

## SITE INDEX

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SHEET TITLE  
**COVER PAGE & GENERAL NOTES**

### NOTES:

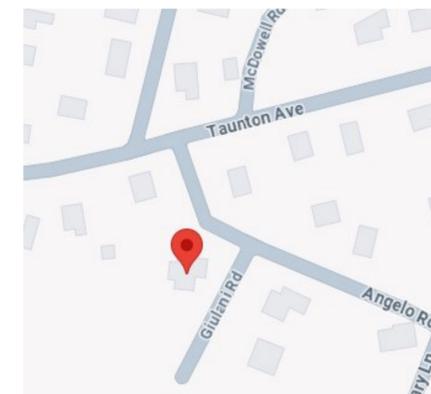
- 1.) CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS & DIMENSIONS IN THE FIELD
- 2.) CONTRACTOR TO VERIFY ALL INTERIOR & EXTERIOR MATERIALS, DETAILS, & FINISHES IN THE FIELD WITH OWNER
- 3.) ROUGH OPENING HEAD HEIGHT OF WINDOWS AT FIRST FLOOR TO MATCH EXISTING
- 4.) ALL CONSTRUCTION TO CONFORM TO 780 CMR MASSACHUSETTS STATE BUILDING CODE, **10 TH EDITION AMENDEMENT & IRC2021 CODE**
- 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

CONSTRUCTION GROUP R-3 RES.

PROPOSED FIRST FLOOR 1,840 SQ. FT.

EXISTING FIRST FLOOR 1,525 SQ. FT.

### LOCATION MAP NOT TO SCALE



PROJECT ADDRESS  
**33 ANGELO ROAD  
DENNIS, MA 02638**

DATE  
1/15/2025  
SCALE:  
1/4" = 1'-0"  
ARTIST  
DAVID  
DESIMONE

SHEET

**A1**



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FRONT

1/2" = 1' - 0"

REVISION	DATE

SHEET TITLE  
FRONT  
ELEVATION

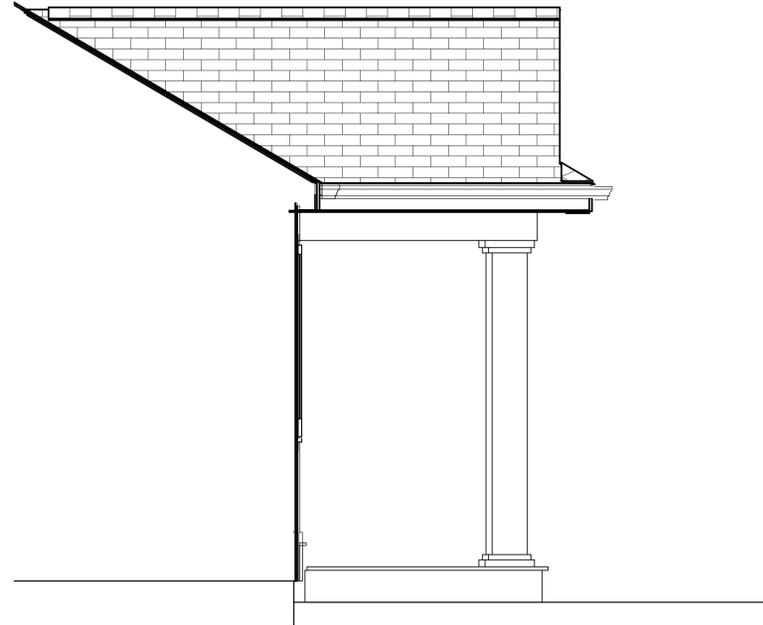
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DENNIS, MA 02638

DATE	1/15/2025
SCALE:	1/4" = 1'-0"
ARTIST	DAVID DESIMONE
SHEET	A2

A2

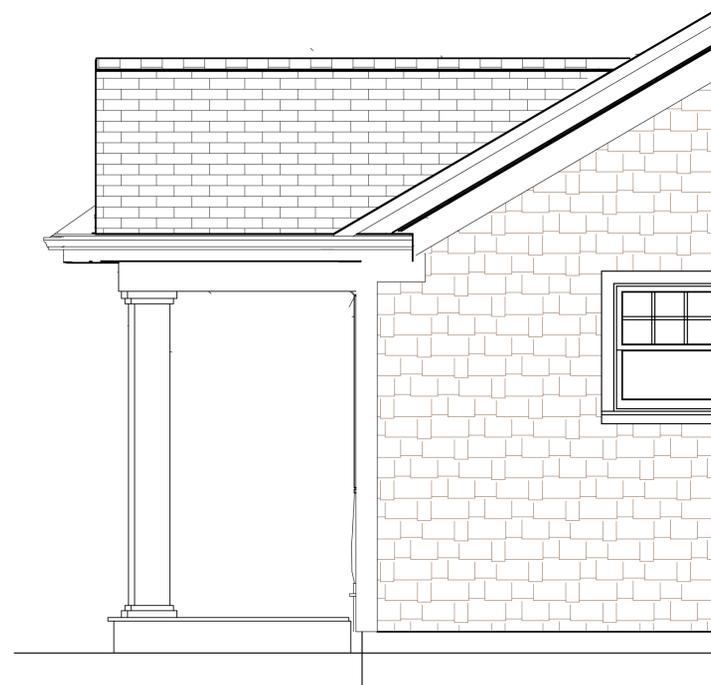


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**RIGHT SIDE**

**1/2" = 1'-0"**



**LEFT SIDE**

**1/2" = 1'-0"**

**SHEET TITLE  
SIDE  
ELEVATIONS**

**PROJECT ADDRESS  
33 ANGELO ROAD  
DENNIS, MA 02638**

DATE

1/15/2025

SCALE:

1/4" = 1'-0"

ARTIST

DAVID

DESIMONE

SHEET

**A3**

REVISION	DATE



62 EAGLE DRIVE  
MASHPEE, MA 02649

774-238-8353

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EXISTING FRONT



PROPOSED FRONT

SHEET TITLE  
EXISTING PHOTOS  
PROPOSED RENDERING



EXISTING SIDE



EXISTING SIDE



EXISTING REAR

PROJECT ADDRESS  
33 ANGELO ROAD  
DENNIS, MA 02638

DATE  
1/15/2025  
SCALE:  
1/4" = 1'-0"  
ARTIST  
DAVID  
DESIMONE

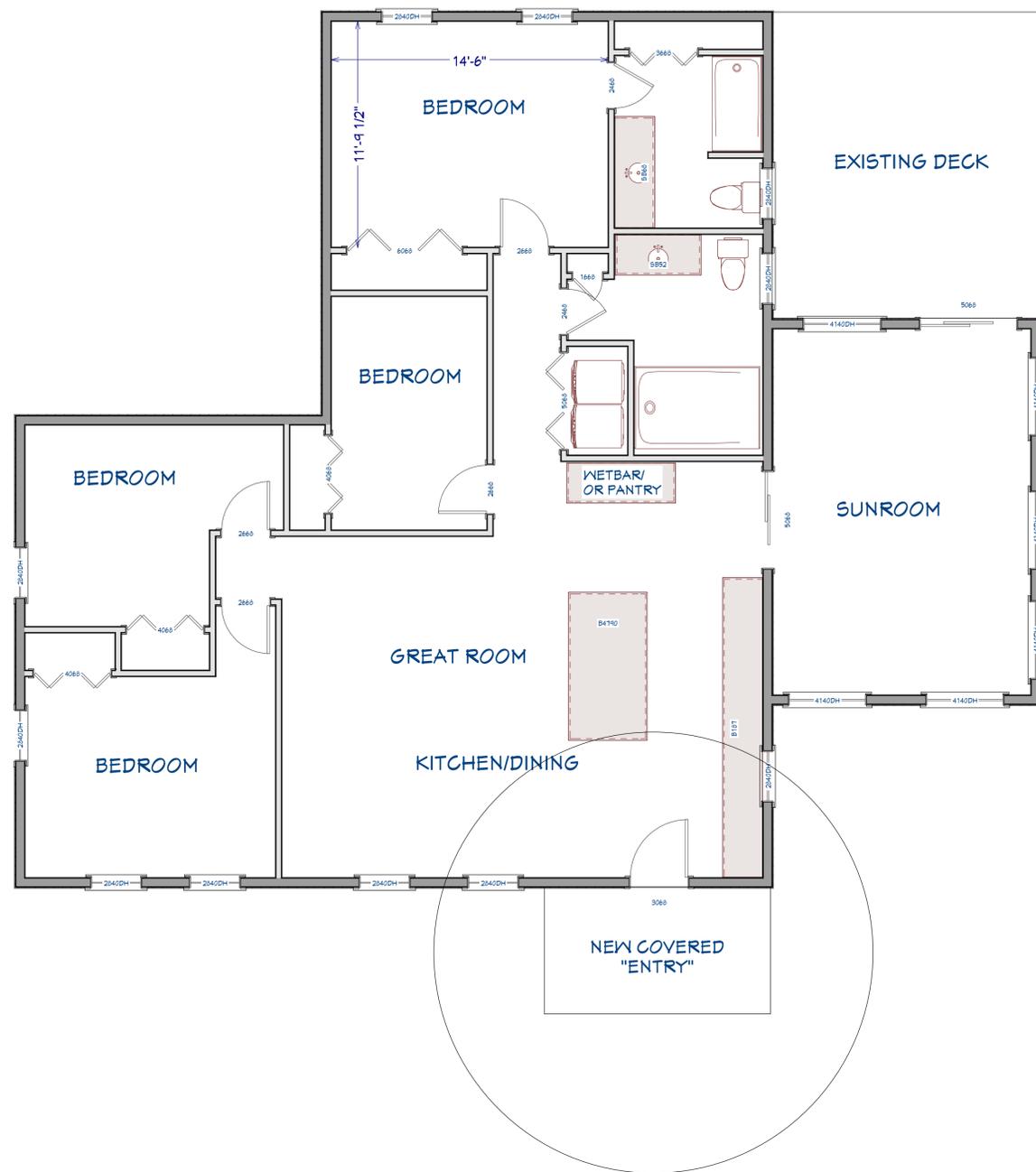
SHEET

REVISION	DATE

**A4**



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**PROPOSED LAYOUT**

1/4" = 1'-0"

SHEET TITLE  
**PROPOSED ADDITIONS**

PROJECT ADDRESS  
**33 ANGELO ROAD  
DENNIS, MA 02638**

DATE  
1/15/2025  
SCALE:  
1/4" = 1'-0"  
ARTIST  
DAVID  
DESIMONE

SHEET

**A5**

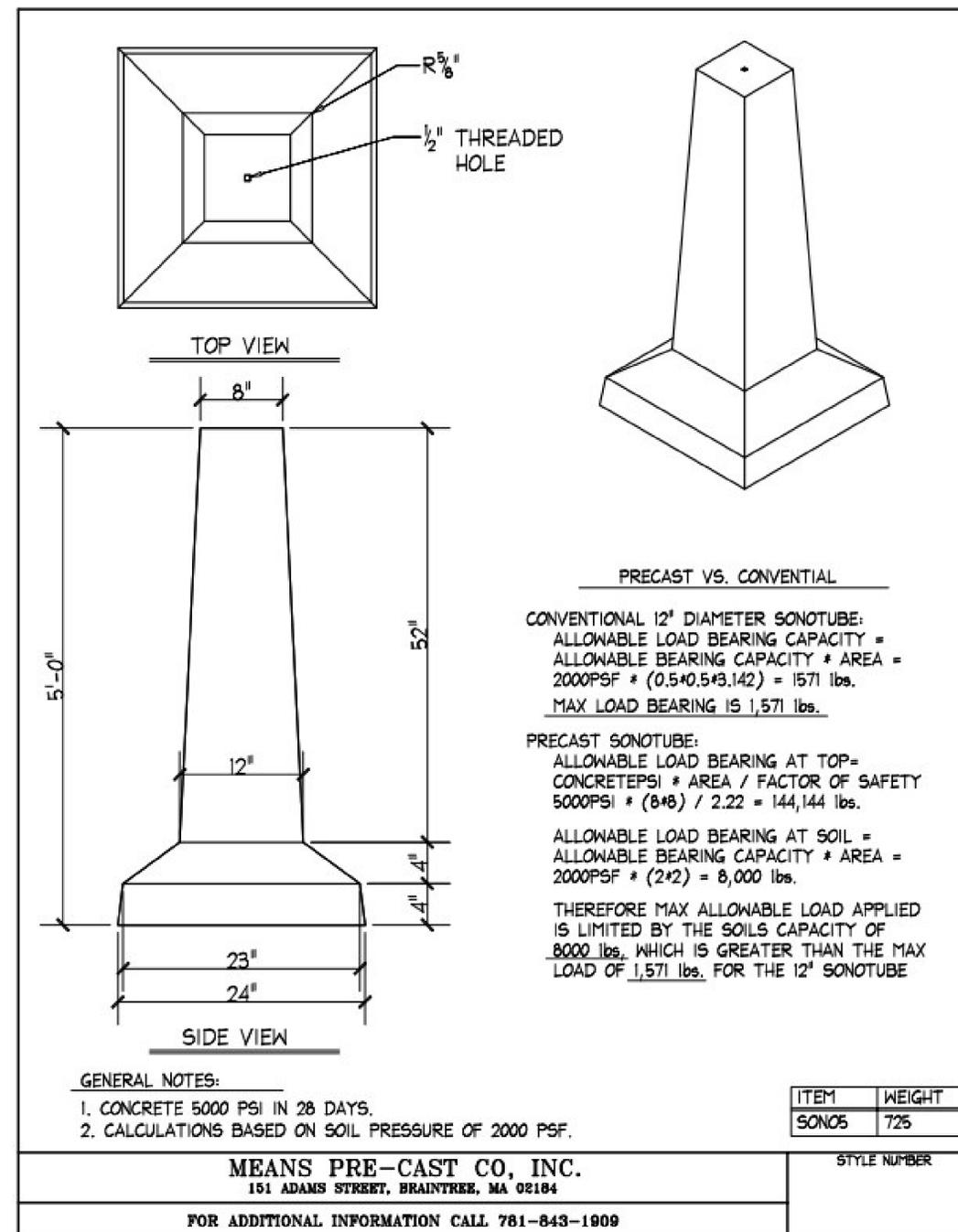
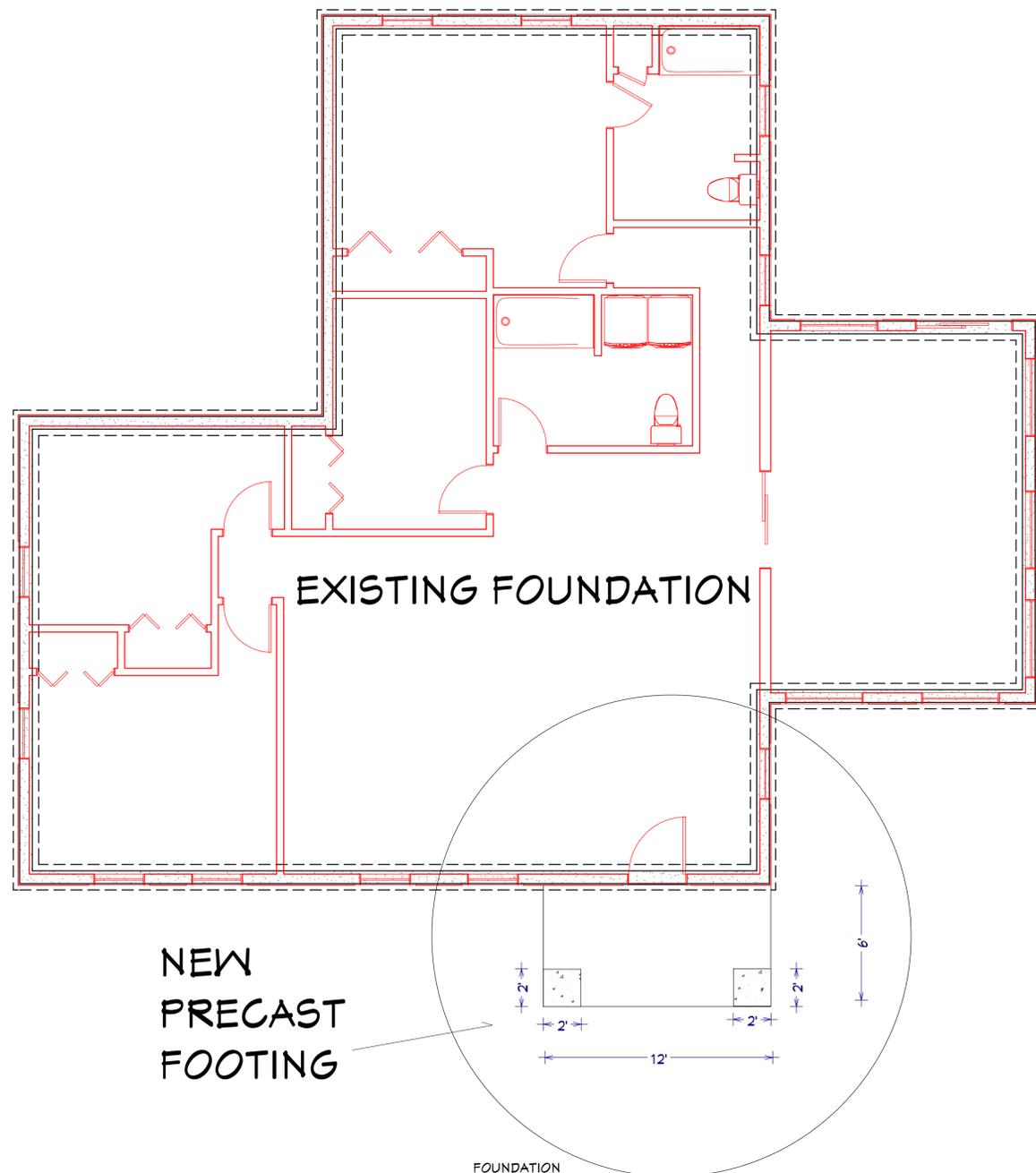
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62 EAGLE DRIVE  
MASHPEE, MA 02649

774-238-8353

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SHEET TITLE  
**FOUNDATION**

PROJECT ADDRESS  
**33 ANGELO ROAD  
DENNIS, MA 02638**

DATE  
1/15/2025

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

ARTIST  
DAVID DESIMONE

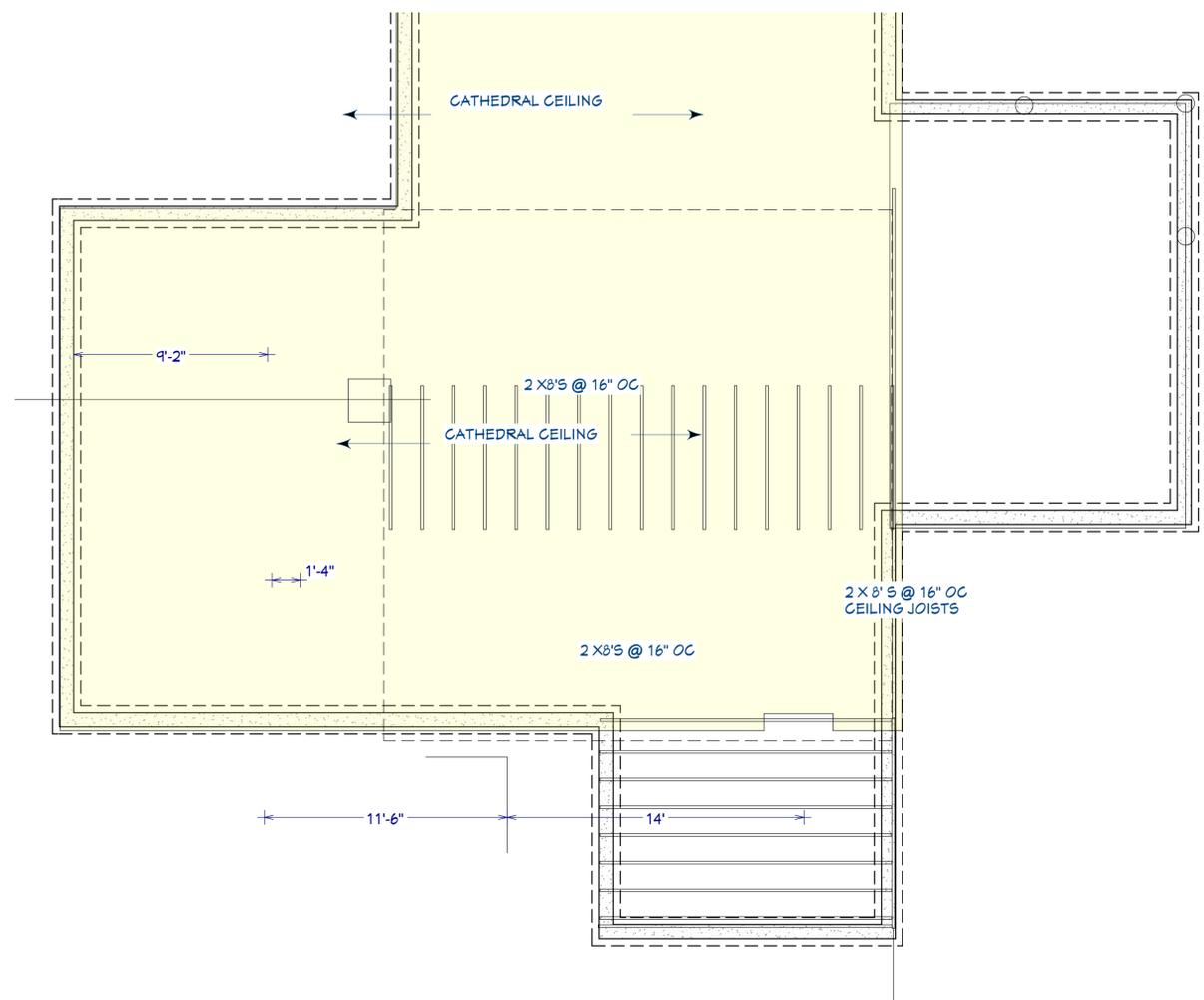
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**A6**

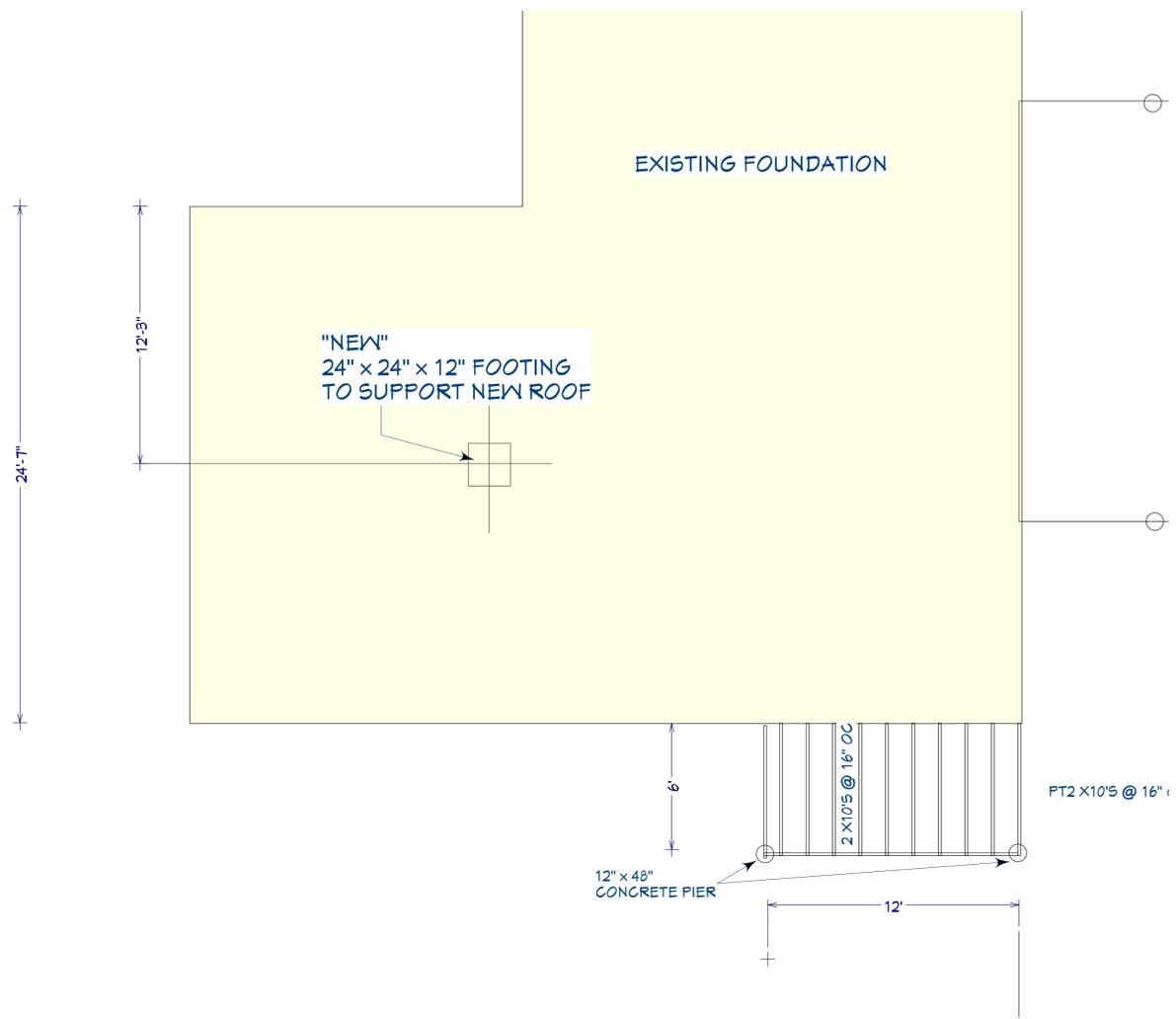


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**CEILING JOIST PLAN**

1/4" = 1' - 0"



**FLOOR JOIST PLAN**

1/4" = 1' - 0"

**SHEET TITLE**  
FLOOR JOIST PLAN  
CEILING JOIST PLAN

**PROJECT ADDRESS**  
33 ANGELO ROAD  
DENNIS, MA 02638

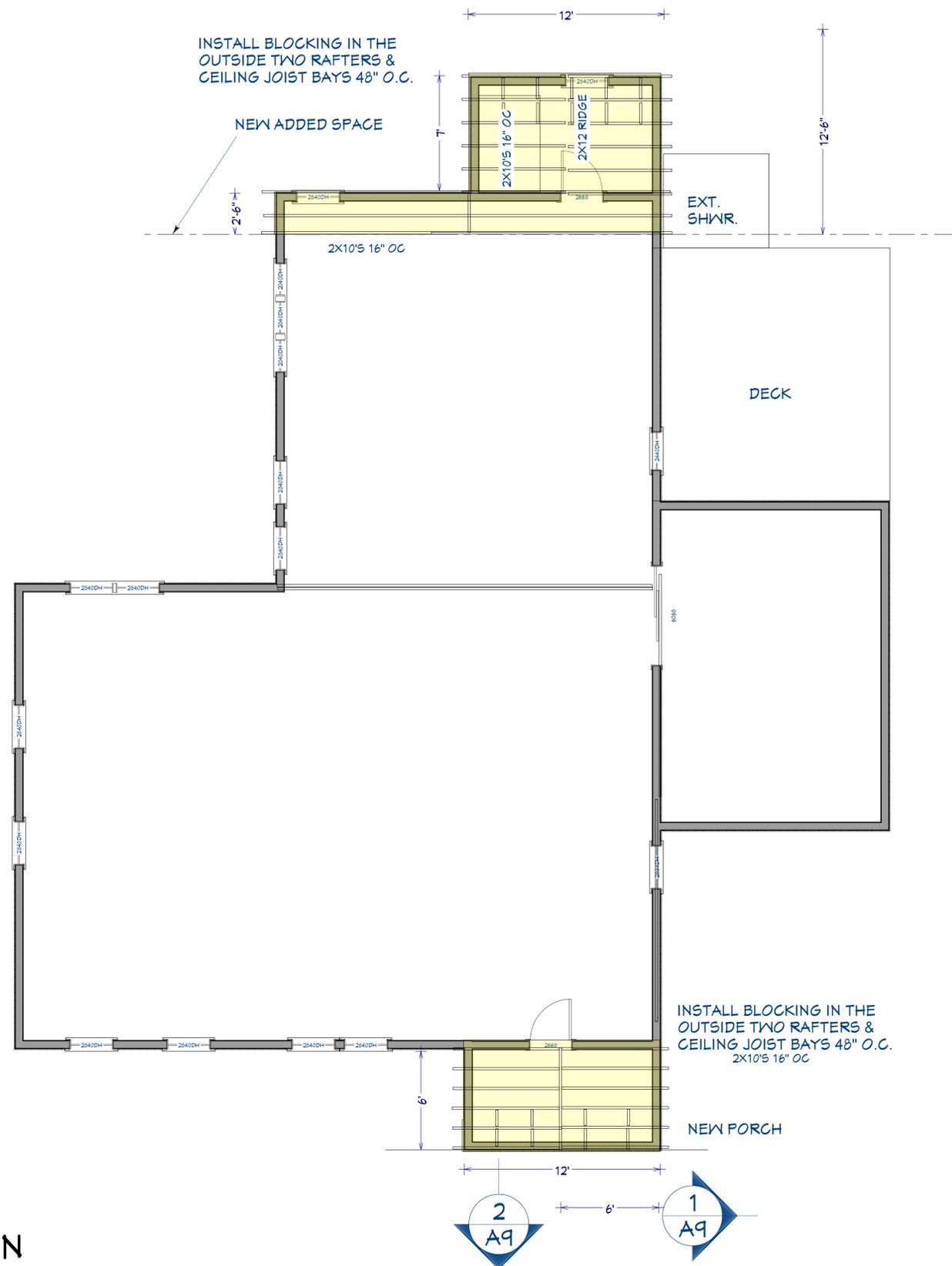
DATE	1/15/2025
SCALE:	1/4" = 1'-0"
ARTIST	DAVID DESIMONE
SHEET	A7

REVISION	DATE

**A7**



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**ROOF PLAN**

1/4" = 1' - 0"

SHEET TITLE  
**ROOF PLAN**

PROJECT ADDRESS  
**33 ANGELO ROAD  
DENNIS, MA 02638**

DATE  
1/15/2025  
SCALE:  
1/4" = 1'-0"  
ARTIST  
DAVID  
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**A8**

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SHEET TITLE  
**CROSS SECTIONS & NAILING SCHEDULE**

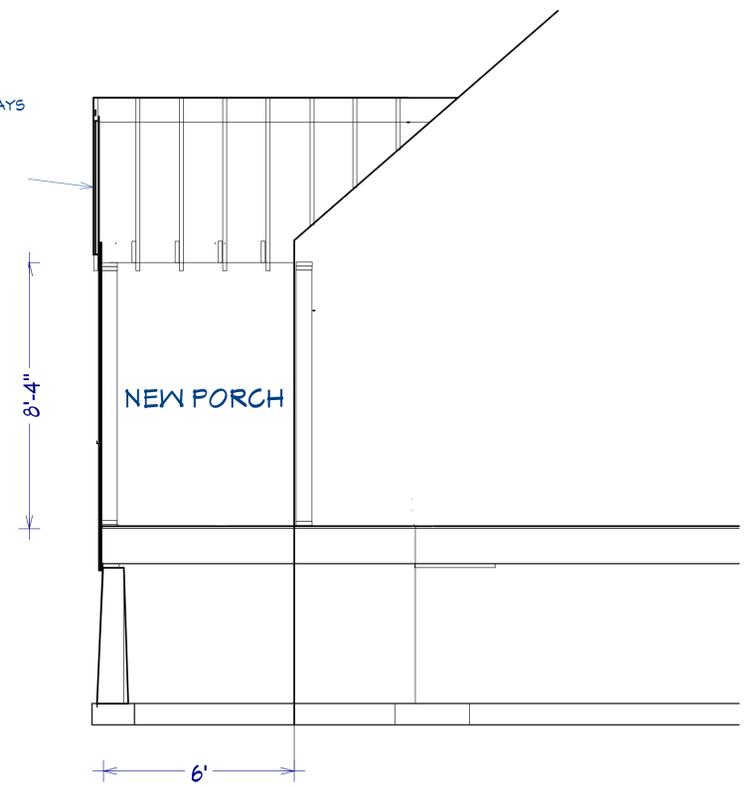
PROJECT ADDRESS  
**33 ANGELO ROAD  
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1/4" = 1'-0"  
ARTIST  
DAVID  
DESIMONE  
SHEET

**A9**

**TYP. ROOF CONST.**

- 2X10 ROOF RAFTERS @ 16" O.C.
- 2X10 WIND BLOCKING @ 48" FIRST 2 BAYS
- 5/8" PLYWOOD ROOF SHEATHING
- RIDGEBEAM
- SIMPSON H2.5A HURRICANE CLIPS AT ALL RAFTER ENDS
- ICE/WATER SHIELD AT BOTTOM 3'-0" OF ROOF LINE
- SIMPSON H 2.5A HURRICANE CLIPS
- ROOF RUNNER ROOFING PAPER
- ASPHALT SHINGLES
- ALUMINUM DRIP EDGE



TYP. CONCRETE FTG.

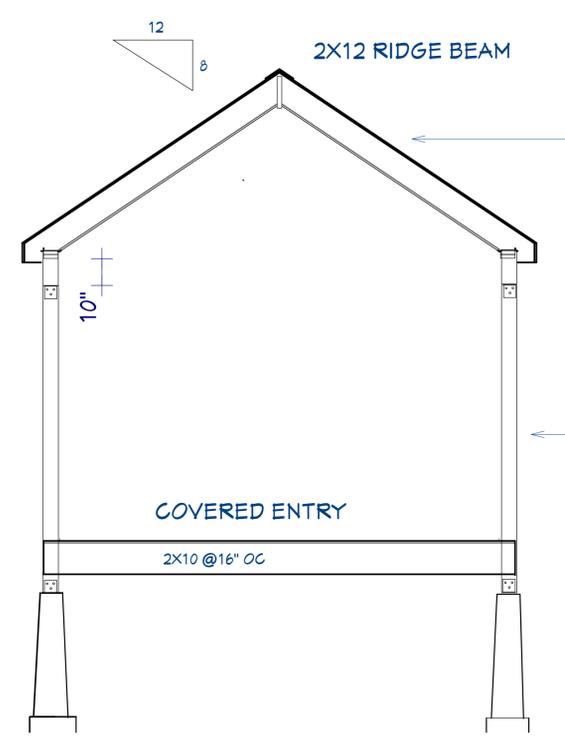
NEW PORCH

**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	SKYLIGHT	CEILING	WOOD FRAMED WALL	FLOOR	BASEMENT WALL	BASEMENT SLAB	CRAWL SPACE WALL
U-FACTOR	U-FACTOR	R-VALUE	R-VALUE	R-VALUE	R-VALUE	R-VALUE	R-VALUE
0.30	0.55	60	30 or 20 + 5	30	15/19	10 (4 FT. DEEP)	15/19
0.30 MASS AMMEND.							

- NOTES:**
- R-VALUES ARE MINIMUMS & U-FACTORS ARE MAXIMUMS.
  - 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
  - REFER TO IECC 2021 CHAPTER 4 FOR ALL INSULATION & ENERGY REQUIREMENTS
  - 13 + 5 MEANS R5 CONTINUOUS INSULATED SHEATHING ON THE WALL EXTERIOR & R13 CAVITY INSULATION
  - CHAPTER 5 R503.1.1 BUILDING ENVELOPE EXCEPTIONS STATE:  
THESE ALTERATIONS DO 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 EXISTING 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 INSULATED EITHER ABOVE OR BELOW THE SHEATHING  
-SURFACE-APPLIED WINDOW FILM INSTALLED ON EXISTING SINGLE PANE FENESTRATION ASSEMBLIES TO REDUCE SOLAR HEAT GAIN PROVIDED THAT THE CODE DOES NOT REQUIRE THE GLAZING OR FENESTRATION ASSEMBLY TO BE REPLACED.

**1 SECTION 1 -MAIN HOUSE CROSS SECTION**  
1/4" = 1' - 0"



**TYP. ROOF CONST.**

- 2X10 ROOF RAFTERS @ 16" O.C.
- 2X10 WIND BLOCKING @ 48" FIRST 2 BAYS
- 5/8" PLYWOOD ROOF SHEATHING
- RIDGEBEAM
- SIMPSON H2.5A HURRICANE CLIPS AT ALL RAFTER ENDS
- ICE/WATER SHIELD AT BOTTOM 3'-0" OF ROOF LINE
- SIMPSON H 2.5A HURRICANE CLIPS
- ASPHALT SHINGLES
- ALUMINUM DRIP EDGE

**TYP. HEADER CONST.**

- 2X10 HEADER CONTINUOUS
- 1/2 PLY. SHEATHING
- PT 6X6 POST
- W/ ABU6 BASE AND CAP CONNECTOR

TYP. CONCRETE FOOTIN

COVERED ENTRY

2X10 @16" OC

**2 SECTION 1 -MAIN HOUSE CROSS SECTION**  
3/8" = 1' - 0"

**NAILING SCHEDULE**  
110 MPH EXPOSURE B WIND ZONE

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

REVISION	DATE

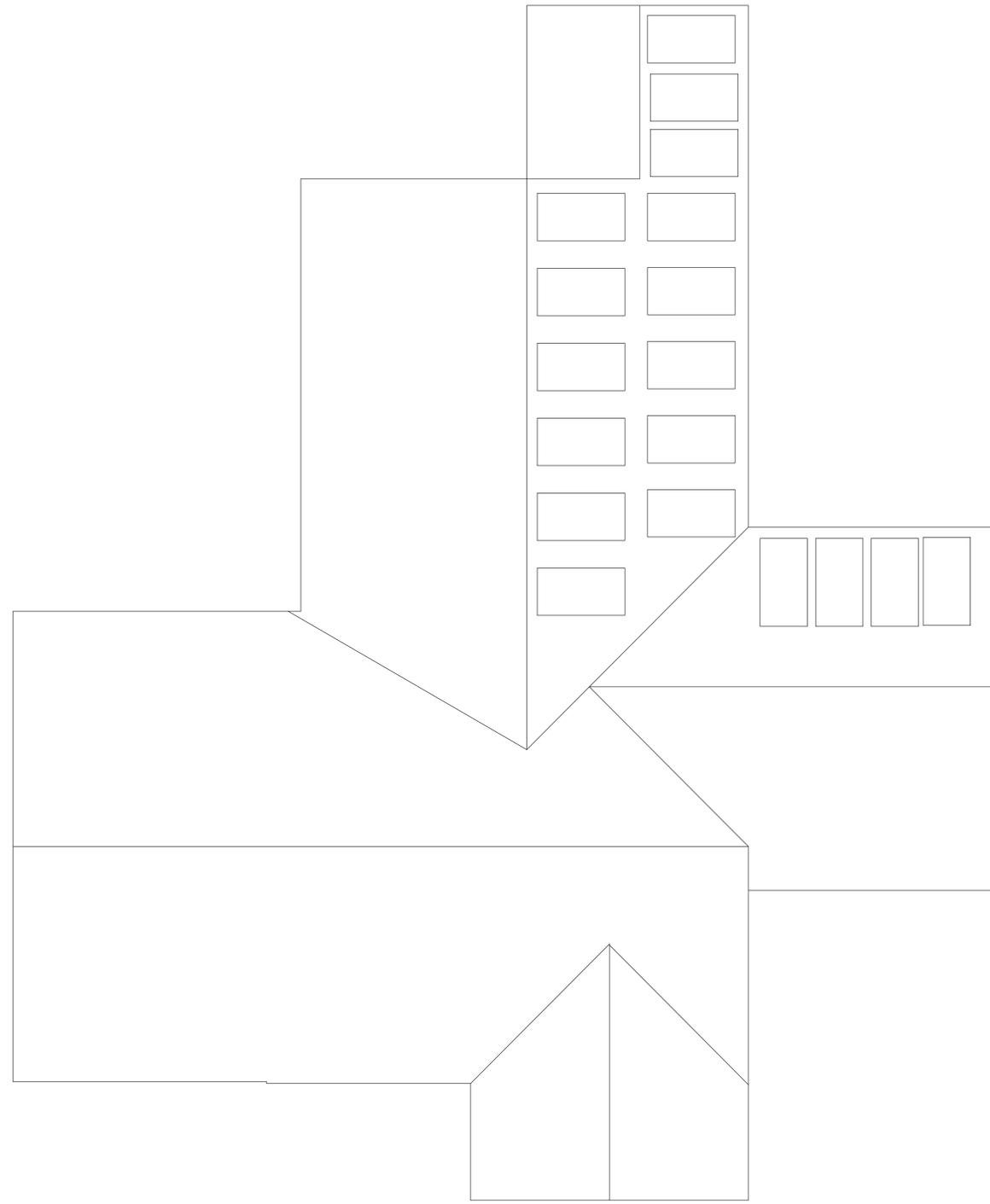
**SOLAR READY ROOF PLAN**

**GENERAL NOTES**

THE TOTAL SOLAR READY ZONE AREA SHALL CONSIST OF AN AREA NOT LESS THAN 300 SQ. FT.

ALLOW PATHWAY FROM SOLAR READY AREA TO THE ELECTRICAL SERVICE PANEL OR SERVICE HOT WATER SYSTEM

THE MAIN ELECTRICAL PANEL SHALL HAVE RESERVED SPACE TO ALLOW FOR DUAL POLE CIRCUIT BREAKER FOR FUTURE SOLAR ELECTRIC INSTALLATION AND SHALL BE LABELED "FOR FUTURE SOLAR ELECTRIC" THIS RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION



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SHEET TITLE  
**SOLAR READY PLAN**

PROJECT ADDRESS  
**33 ANGELO ROAD  
DENNIS, MA**

DATE  
1/15/2025  
SCALE:  
1/4" = 1'-0"  
ARTIST  
DAVID  
DESIMONE

SHEET  
**A10**

REVISION	DATE