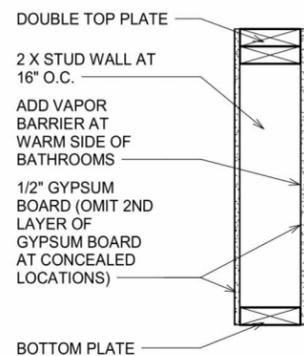
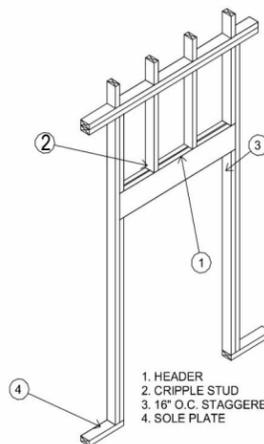


30 OLIVIA WALKER WAY SOUTH DENNIS MA 02660

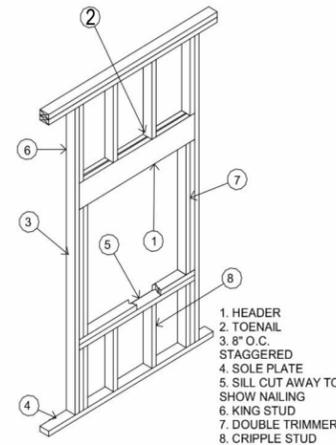
PERMIT SET - 11.07.2025



INDICATED AS:
 ① = 1 X _ FURRING
 ② = 2 X 3 OR 2 X 4 FLAT FRAMED WALL
 ③ = 2 X 3 WALL
 ④ = 2 X 4 WALL
 ⑥ = 2 X 6 WALL
 NOTE: ALL WALLS 2X4 UNLESS NOTED OTHERWISE



C1 DOOR AND WINDOW OPENINGS
1 1/2" = 1'-0"



1. HEADER
 2. TOENAIL
 3. 8" O.C. STAGGERED
 4. SOLE PLATE
 5. SILL CUT AWAY TO SHOW NAILING
 6. KING STUD
 7. DOUBLE TRIMMER
 8. CRIPPLE STUD

PROJECT DESCRIPTION:

DESIGN OF A NEW 245 SF SUNROOM ADDITION ON THE BACK OF THE EXISTING SINGLE FAMILY HOME. ALL OF THE WORK SHOULD COMPLY WITH 780 CMR 10TH EDITION AND ALL APPLICABLE ZONING ORDINANCES. NUMBER OF BEDROOMS IS UNCHANGED AND TO REMAIN AT 3 TOTAL

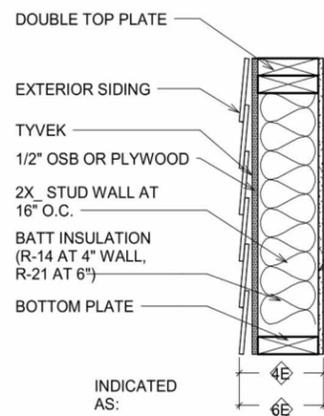
FIRE/CO2 ALARM NOTE:

CARBON MONOXIDE ALARMS AND COMBINATION ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND, WHERE PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVER CURRENT PROTECTION. ALARMS MAY ALSO BE PART OF A LOW VOLTAGE OR WIRELESS SYSTEM WITH STANDBY POWER FROM MONITORED BATTERIES IN ACCORDANCE WITH NFPA 72

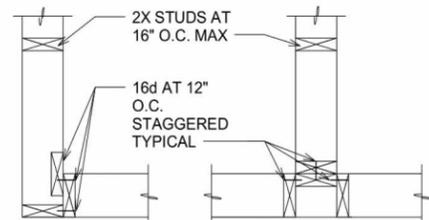
WHEN MORE THAN 12 SMOKE ALARMS ARE INSTALLED, MONITORED SYSTEM-TYPE DEVICES MUST BE UTILIZED (780 CMR 5313.2.1). THIS SYSTEM-TYPE HOUSEHOLD FIRE WARNING SYSTEM MUST BE WIRED AS BELOW IN #6 (780 CMR 5313.2.5.2).

PRIMARY ELECTRICAL POWER FOR SINGLE AND MULTI-STATION DEVICES SHALL BE SUPPLIED FROM A PERMANENTLY WIRED CONNECTION DIRECTLY TO AN AC PRIMARY POWER SOURCE. THIS CAN BE EITHER: A DEDICATED LOCKED BRANCH CIRCUIT OR A SINGLE BRANCH CIRCUIT WHICH ALSO PROVIDES OTHER ELECTRICAL SERVICE TO A HABITABLE SPACE (780 CMR 5313.2.5.1).

B1 INTERIOR WALL SYSTEMS
1 1/2" = 1'-0"



INDICATED AS:
 ④ = 2 X 4 WALL
 ⑥ = 2 X 6 WALL
 1/2" GYPSUM BOARD
 KRAFT PAPER FACING OR 4 MIL POLY (VAPOR BARRIER)



NOTE: PROVIDE THE REQUIRED POST WHERE HOLD DOWN ANCHORS OCCUR.
 PROVIDE DOUBLED STUDS AT ALL SHEATHING JOINTS (ENDS OF SHEAR PANELS)

B2 EXTERIOR WALL SYSTEMS
1 1/2" = 1'-0"

C2 STUD WALL CONNECTIONS
1 1/2" = 1'-0"

SUNROOM ADDITION

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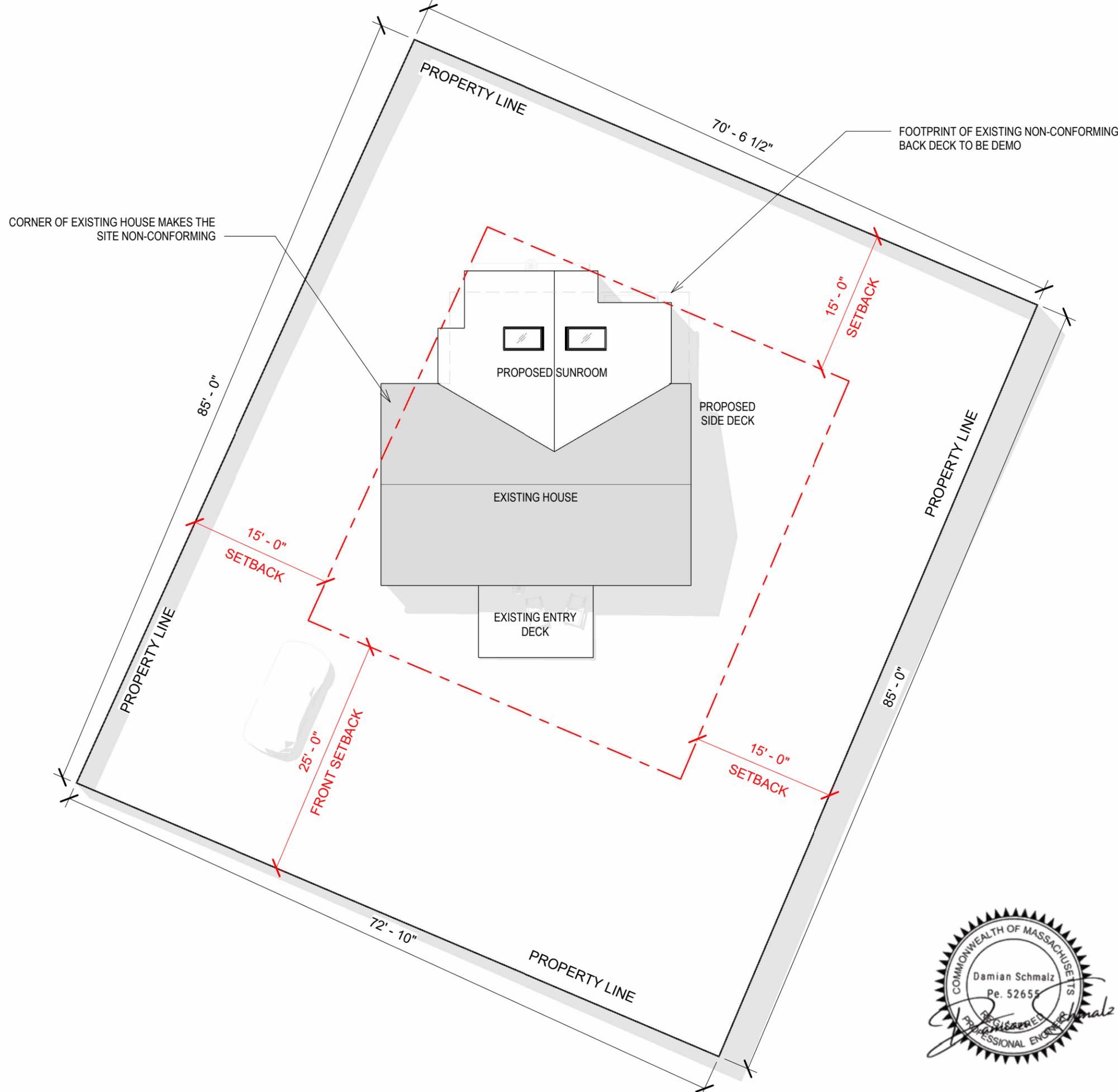
30 Olivia Walker Way
South Dennis MA

COVER PAGE

Project number 173
 Date 11.07.25
 Drawn by MO
 Checked by DS

A-00

Scale



ADDRESS:

30 OLIVIA WALKER WAY
SOUTH DENNIS MA 02660

PARCEL ID NUMBER:

183-48-0

SITE:

6,098 SF

ZONING:

R-1

NUMBER OF BEDROOMS:

3 TOTAL

STYLE:

CAPE

SIDING:

CEDAR SHINGLES

YEAR BUILT:

1968

SETBACKS:

FRONT 25'
SIDE 15'
BACK 15'

HEIGHT:

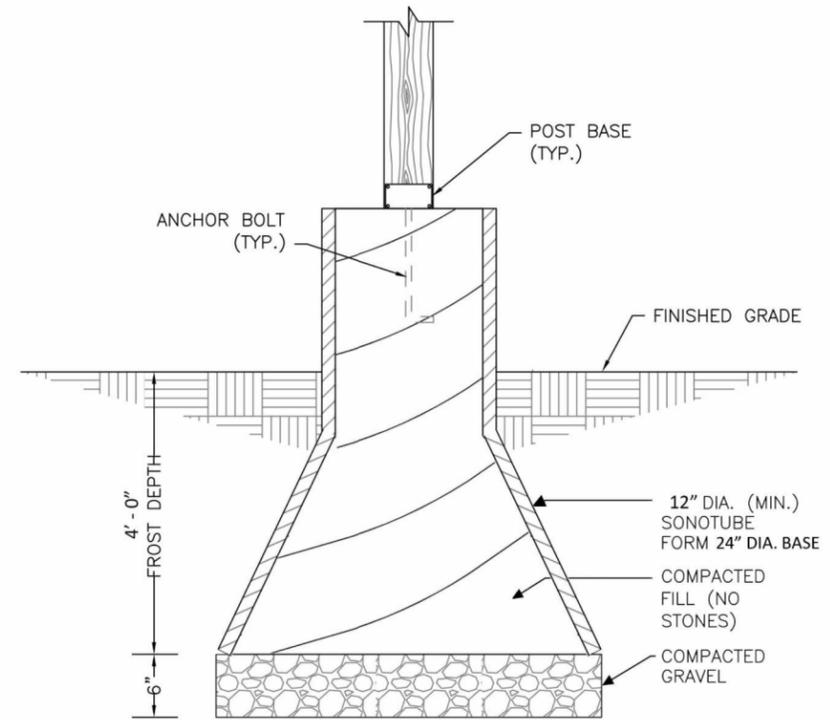
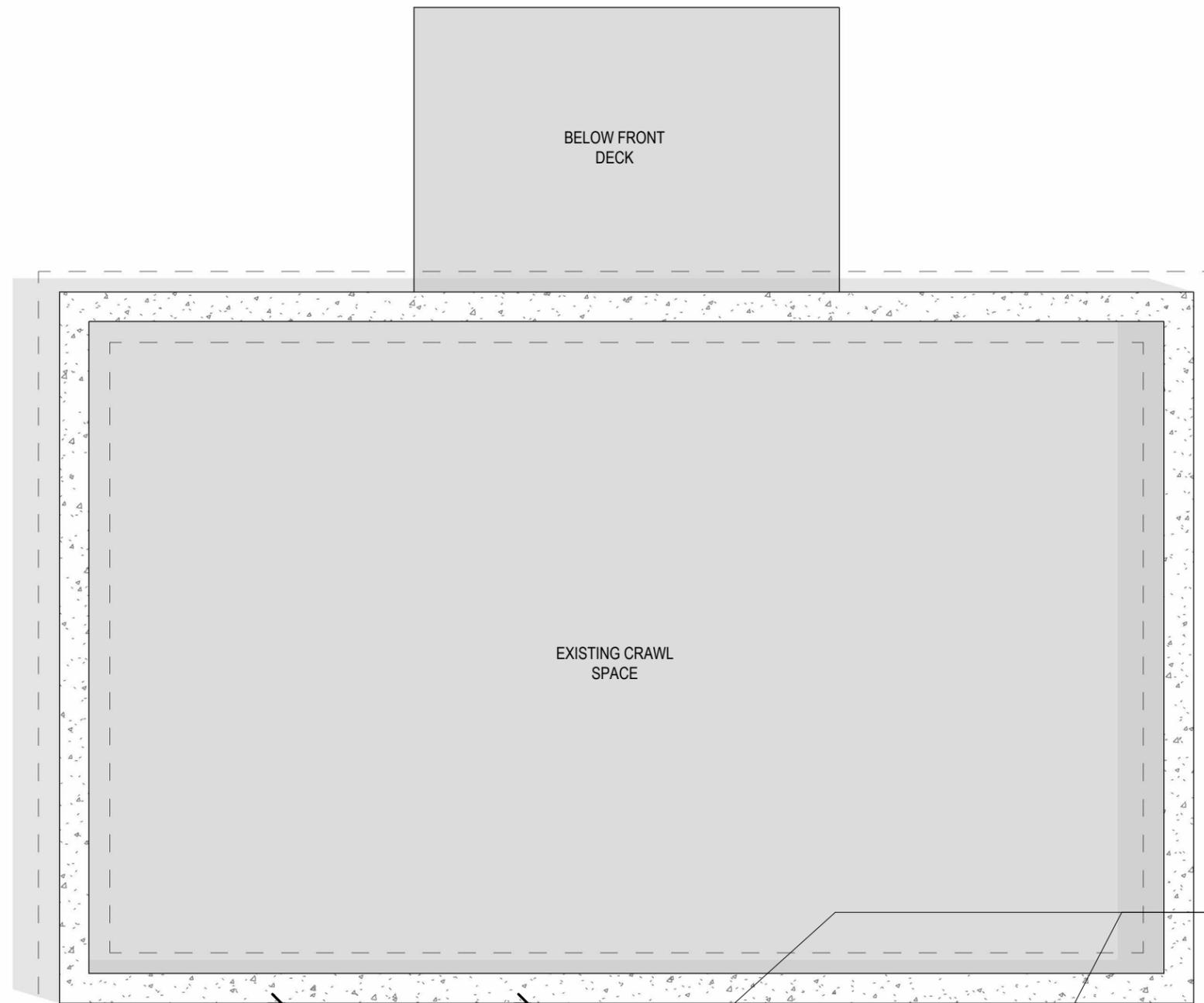
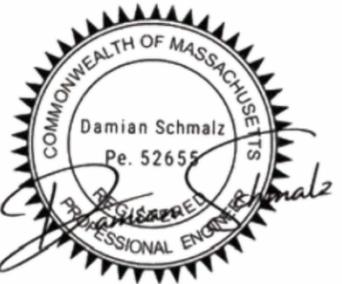
35' MAX ALLOWED

AREAS:

GROUND FLOOR	640 SF
PROPOSED SUNROOM	245 SF
<hr/>	
TOTAL AREA	885 SF (14.51% OF SITE)



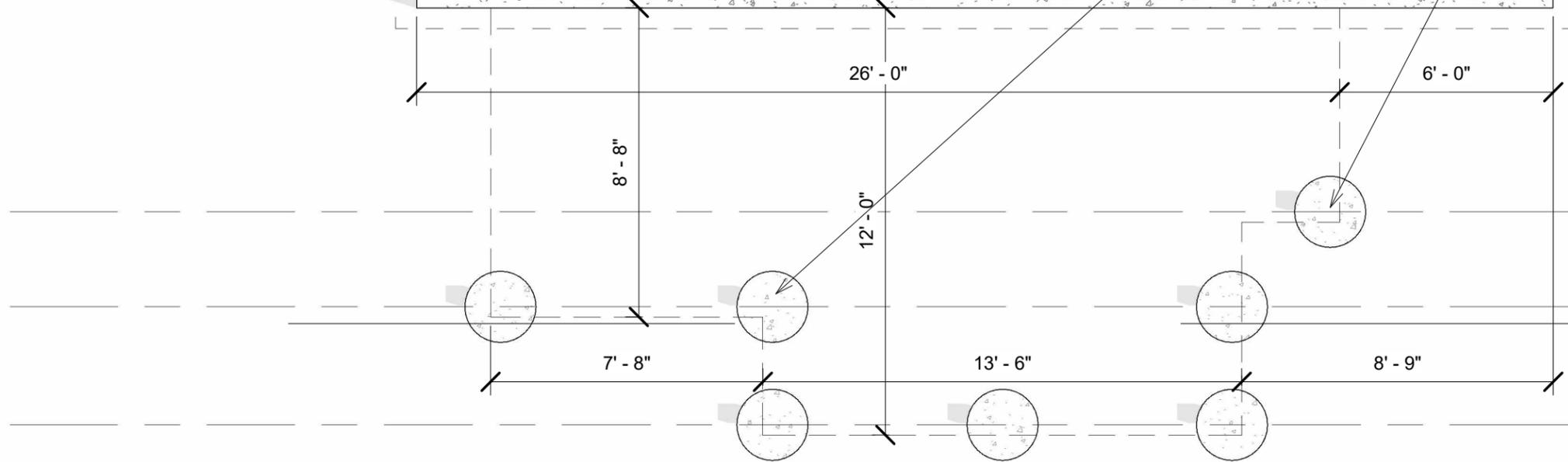
ARCHITECTURAL SITE PLAN		
Project number	173	A-01 Scale 3/32" = 1'-0"
Date	11.07.25	
Drawn by	MO	
Checked by	DL	



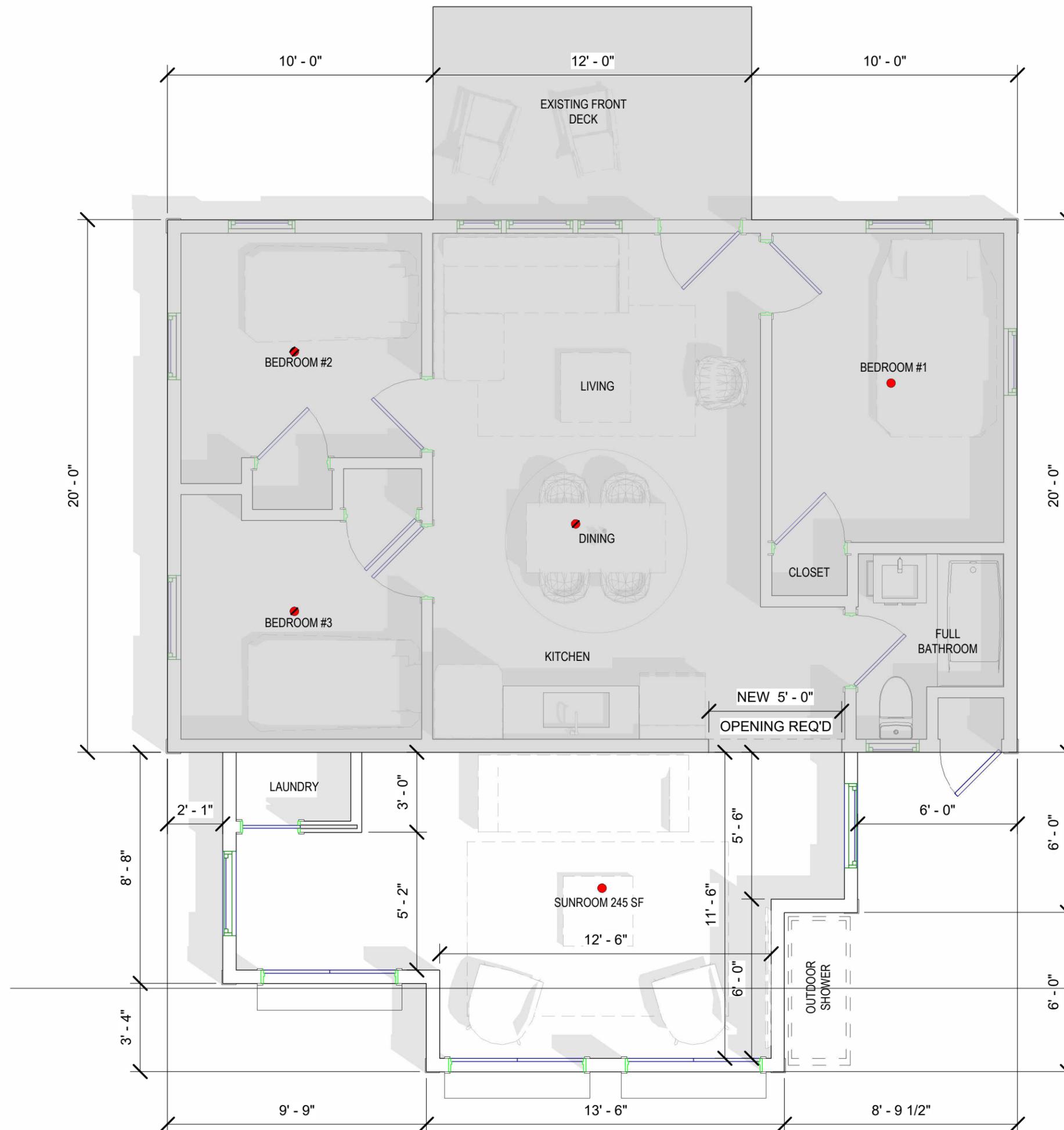
BIG FOOT SONOTUBES TYP.
NOT TO SCALE

NOTES:

1. BOTTOM OF SONOTUBES SHOULD BE SET BELOW FROST DEPTH.
2. ASSEMBLED FORMS SHOULD BE BACKFILLED CAREFULLY IN 12" LIFTS WITH SUITABLE MATERIAL (NO LARGE STONES).
3. SONOTUBES THAT EXTEND ABOVE GRADE SHOULD BE BRACED AS NECESSARY.
4. PILINGS THAT SUPPORT STRUCTURES OR DECKS MUST BE A MINIMUM OF 2'-0" ABOVE GROUND ELEVATION AND HIGH ENOUGH TO ALLOW FOR MIGRATION OF DUNE SEDIMENT UNDERNEATH.
5. DECK SHOULD BE CONSTRUCTED ON OPEN PILINGS WITHOUT FOOTINGS.



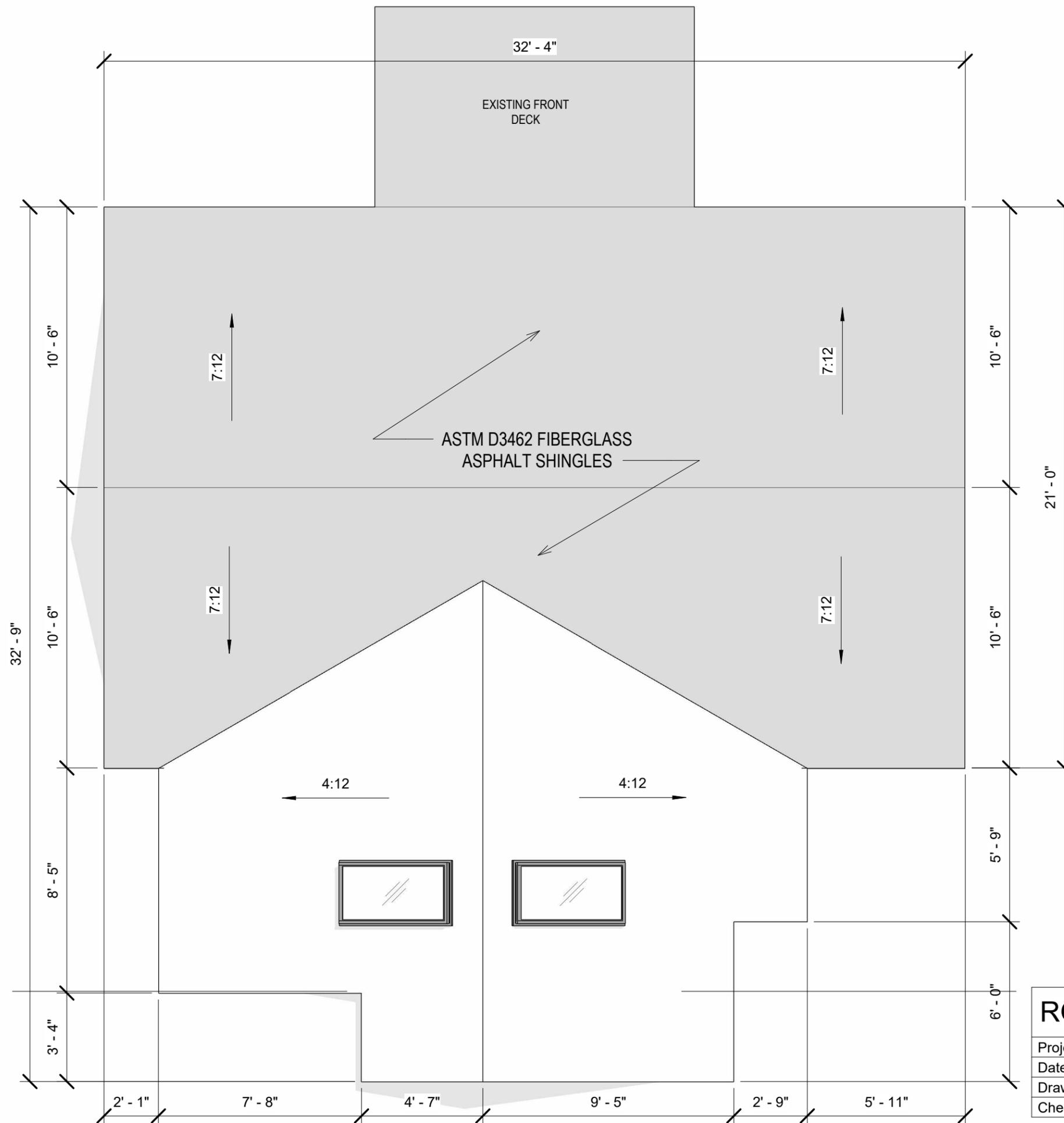
FOUNDATION PLAN		
Project number	173	A-02 Scale 1/4" = 1'-0"
Date	11.07.25	
Drawn by	MO	
Checked by	DS	



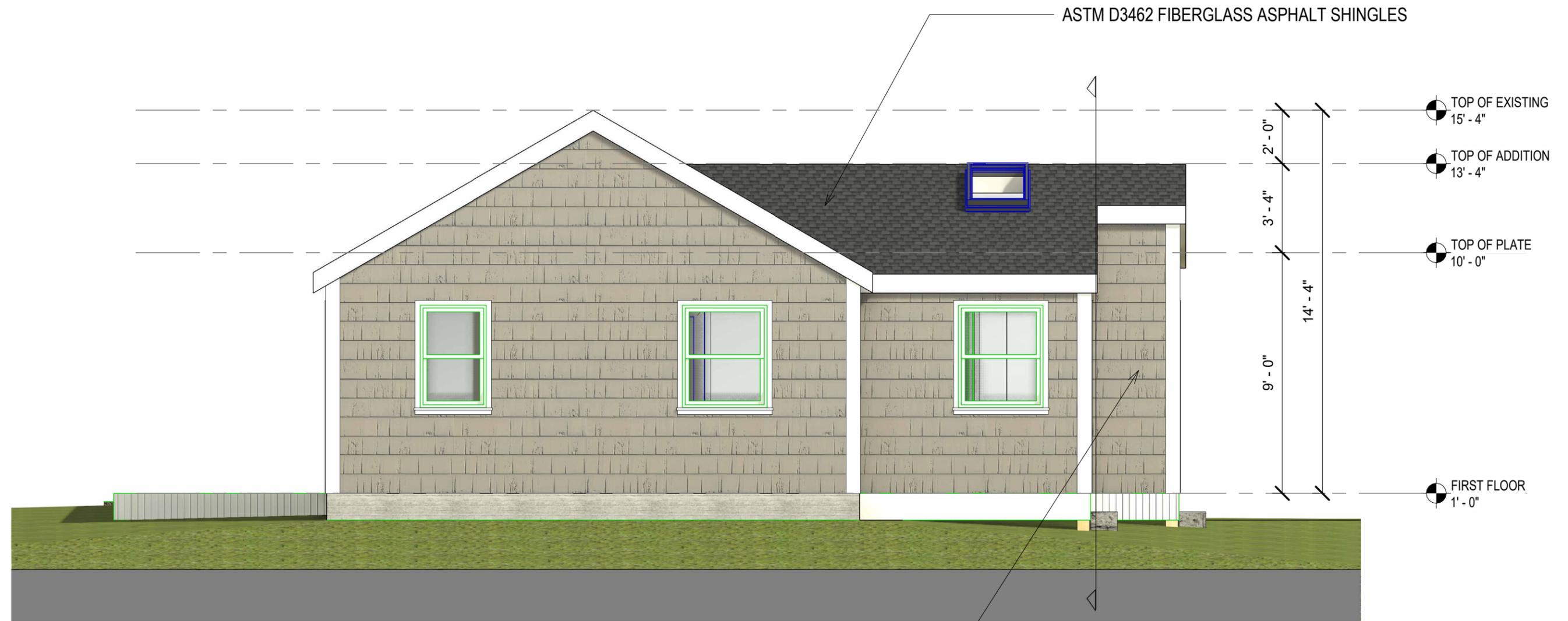
● Location of combination smoke and carbon monoxide (CO) alarms listed in accordance with UL 217 and UL 2034.



GROUND FLOOR PLAN		
Project number	173	A-03 Scale 1/4" = 1'-0"
Date	11.07.25	
Drawn by	MO	
Checked by	DS	



ROOF PLAN		A-04
Project number	173	
Date	11.07.25	Scale 1/4" = 1'-0"
Drawn by	Author	
Checked by	Checker	



SIDING OPTION #1:
0.625" X 10.25" HARDIE PLANK SIDING (FIBER CEMENT) - ARCHITECTURAL 9" EXPOSE

SIDING OPTION #2:
PAINTED EASTERN CEDAR SHINGLES 4" TO WEATHER FACE



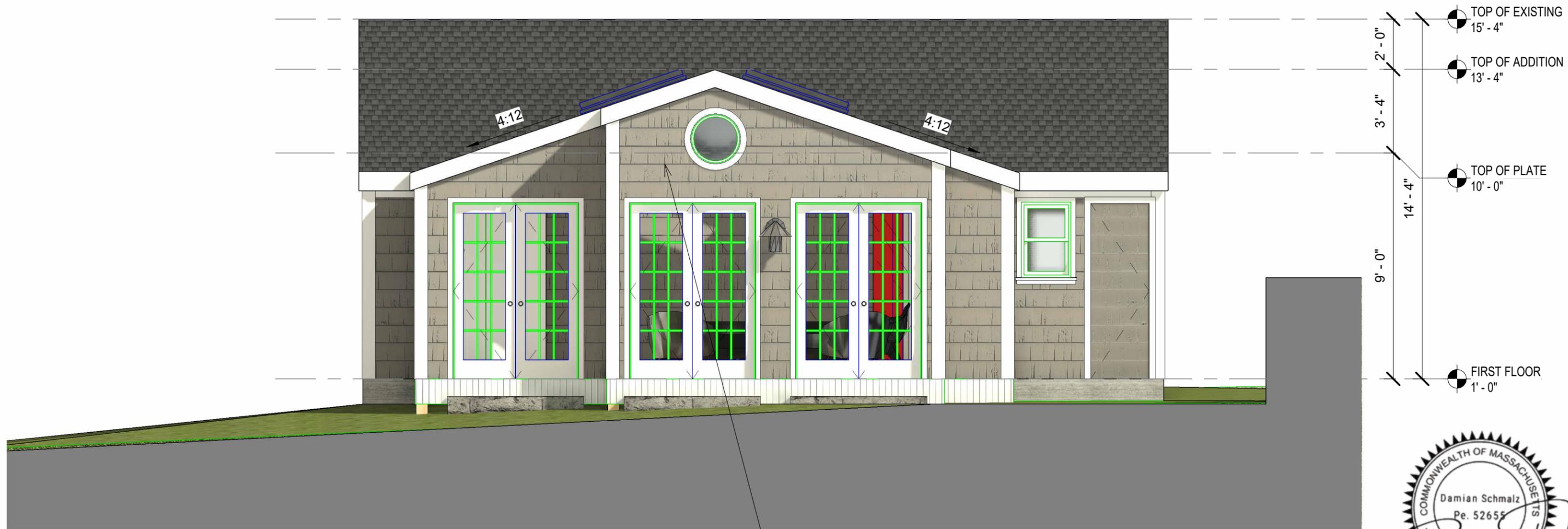
SOUTH ELEVATION		A-05
Project number	173	
Date	11.07.25	
Drawn by	MO	
Checked by	DS	Scale 1/4" = 1'-0"

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SIDING OPTION #1:
 0.625" X 10.25" HARDIE PLANK SIDING (FIBER CEMENT) - ARCHITECTURAL 9" EXPOSE

SIDING OPTION #2:
 PAINTED EASTERN CEDAR SHINGLES 4" TO WEATHER FACE

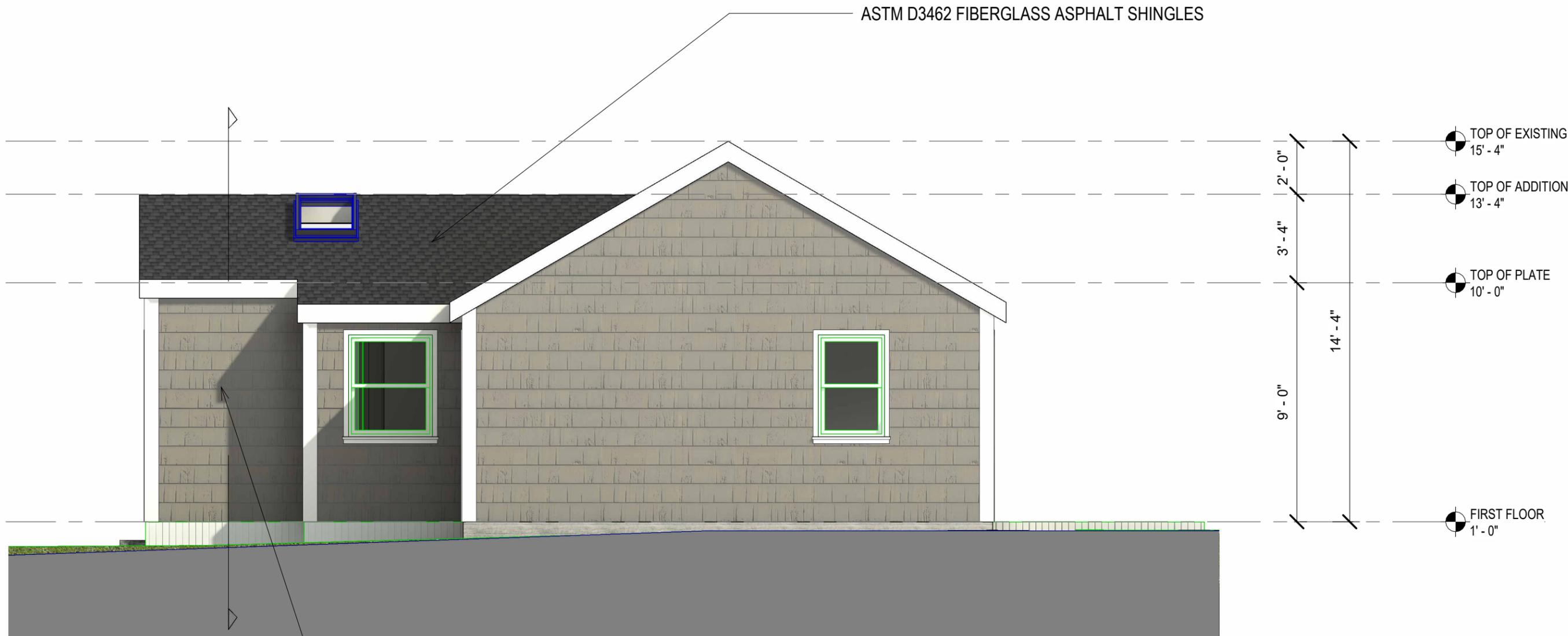
EAST ELEVATION		A-06
Project number	173	
Date	11.07.25	
Drawn by	MO	
Checked by	DS	Scale 1/4" = 1'-0"

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ASTM D3462 FIBERGLASS ASPHALT SHINGLES

TOP OF EXISTING
15' - 4"

TOP OF ADDITION
13' - 4"

TOP OF PLATE
10' - 0"

FIRST FLOOR
1' - 0"

SIDING OPTION #1:
0.625" X 10.25" HARDIE PLANK SIDING (FIBER CEMENT) - ARCHITECTURAL 9" EXPOSE

SIDING OPTION #2:
PAINTED EASTERN CEDAR SHINGLES 4" TO WEATHER FACE



NORTH ELEVATION	
Project number	173
Date	11.07.25
Drawn by	MO
Checked by	DS
A-07	
Scale 1/4" = 1'-0"	

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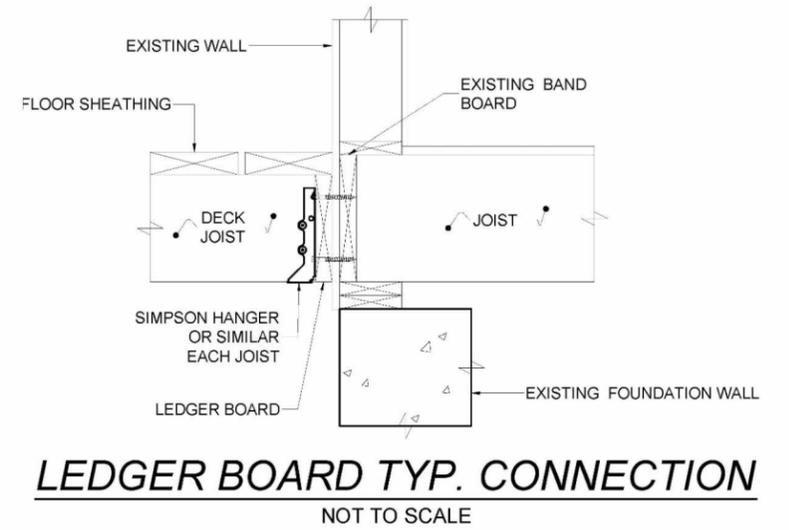
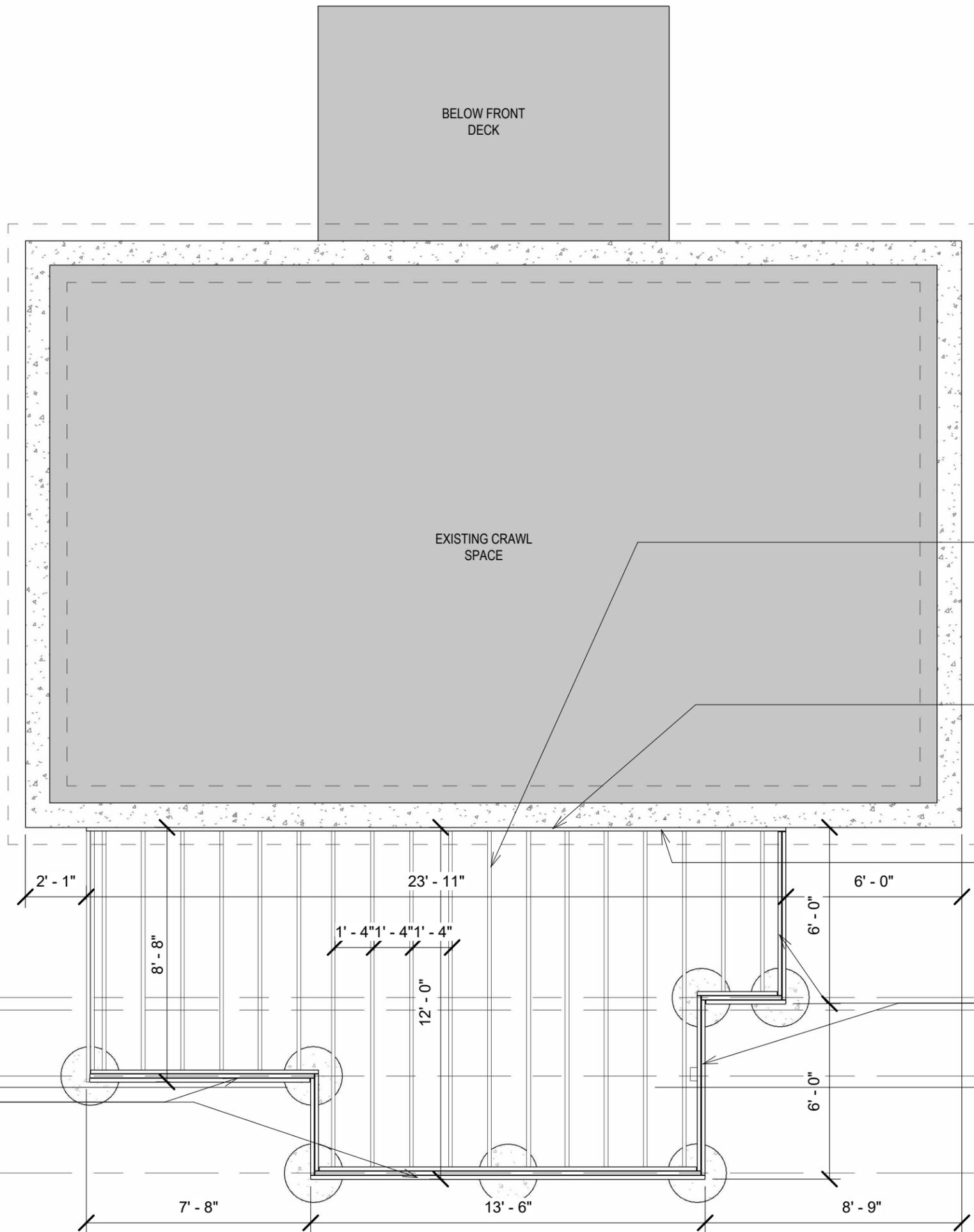
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South Dennis MA

WEST ELEVATION

Project number 173
Date 11.07.25
Drawn by Author
Checked by Checker

A-08

Scale 1/4" = 1'-0"



PT WOOD 2X10 AT 16" O.C. TYP FOR FLOORS AND ROOFS. USE SIMPSON LUS210 GALVANIZED FOR FLUSH DETAIL. R-30 MIN INSULATION REQ'D ON FLOORS, R-49 MIN FOR ROOFS

2X10 PT WOOD LEDGER BOARD CONNECTED TO BUILDING. STL JOIST HANGERS TO CONNECT TO DECK.

FASTENERS SHOULD BE PLACED IN TWO STAGGERED ROWS, WITH A 2-5 IN GAP BETWEEN ROWS, AND 2 IN BETWEEN THE FASTENER AND LEDGER EDGE. FASTENERS SHOULD BE HOT DIP GALVANIZED OR STT STL

PT WOOD (2) 2X10 BEAM DOUBLE PLATE BELOW WALLS

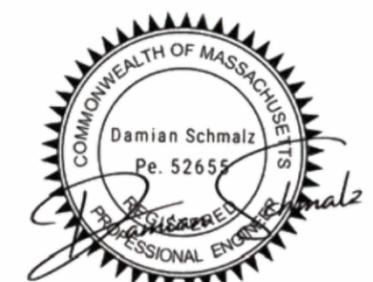
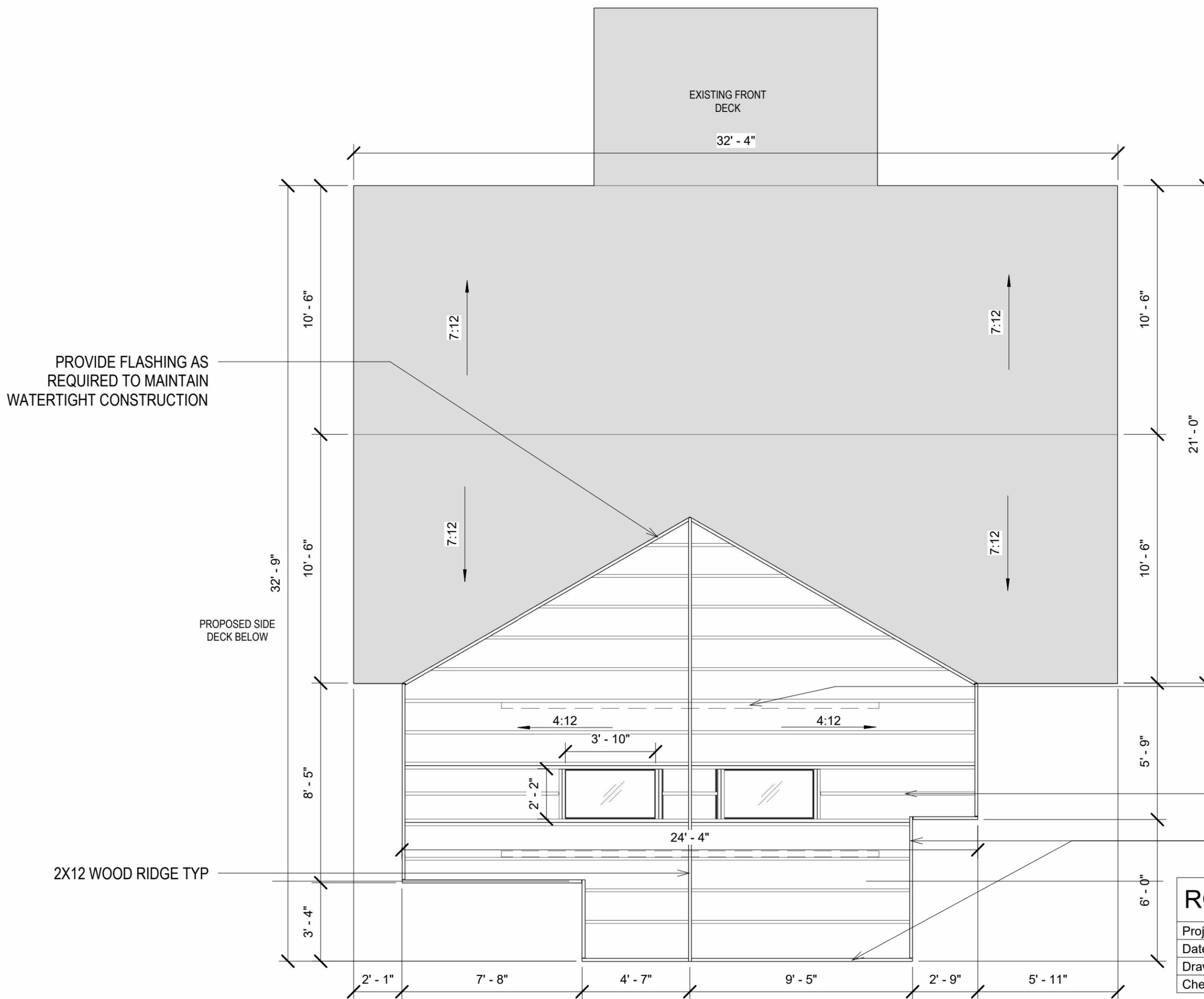


PT WOOD (3) 2X10 BEAM ABOVE 6X6 PT WOOD POSTS WITH ECCQ ABOVE BIG FOOT SONOTUBES

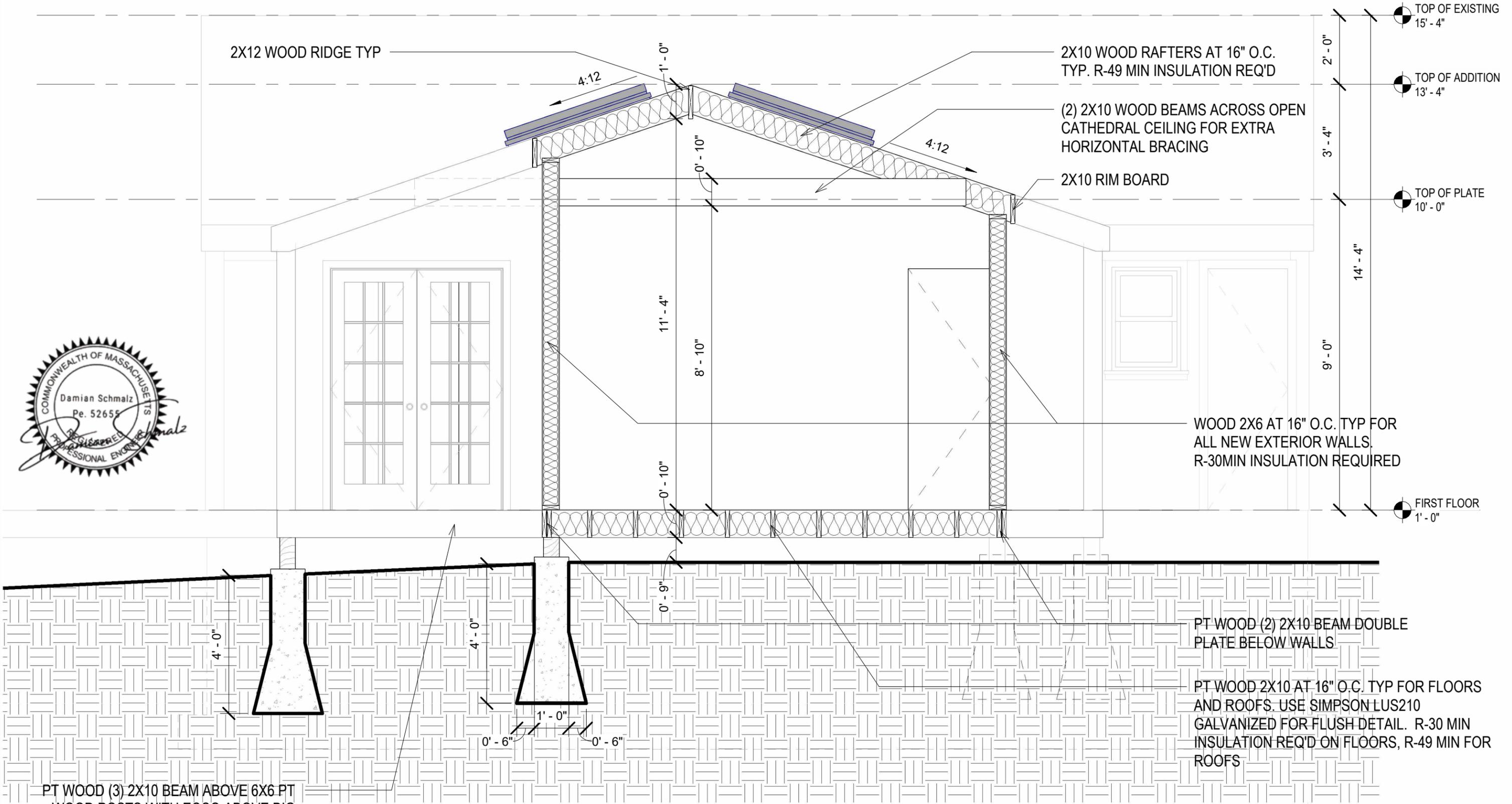
GROUND FRAMING PLAN

Project number	173	A-09
Date	11.07.25	
Drawn by	MO	
Checked by	DS	
Scale		1/4" = 1'-0"





ROOF FRAMING PLAN		A-10
Project number	173	
Date	11.07.25	
Drawn by	Author	
Checked by	Checker	Scale 1/4" = 1'-0"



2X12 WOOD RIDGE TYP

2X10 WOOD RAFTERS AT 16" O.C.
TYP. R-49 MIN INSULATION REQ'D

(2) 2X10 WOOD BEAMS ACROSS OPEN
CATHEDRAL CEILING FOR EXTRA
HORIZONTAL BRACING

2X10 RIM BOARD

WOOD 2X6 AT 16" O.C. TYP FOR
ALL NEW EXTERIOR WALLS.
R-30MIN INSULATION REQUIRED

PT WOOD (2) 2X10 BEAM DOUBLE
PLATE BELOW WALLS

PT WOOD 2X10 AT 16" O.C. TYP FOR FLOORS
AND ROOFS. USE SIMPSON LUS210
GALVANIZED FOR FLUSH DETAIL. R-30 MIN
INSULATION REQ'D ON FLOORS, R-49 MIN FOR
ROOFS

PT WOOD (3) 2X10 BEAM ABOVE 6X6 PT
WOOD POSTS WITH ECCQ ABOVE BIG
FOOT SONOTUBES

SUNROOM ADDITION

30 Olivia Walker Way
South Dennis MA

BUILDING SECTION

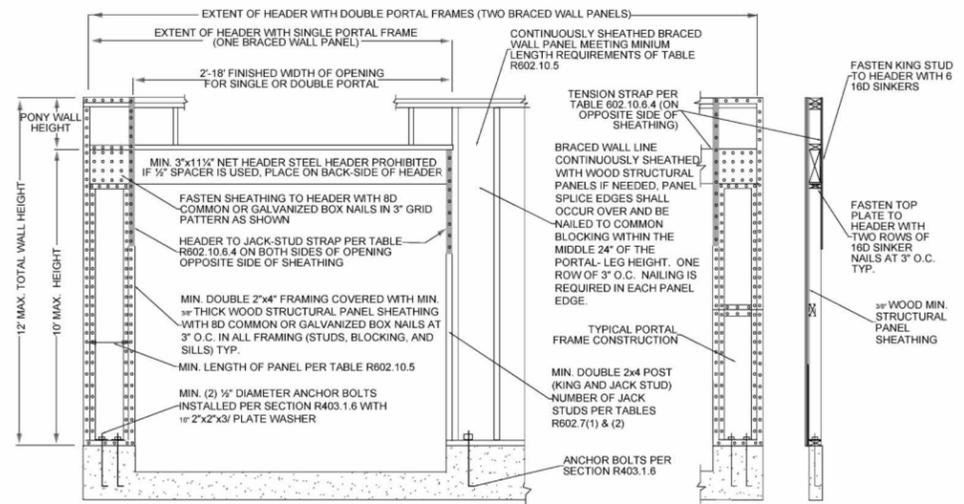
Project number	173
Date	11.07.25
Drawn by	MO
Checked by	DS

A-11

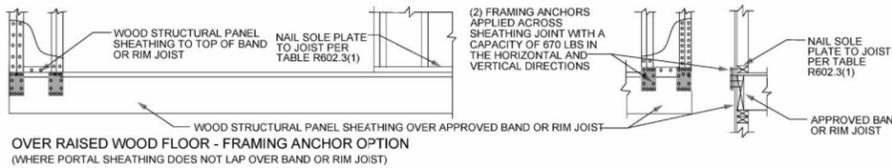
Scale 3/8" = 1'-0"

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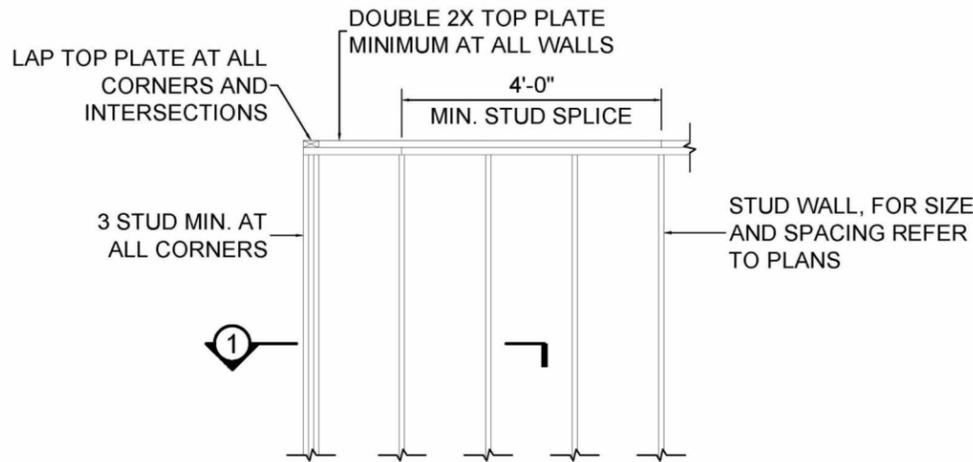
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OVER CONCRETE OR MASONRY BLOCK FOUNDATION

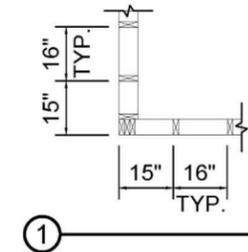


CONTINUOUSLY SHEATHED PORTAL FRAME DETAIL
NOT TO SCALE

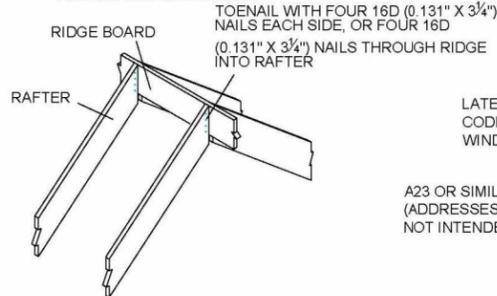


TYPICAL CORNER STUD LAYOUT AND TOP PLATE SPLICE

NOT TO SCALE



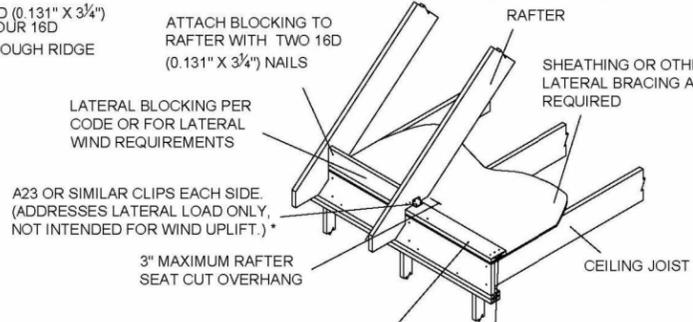
RIDGE CONNECTION



MINIMUM RIDGE BOARD DEPTH

RAFTER SIZE	RAFTER PITCH			
	4:12 to 9:12	10:12 to 11:12	12:12	
Ridge Board Sizes				
2x6	2x8	2x10	2x10	
2x8	2x10	2x12	2x12	
2x10	14"	14"	14"	
2x12	14"	16"	16"	

HEEL CONNECTION (PLATFORM)

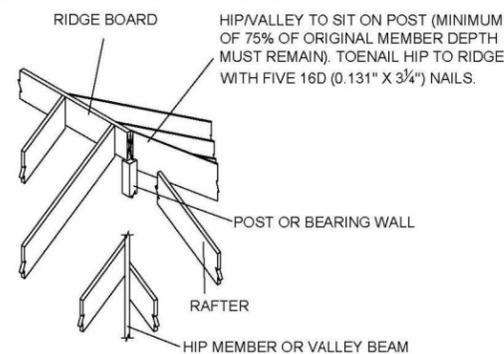


ATTACH PLATE TO RIM WITH 16D (0.131" X 3/4") NAILS AT 12" ON-CENTER
 2X PLATE (CONNECTION DESIGN MAY BE REQUIRED, CONTACT YOUR WEYERHAEUSER REPRESENTATIVE)

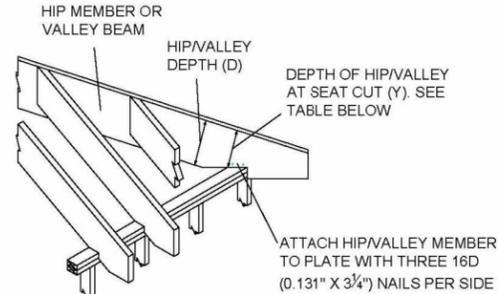
*** ANGLE CLIPS**

HANGER TYPE	Clip	Nailing	
		Top Plate	Rafter/Ceiling Joist
SIMPSON STRONG TIE®	A23	10d x 1 1/2"	10d x 1 1/2"

HIP/RIDGE/VALLEY/ POST DETAIL



HIP/VALLEY LOW END

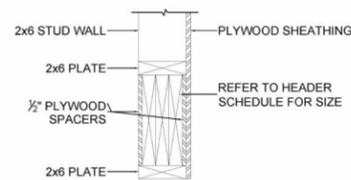
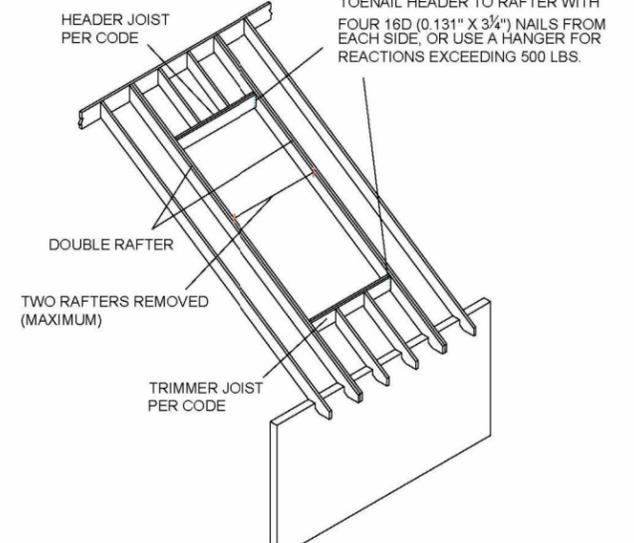


HIP/VALLEY DEPTH

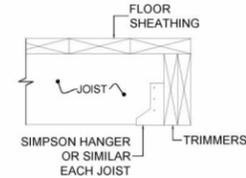
Member Type	Minimum Percentage of Original Hip/Valley Depth Required	
	TimberStrand® LSL	MicroIam® LVL
Hip Member	30%	50%
Valley Beam	60%	90%

Calculate percentage as y/d x 100

DORMER FRAMING

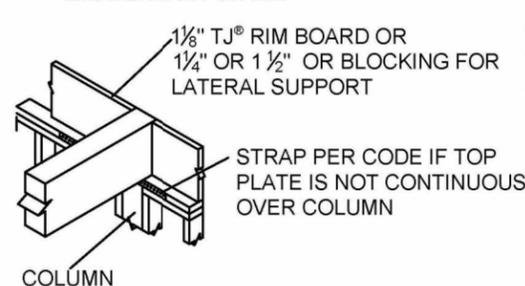


TYPICAL DOOR/WINDOW HEADER DETAIL

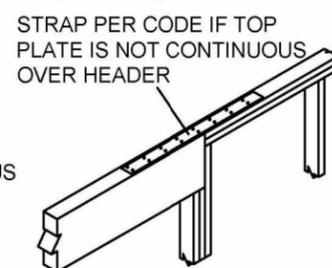


TRIMMERS DETAIL

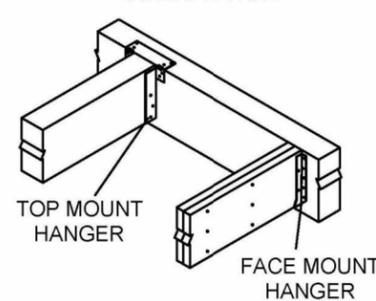
BEARING AT WALL



BEARING FOR DOOR OR WINDOW HEADER



BEAM TO BEAM CONNECTION



CONSTRUCTION DETAILS

Project number	173
Date	11.07.25
Drawn by	Author
Checked by	Checker

A-12
 Scale

SUNROOM ADDITION

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HEADER SCHEDULE AT INTERIOR BEARING WALLS						
SPAN	SUPPORTING ROOF			SUPPORTING ROOF + 1 FLOOR		
	HEADER	JACK	JAMB	HEADER	JACK	JAMB
0'-0" TO 3'-0"	3-2x8	1-2x6	1-2x6	5 ¼" x 7 ¼" LVL	1-2x6	1-2x6
3'-0" TO 6'-0"	5 ¼" x 7 ¼" LVL	1-2x6	1-2x6	5 ¼" x 9 ½" LVL	4x6	1-2x6

HEADER SCHEDULE AT EXTERIOR BEARING WALLS						
SPAN	SUPPORTING ROOF			SUPPORTING ROOF + 1 FLOOR		
	HEADER	JACK	JAMB	HEADER	JACK	JAMB
0'-0" TO 3'-0"	3-2X8	1-2x6	1-2x6	3-2x8	2-2x6	1-2x6
3'-0" TO 6'-0"	3-2x10	2-2x6	1-2x6	3-2x12 OR 3-1 ¼"x5 ½" LVL	2-2x6	2-2x6
6'-0" TO 8'-0"	3-1 ¾" x 7 ¼" LVL	2-2x6	1-2x6	3 ½" x 7 ¼" LVL	2-2x6	1-2x6
8'-0" TO 10'-0"	3-1 ¾" x 9 ½" LVL	2-2x6	1-2x6	3-1 ¾" x 9 ½" LVL	2-2x6	2-2x6

MECHANICAL NOTE:

- HVAC WILL BE MINI-SPLIT UNITS AND SHALL BE DESIGNED-BUILT BY OWNERS HVAC CONTRACTOR. UNITS TO BE ELECTRIC WITH A MINIMUM 95% EFFICIENT RATING, ONE HEAD PER EACH LIVING SPACE TO BE USED.
- TOILETS TO BE HEATED WITH CONDENSERS
- NAVIEN TANKLESS WATER HEATERS ARE 95% EFFICIENT
- ALL NEW APPLIANCES TO BE ENERGY STAR RATED.

DOOR, WINDOW AND SKYLIGHT NOTES:

- (5) 60X84 EXTERIOR TEMPERED GLASS (WITH GRILLS INSIDE OF GLASS OPTION) SLIDERS - ANDERSEN A-SERIES OR SIMILAR
- (2) VELUX FIXED SKYLIGHTS 26" X 46" R.O. OR SIMILAR
- (1) ROUND 24" DIAMETER FIXED WINDOW ANDERSEN A-SERIES OR 400 OR SIMILAR

INSULATION MINIMUM R-VALUES AND FENESTRATION REQUIREMENTS BY COMPONENT^a

CLIMATE ZONE	FENESTRATION U-FACTOR ^{b,i}	SKYLIGHT ^b U-FACTOR	GLAZED FENESTRATION SHGC ^{b,e}	CEILING R-VALUE	WOOD FRAME WALL R-VALUE ^f	MASS WALL R-VALUE ^h	FLOOR R-VALUE	BASEMENT ^{c,g} WALL R-VALUE	SLAB ^d R-VALUE & DEPTH	CRAWL SPACE ^{c,g} WALL R-VALUE
0	NR	0.75	0.25	30	13 or 0& 10ci	3/4	13	0	0	0
1	NR	0.75	0.25	30	13 or 0& 10ci	3/4	13	0	0	0
2	0.40	0.65	0.25	49	13 or 0& 10ci	4/6	13	0	0	0
3	.30	0.55	0.25	49	20 or 13& 5ci ^h or 0& 15ci ^h	8/13	19	5ci or 13 ^f	10ci, 2 ft	5ci or 13 ^f
4 except Marine	.30	0.55	0.40	60	30 or 20&5ci ^h or 13& 10ci ^h or 0&20ci ^h	8/13	19	10ci or 13	10ci, 4 ft	10ci or 13
5 and Marine 4	0.30 ⁱ	0.55	NR	49	30 or 20&5ci ^h or 13& 10ci ^h or 0&20ci ^h	13/17	30	15ci or 19 or 13+5ci	10ci, 4 ft	15ci or 19 or 13+5ci
6	0.30 ⁱ	0.55	NR	60	30 or 20&5ci ^h or 13& 10ci ^h or 0&20ci ^h	15/20	30	15ci or 19 or 13& 5ci	10ci, 4 ft	15ci or 19 or 13& 5ci
7 and 8	0.30 ⁱ	0.55	NR	60	30 or 20&5ci ^h or 13&10ci ^h or 0&20ci ^h	19/21	38	15ci or 19 or 13& 5ci	10ci, 4 ft	15ci or 19 or 13& 5ci



SCHEDULES & NOTES

Project number	173	A-13
Date	11.07.25	
Drawn by	MO	
Checked by	DS	
		Scale

SUNROOM ADDITION

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South Dennis MA**



EXISTING HOUSE LEFT, PROPOSED ADDITION IS NOT VISIBLE FROM THE STREET OR ANY PUBLIC PLACE



STREET VIEW

BACK VIEW



0.625" X 10.25" HARDIE PLANK SIDING (FIBER CEMENT)- ARCHITECTURAL , 9 " EXPOSE OR EASTERN CEDAR SHINGLES 4 " TO WEATHER FACE
 1/2" EXTERIOR PLYWOOD
 2X6'S@ 16"O.C ON WALLS.
 R-30 COMPRESSED FIBERGLASS INSULATION ON WALLS AND R-49 ON ROOFS
 6 MIL POLYETHYLENE VAPOR BARRIER
 1/2" GYPSUM DRYWALL
 1 X 4 BEADED BOARD AT ALL SOFFITS
 ASTM D3462 FIBERGLASS ASPHALT SHINGLES



REFERENCE IMAGES

Project number	173	A-14
Date	11.07.25	
Drawn by	MO	
Checked by	DS	
		Scale

SUNROOM ADDITION

WWW.MORELORTA.COM

INFO@MORELORTA.COM

30 Olivia Walker Way
 South Dennis MA