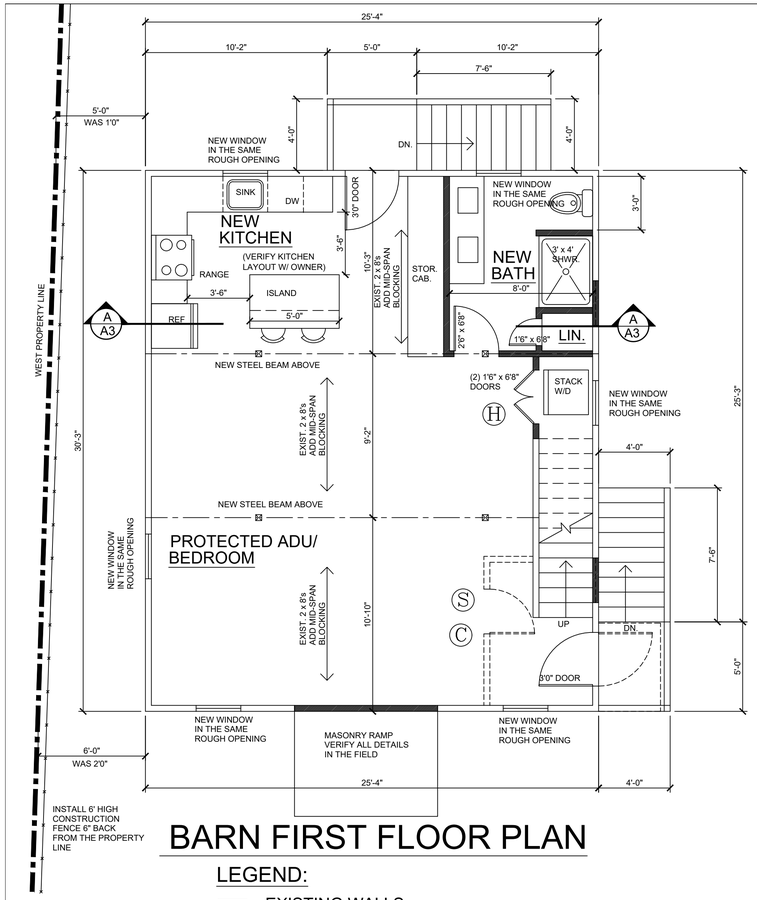
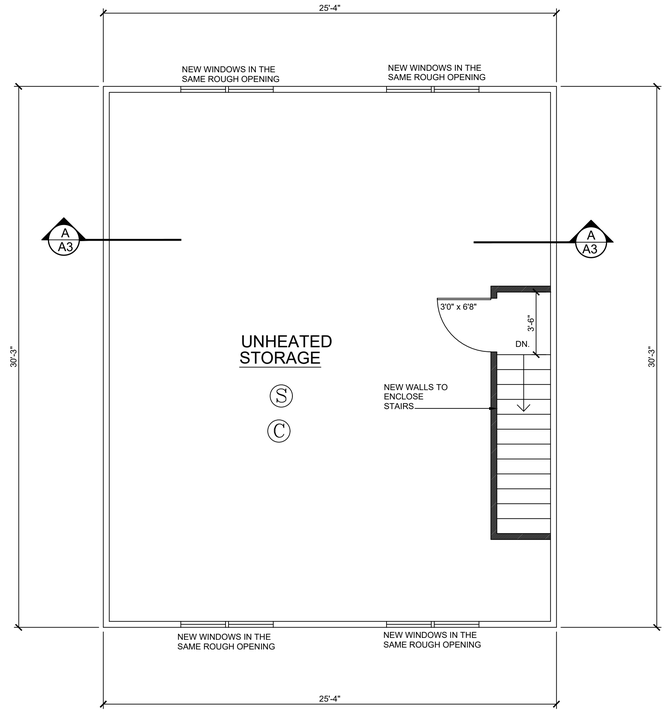
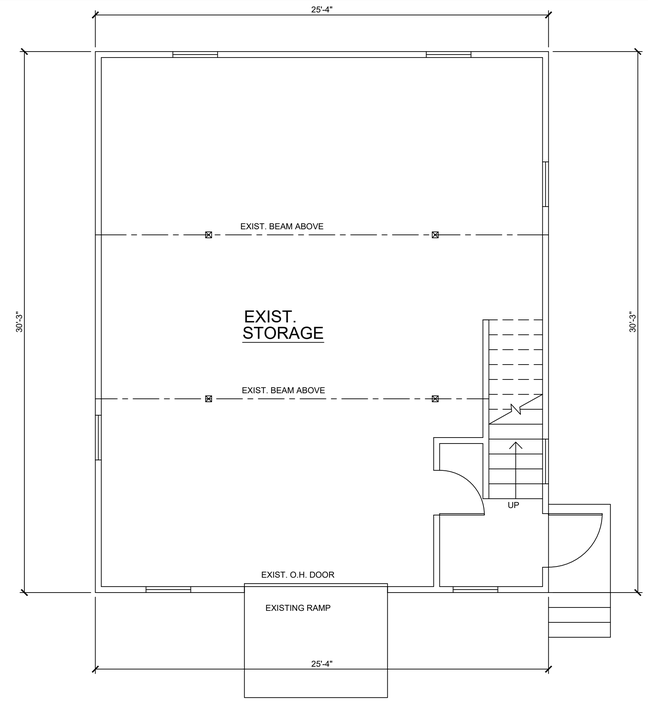


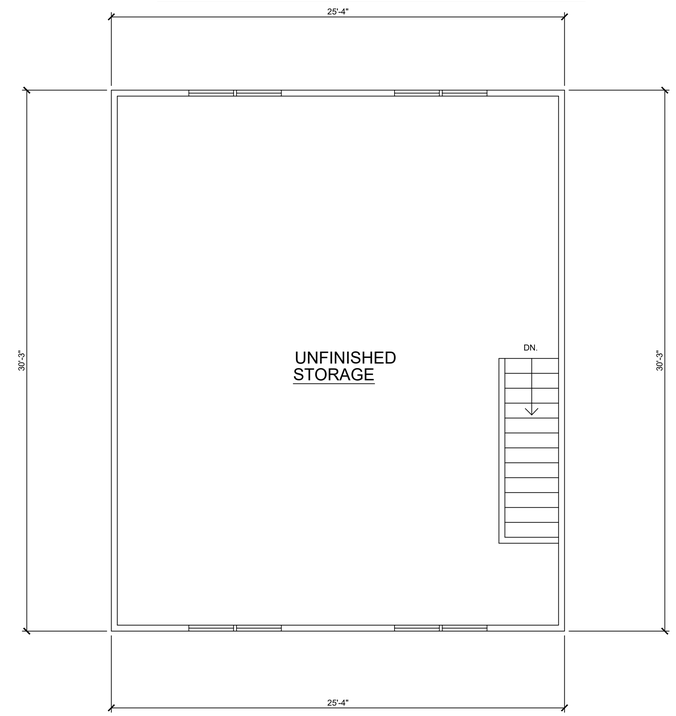
BARN FIRST FLOOR PLAN



BARN SECOND FLOOR PLAN



BARN FIRST FLOOR PLAN



BARN SECOND FLOOR PLAN

EXISTING

LEGEND:

- EXISTING WALLS
- CONSTRUCTION TO BE REMOVED
- NEW CONSTRUCTION

Ⓢ SMOKE DETECTOR

Ⓒ CARBON MONOXIDE DETECTOR

Ⓗ HEAT DETECTOR

AREA CALCULATIONS:

FIRST FLOOR:	766 S.F.
SECOND FLOOR:	766 S.F.
TOTAL AREA:	1532 S.F.

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 MATCH EXISTING
4.) ALL CONSTRUCTION TO CONFORM TO 780 CMR MASSACHUSETTS STATE BUILDING CODE, 9TH EDITION AMENDEMENT & IRC2015
5.) SEE CERTIFIED PLOT PLAN FOR ALL EXISTING & PROPOSED DETAILS.
6.) FOLLOW ALL MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION OF ALL SIMPSON COMPONENTS, MATERIALS TO BE ZMAX OR S.S.
7.) FOLLOW ALL REQUIREMENTS OF THE IECC2021 RESIDENTIAL ENERGY EFFICIENCY REQUIREMENTS & VERIFY ALL DETAILS WITH THE INSULATION INSTALLER/CONTRACTOR.
8.) VERIFY ALL PLUMBING & ELECTRICAL DETAILS W/ OWNERS ON THE SITE DURING FRAMING CONSTRUCTION
9.) ALL WINDOWS & DOORS TO HAVE SILL PANS & ICE/WATER SHIELD FLASHING
10.) ALL SHEETS OF PLYWOOD WALL SHEATHING TO BE INSTALLED VERTICALLY OR HORIZONTALLY W/ BLOCKING AT EDGES, 3"EDGE/12" FIELD NAILING
11.) FOLLOW ALL MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION OF ALL WINDOWS AND DOORS
12.) INSTALL ROXUL SAFE N SOUND BATT INSULATION AT ALL BATH & LAUNDRY WALLS. VERIFY OTHER LOCATIONS WITH OWNERS
13.) THIS STRUCTURE IS DESIGNED TO THE AF&PA WOOD FRAME CONSTRUCTION MANUAL FOR 110 MPH EXPOSURE "B" LOCATION PER SECTION R301.2.1.1
14.) TIMBER FRAMING TO BE SPRUCE/PINE/FIR NO. 2 GRADE, 900 PSI MIN.
15.) INSTALL ALL ROOF TO WALL, CHIMNEY, & OTHER FLASHING PER MANUFACTURER'S INSTRUCTIONS
16.) ALL CONCRETE USED FOR FOUNDATION WALLS, FOOTINGS & SLABS TO BE 3000 PSI AT 28 DAYS
17.) THIS PROPERTY IS LOCATED IN AN AE FLOOD ZONE B.F.E. 11.0'

IECC2021 RESIDENTIAL ENERGY EFFICIENCY DETAILS

MASSACHUSETTS STRETCH CODE

CLIMATE ZONE 5 (USE EITHER PRESCRIPTIVE VALUES OR RESCHECK CALCULATION

TABLE 402.1.3 (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	30 or 20 + 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 2021 CHAPTER 4 FOR ALL INSULATION & ENERGY REQUIREMENTS
4. 13 + 5 MEANS R5 CONTINUOUS INSULATED SHEATHING ON THE WALL EXTERIOR & R13 CAVITY INSULATION
5. CHAPTER 5 R503.1.1 BUILDING ENVELOPE EXCEPTIONS STATE:
   THESE ALTERATIONS DOE NOT NEED TO COMPLY WITH THE REQUIREMENTS FOR NEW CONSTRUCTION PROVIDED THAT THE ENERGY USE OF THE BUILDING IS NOT INCREASED
   -STORM WINDOWS INSTALLED OVER EXISTING FENESTRATION
   -EXISTING CEILING, WALL, OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION PROVIDED THAT THESE CAVITIES ARE FILLED WITH INSULATION.
   -CONSTRUCTION WHERE THE EXISTIGN ROOF, WALL, OR FLOOR CAVITY IS NOT EXPOSED
   -ROOF RECOVER
   -ROOFS WITHOUT INSULATION IN THE CAVITY AND WHERE THE SHEATHING OR INSULATION IS EXPOSED DURING REROOFING SHALL BE INSULTED EITHER ABOVE OR BELOW THE SHEATHING
   -SURFACE-APPLIED WINDOW FILM INSTALLED ON EXISTIGN SINGLE PANE FENESTRATION ASSEMBLIES TO REDUCE SOLAR HEAT GAIN PROVIDED THAT THE CODE DOES NOT REQUIRE THE GLAZING OR FENESTRATION ASSEMBLY TO BE REPLACED.

PROPOSED

COTUIT BAY DESIGN, LLC
43 BREWSTER ROAD
MASHPEE ,MA. 02649
PH. (508) 274-1166

NEW ADDITION/REMODELING FOR:

HOLBERG RESIDENCE
71 OLD MAIN STREET DENNIS, MA

THE DESIGNER SHALL BE NOTIFIED IF ANY ERRORS OR OMISSIONS ARE FOUND ON THESE DRAWINGS PRIOR TO START OF CONSTRUCTION. THE BUILDING CONTRACTOR WILL BE RESPONSIBLE FOR THE CONTENT IN THESE DRAWINGS IF CONSTRUCTION CHANGES WITHOUT WRITTEN NOTIFICATION TO DESIGNER OF ANY ERRORS OR OMISSIONS. THESE DRAWINGS ARE SOLELY FOR THE USE OF THE OWNER WITH ANY OTHER USE OF THESE DRAWINGS REQUIRES THE WRITTEN CONSENT OF THE DESIGNER UNDER THE ARCHITECTURAL COPYRIGHT PROTECTION ACT OF 1990.

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

DATE :
4/1/2025

DRAWING NO. :

A1