25/32" FIBERBOARD PANELS | 8d | ---- | 3" EDGE/6" FIELD |
| 1/2" GYPSUM WALLBOARD | 5d COOLERS | ---- | 7" EDGE/10" FIELD |
| FLOOR SHEATHING: | | | |
| WOOD STRUCTURAL PANELS (PLYWOOD) | | | |
| 1" OR LESS THICKNESS | 8d | 10d | 6" EDGE/12" FIELD |
| GREATER THAN 1" THICKNESS | 10d | 16d | 6" EDGE/6" FIELD |



STAMP :

CROSS SECTIONS & SCHEDULE

SCALE : 1/4" = 1'

CUSTOMER :

Matthew & Laura Soule
33 Santucket Road
West Dennis, MA

DATE :

March 11, 2025
PRELIM. #1

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