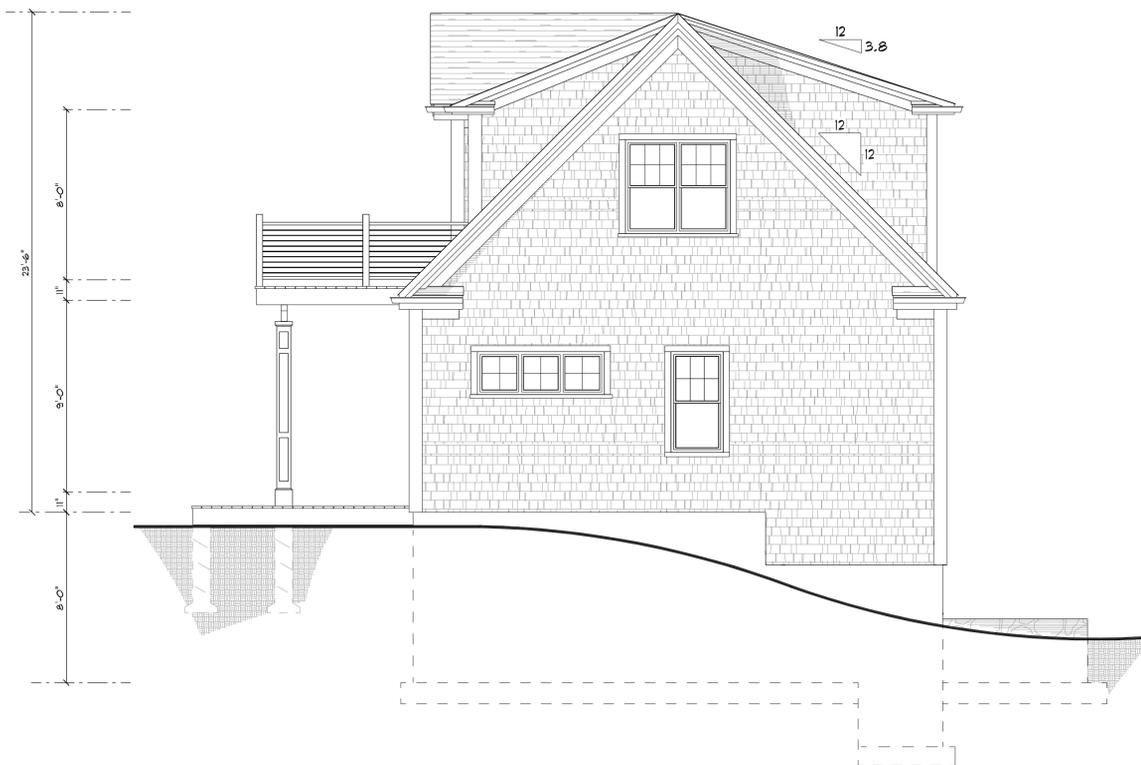
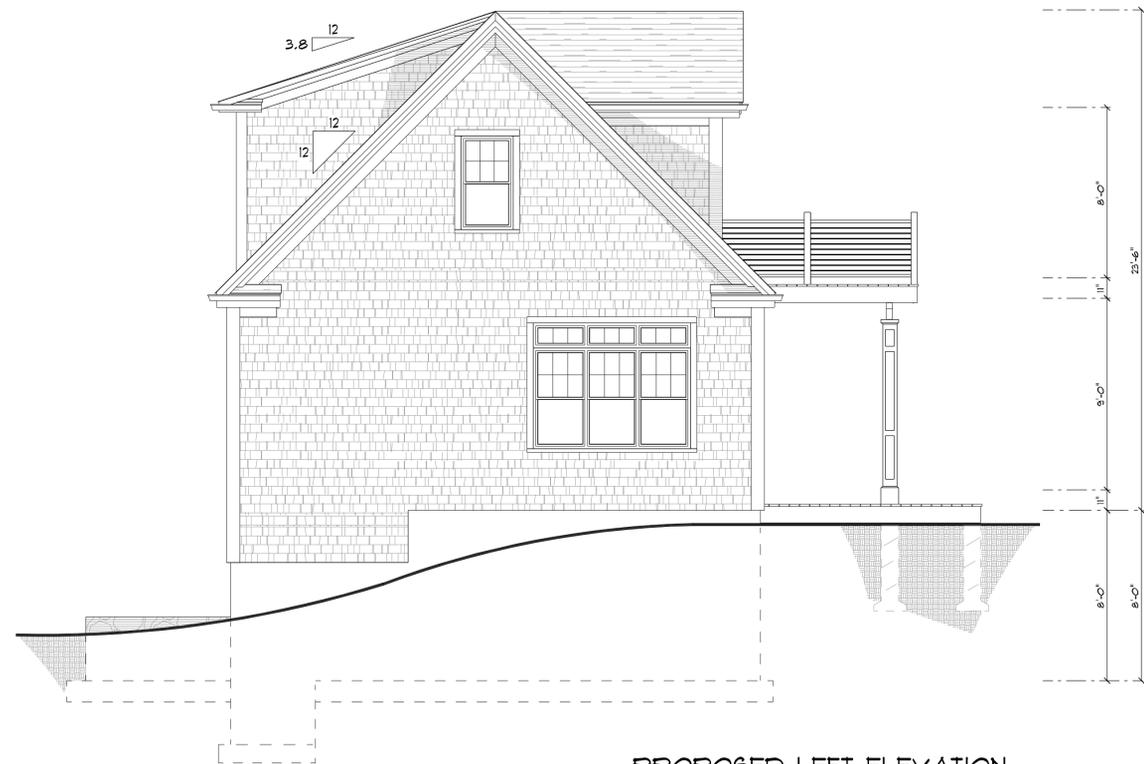




**PROPOSED FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**PROPOSED RIGHT ELEVATION**  
1/4" = 1'-0" SCALE



**PROPOSED LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



**PROPOSED RIGHT ELEVATION**  
1/4" = 1'-0" SCALE

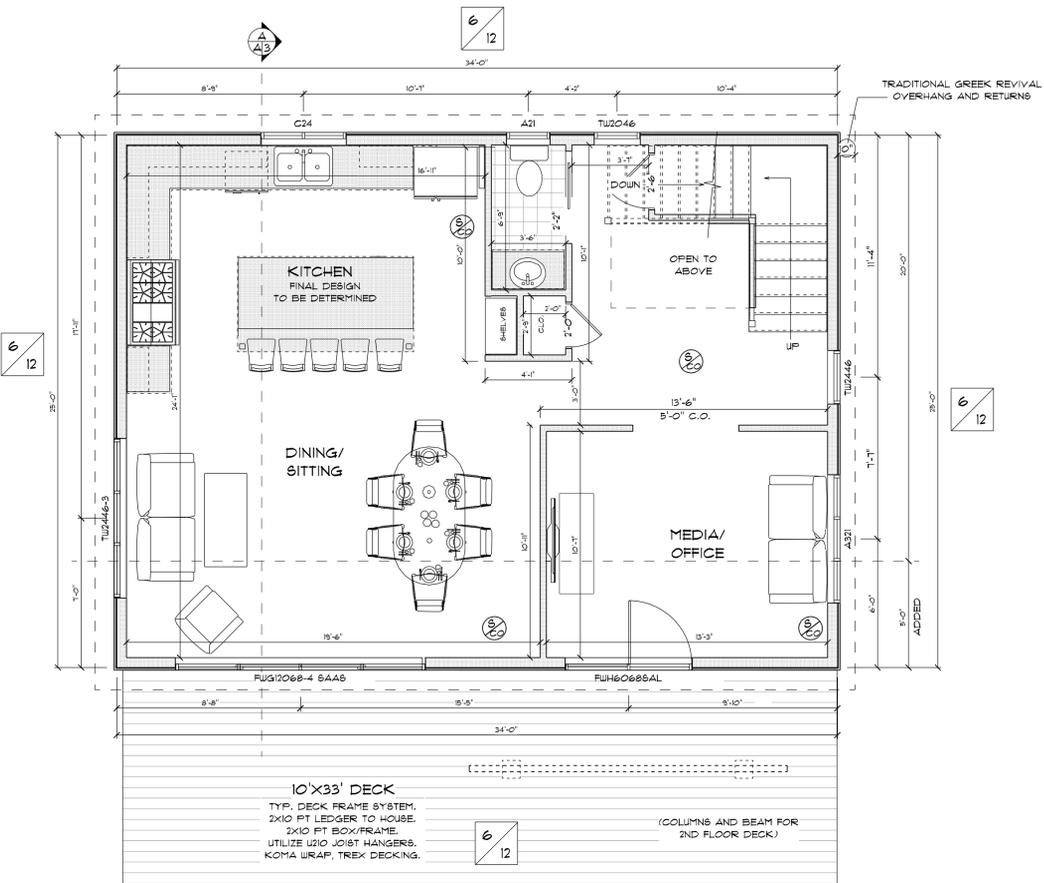
Rick Roy Construction LLC  
123A Queen Anne Road  
Harwich, MA 02631  
508-432-6840  
508-432-4814 FAX  
rroycon@comcast.net

1/4" = 1'-0"  
(UNLESS OTHERWISE NOTED)

**SIMON AND LAURA KOTZEFF**  
**#4 257 OLD WHARF RD.**  
**DENNISPORT MA**

Friday, June 6, 2025

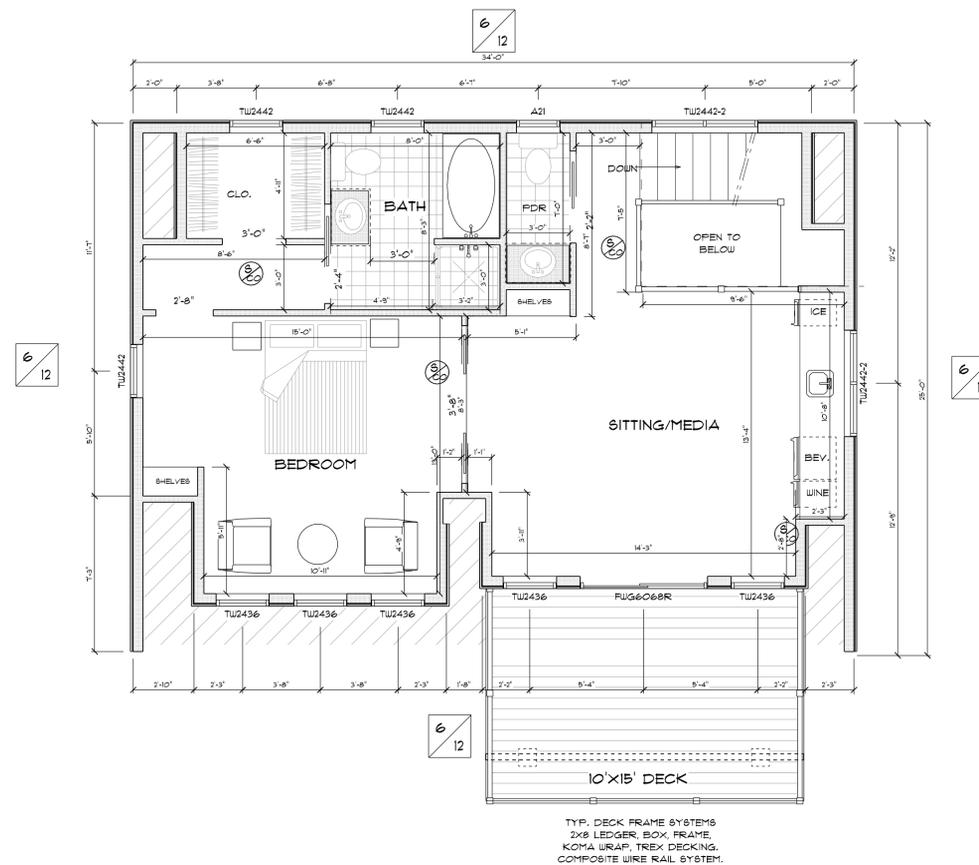
**A1**



**PROPOSED 1ST FLOOR PLAN**

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

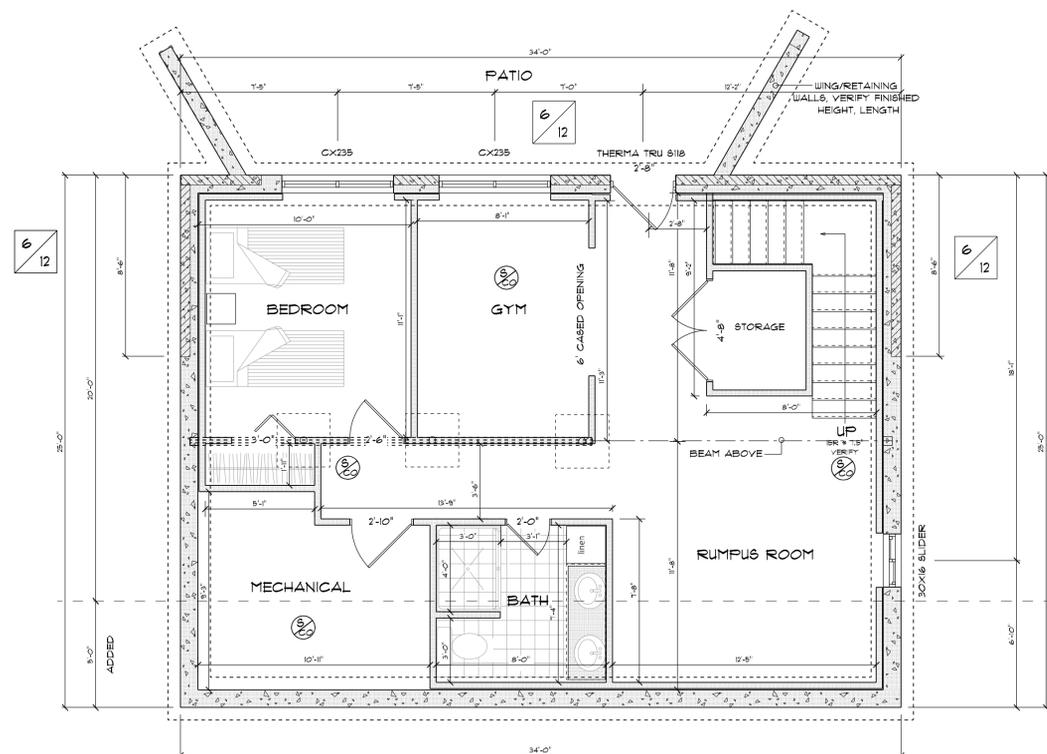
744 S.F.



**PROPOSED 2ND FLOOR PLAN**

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

587 S.F.



**PROPOSED BASEMENT PLAN**

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

572 S.F.

FRAMED WALL ON DROPPED FOUNDATION

**ANDERSEN 400 SERIES**

OPENING SCHEDULE				
PRODUCT CODE	SIZE	R.O. WIDTH	R.O. HEIGHT	COUNT
A21	2'-0" x 2'-0"	2'-0"	2'-0"	2
A321	5'-11" x 2'-0"	6'-0"	2'-0"	1
C24	4'-0" x 4'-0"	4'-0"	4'-0"	1
CX235	5'-2" x 3'-4"	5'-3"	3'-5"	2
TW2046	2'-1" x 4'-8"	2'-2"	4'-8"	1
TW2436	2'-5" x 3'-8"	2'-6"	3'-8"	5
TW2442	2'-5" x 4'-4"	2'-6"	4'-4"	3
TW2442-2	4'-11" x 4'-4"	5'-0"	4'-4"	2
TW2446	2'-5" x 4'-8"	2'-6"	4'-8"	1
TW2446-3 W/TRANSOM	7'-5" x 4'-8"	7'-5"	4'-8"	2
FWH6068ASR W/TRANSOM	5'-11"	6'-0"	7'-10"	1
FWG12068-4 SAAS W/TRANSOM	11'-9"	11'-9"	7'-10"	1
THERMA TRU S118 FULL LITE	2'-10" x 6'-8"	3'-0"	6'-8"	1

- 2X6 WALL.
- FINISHED INT/EXT.
- 6/1 GRILL. SEE ELEVATIONS
- FULL SCREEN.

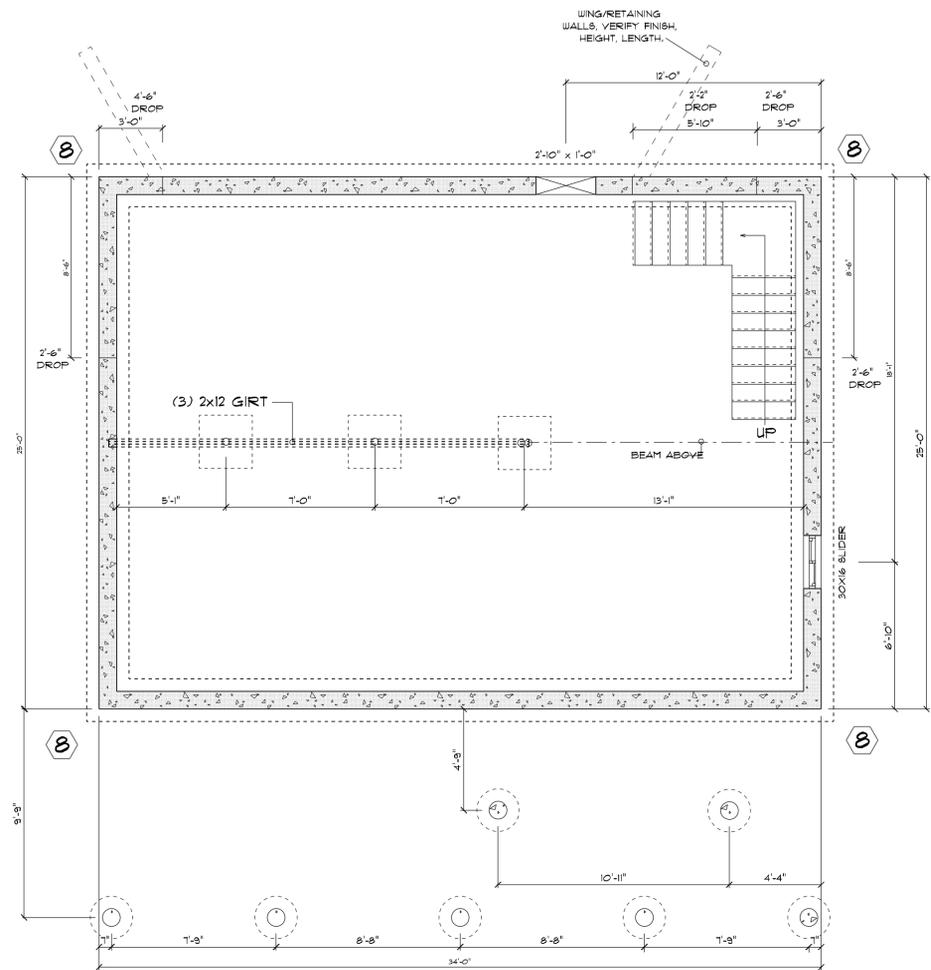
Rick Roy Construction LLC  
123A Queen Anne Road  
Harwich, MA 02631  
508-432-6840  
508-432-4814 FAX  
rroycon@comcast.net

1/4" = 1'-0"  
(UNLESS OTHERWISE NOTED)

**SIMON AND LAURA KOTZEFF**  
**#4 257 OLD WHARF RD.**  
**DENNISPORT MA**

Thursday, June 19, 2025

**A2**



10" X 8'-10" POURED CONCRETE FOUNDATION TO ACHIEVE 3000 PSI IN 28 DAYS SET UPON A 10" X 20" KEYED FOOTING W/(2) 5/8" REBAR THROUGHOUT. VINYL WINDOWS SUPPLIED BY FOUNDATION CONTRACTOR

WATERPROOFING BY CONTRACTOR

4" POURED CONCRETE FLOOR THROUGHOUT

30" X 30" X 10" CONCRETE FOOTING W/3 1/2" CONC. FILLED STEEL LALLY.

BEAM POCKETS

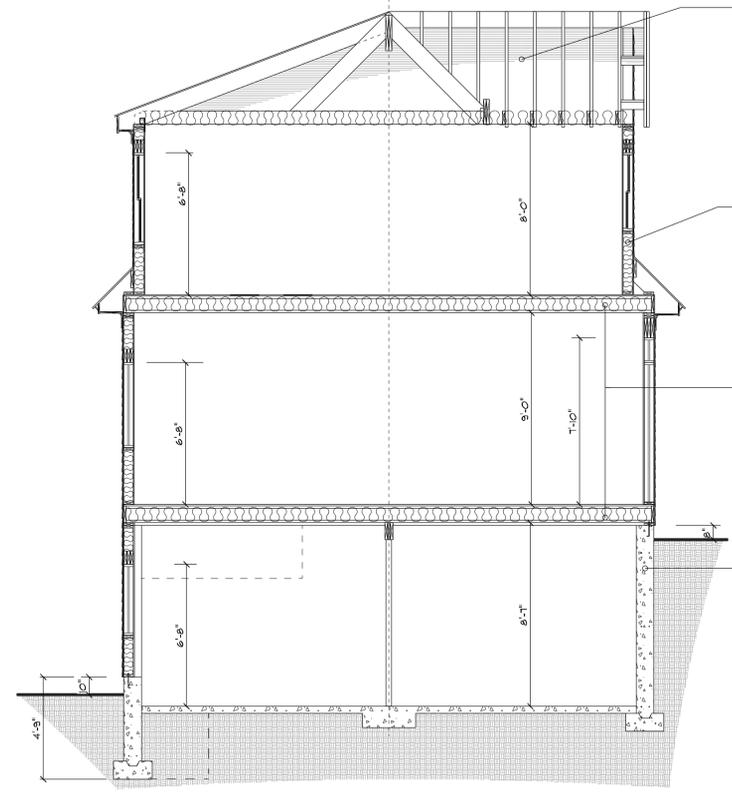
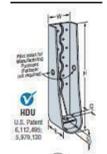
1/2" X 8" "J" BOLTS @ 32" OC, 1' FROM ENDS W/ 3" X 3" X 1/4" PL, WASHERS TYP.

**PROPOSED BASEMENT PLAN**

- SCALE: 1/4" = 1'-0"
- 10" X 4' SONOTUBE- V.I.F.
  - 8" X 4' SONOTUBE- V.I.F.

**HOLD DOWN KEY**

**HDU** SIMPSON HDU8 WITH 14-8D6 1/4"x3" WOOD SCREWS INTO DEL OR 4x STUD, EDGE NAIL SHEAR TO BOTH STUDS. AT FOUNDATION USE SIMPSON SSB20 ANCHOR BOLT WITH 1/2" CONCRETE EMBEDMENT WITH SINGLE POUR FOUNDATION. IF REQUIRED, USE CONNECTOR NUT AND CONTINUOUS ALLTHREAD TO CONNECT ANCHOR BOLT TO HOLD DOWN.



ROOF TO CONSIST OF:  
30 YEAR ARCH ASPHALT SHINGLES  
5/8 CDX SHEATHING  
ICE AND WATER AT ALL HIPS  
RAKES AND EAVES  
(2) 16" LVL RIDGE/ 2X10 RIDGE @ DORMER  
2X10 RAFTERS @ 16" OC  
2X8 COLLAR TIES, R30 FG, INSUL.

2X6 WALL TO CONSIST OF:  
WHITE CEDAR SHINGLES  
5" TO WEATHER TYFAR HOUSEWRAP  
1/2" PLYWOOD SHEATHING  
2X6 @ 16" OC, R21 FG, INSUL.

FLOOR SYSTEM TO CONSIST OF:  
FINISH FLOOR ON, 3/4" ADVANTEC SUBFLOOR  
3 1/2" TJI 230 SERIES @ 16" O.C.  
R30 FG, INSUL  
3/4" STRAPPING/ 1/2" GWB, OR BLUEBOARD  
TAPED AND FINISHED

8" X 8'-5" POURED CONCRETE FOUNDATION TO ACHIEVE 3000 PSI IN 28 DAYS W/ (2) 5/8" REBAR TOP, MIDDLE AND BOTTOM OF WALL SET UPON A 10" X 20" KEYED FOOTING W/(2) 5/8" REBAR THROUGHOUT. WATERPROOFING BY CONTRACTOR

4" POURED CONCRETE FLOOR THROUGHOUT. UPON 6 MIL POLY VAPOR BARRIER

**SECTION THROUGH A**

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

Rick Roy Construction LLC  
123A Queen Anne Road  
Harwich, MA 02631  
508-432-6840  
508-432-4814 FAX  
rroycon@comcast.net

1/4" = 1'-0"  
(UNLESS OTHERWISE NOTED)

**SIMON AND LAURA KOTZEFF**  
**#4 257 OLD WHARF RD.**  
**DENNISPORT MA**

Friday, June 6, 2025

**A3**