



# FIRST FLOOR PLAN

FIRST FLOOR	1133 S.F.
SECOND FLOOR	684 S.F.
TOTAL TO WALLS	1883 S.F.
REAR DECK	234 S.F.

EXISTING LOT AREA	10716 S.F.
15% MAXIMUM ALLOWABLE AREA	1607 S.F.
EXISTING COTTAGE W/ 12" SOFFITS	326 S.F.
NEW HOUSE W/ 8" SOFFITS	1189 S.F.
COVERED PORCH W/ 8" SOFFITS	85 S.F.
TOTAL NEW FOOTPRINT	1600 S.F. (14.93%)

## 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 AMENDMENT & 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.

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 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.

- (S) SMOKE DETECTOR
- (C) CARBON MONOXIDE DETECTOR
- (H) HEAT DETECTOR



**COTUIT BAY DESIGN, LLC**  
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 PH. (508) 274-1166

**NEW HOUSE FOR:  
 SACCO RESIDENCE  
 70 DEPOT STREET DENNISPORT, 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 COMMENCES WITHOUT NOTIFYING THE DESIGNER OF ANY ERRORS OR OMISSIONS. THESE DRAWINGS ARE SOLELY FOR THE USE OF THE OWNER NOTED. 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 :  
 3/4/2025

DRAWING NO. :  
**A1**