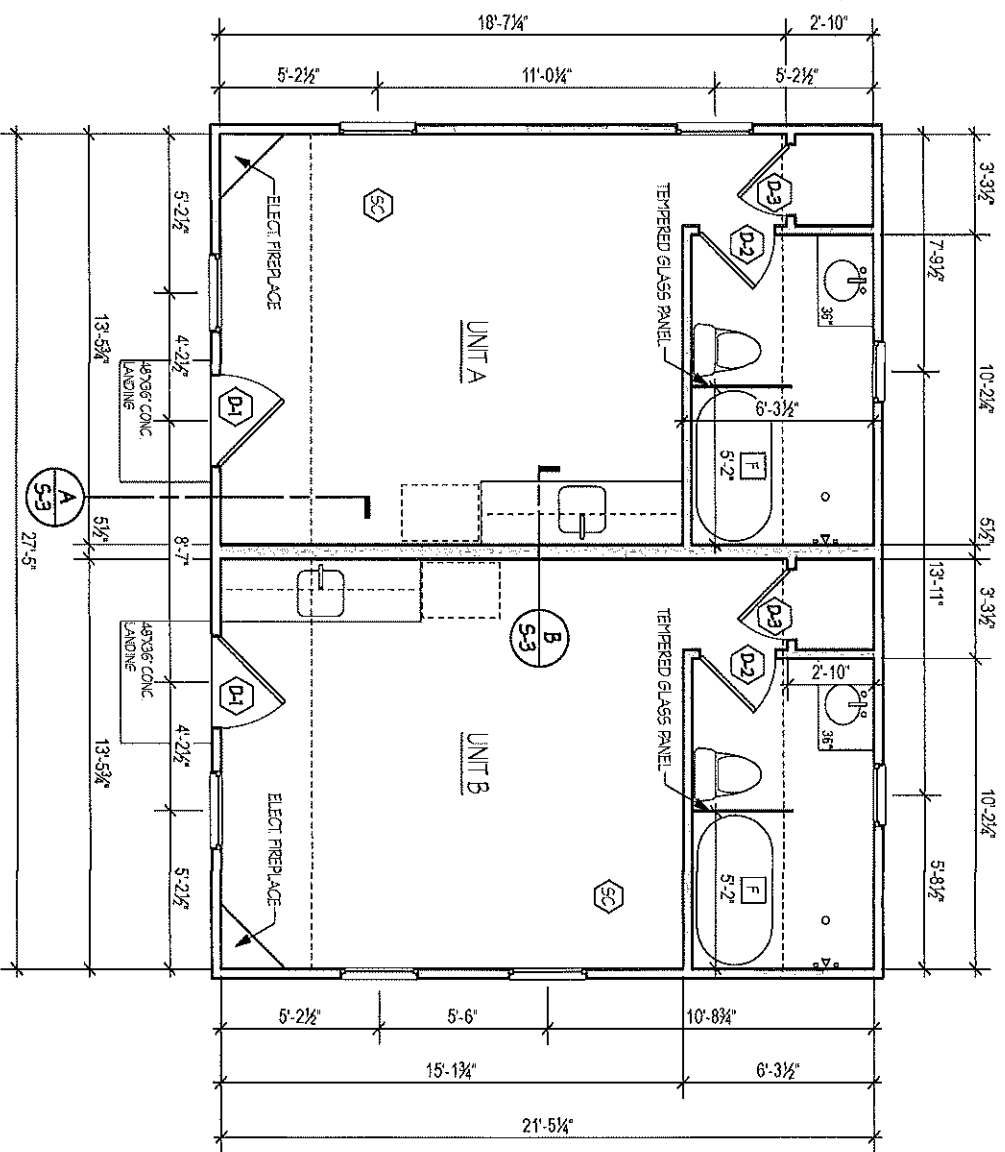


GENERAL NOTES/SPECIFICATIONS:

1. IT IS THE INTENT OF THESE DRAWINGS AND OBLIGATION OF THE CONTRACTOR AND ALL SUBCONTRACTORS TO MEET ALL REQUIREMENTS OF THE 2015 IRC & MASSACHUSETTS STATE BUILDING CODE 780 CMR 9.00 EDITION, AND ALL OTHER APPLICABLE CODES, STANDARDS AND REGULATIONS WHETHER SPECIFICALLY STATED IN THESE DOCUMENTS OR NOT. ANY CONFLICTS FOUND BETWEEN REGULATIONS AND THESE DOCUMENTS ARE TO BE IMMEDIATELY BROUGHT TO THE DESIGNER'S ATTENTION.
2. THE CONTRACTOR IS WHOLLY RESPONSIBLE FOR THE CORROBORATION OF ALL DIMENSIONS HEREIN SPECIFIED WITH THE ACTUAL FIELD DIMENSIONS. THOSE DIMENSIONS INDICATED ON THE DRAWINGS ARE TO THE FACE OF THE STUD, UNLESS OTHERWISE NOTED. ANY DISCREPANCIES, UNCORRECTED OR ABNORMAL SITUATIONS WHICH MAY ARISE DURING CONSTRUCTION ARE TO BE BROUGHT TO THE DESIGNER'S IMMEDIATE ATTENTION PRIOR TO PROCEEDING WITH THE WORK.
3. DRASTIC STOPPING: DRASTIC STOPPING AT ALL USABLE SPACE ABOVE OR BELOW CONCEALED SPACE MORE THAN 1000SF WITH 1/2" GNB OR 3/8" MIN. WOOD PANELS. FIRE STOPPING TO BE 2" THICK NOMINAL LUMBER, 3/4" PARTICLE BOARD, 1/2" GNB, OR 1/4" CEMENT BOARD AT ALL CONCEALED SPACES OF STUD WALLS @ CEILING AND FLOOR LEVELS, INTER CONNECTIONS BETWEEN VERTICAL & HORIZONTAL SPACES AT SOFFITS, DROP CEILING, AND COVE CEILING.
4. ELECTRICAL CONTRACTOR TO PROVIDE SMOKE & CARBON MONOXIDE DETECTORS PER CODE REQUIREMENTS.
5. HVAC CONTRACTOR TO PROVIDE DESIGN BUILD SERVICES. CO-ORDINATE LAYOUT WITH FRAMERS PRIOR TO FRAMING. PROVIDE EXHAUST FANS IN EACH AND EVERY BATHROOM VENTED DIRECTLY TO OUTSIDE.
6. PLUMBING CONTRACTOR TO PROVIDE DESIGN BUILD SERVICES. PROVIDE BUILDING INSPECTOR WITH ANY AND ALL REQUIRED DRAWINGS WITH PERMIT APPLICATION. SEE SITE PLAN FOR LOCATIONS OF REQUIRED TEANS, FOLLOW CODE & ENGINEERED LUMBER MANUFACTURERS GUIDELINES FOR CUTTING AND NOTCHING FRAMING MEMBERS.



DOOR SCHEDULE		
NUMBER	FINISHED OPENING	DOOR TYPE
D-1	3'-0" X 6'-5"	SOLID ENTRY - TWO PANEL W/TOP GLASS
D-2	2'-6" X 6'-8"	SOLID - TWO PANEL
D-3	2'-4" X 6'-8"	SOLID - TWO PANEL

babbitt design
 TAVIS R. BABBITT
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 EASTHAM, MA 02642
 TEL: 555-5201

LEGEND

- NEW WALL
- SMOKE & CO ALARM
- BATH EXHAUST FAN
- SECTION DETAIL

REVISIONS

NO.	DATE
1	OCTOBER 18, 2022

PROJECT
 SEAGULL COTTAGE
 91 CHASE ST.
 WEST HARMONCH, MA

SHEET TITLE
 PROPOSED FLOOR PLAN

SCALE 1/4" = 1'-0"

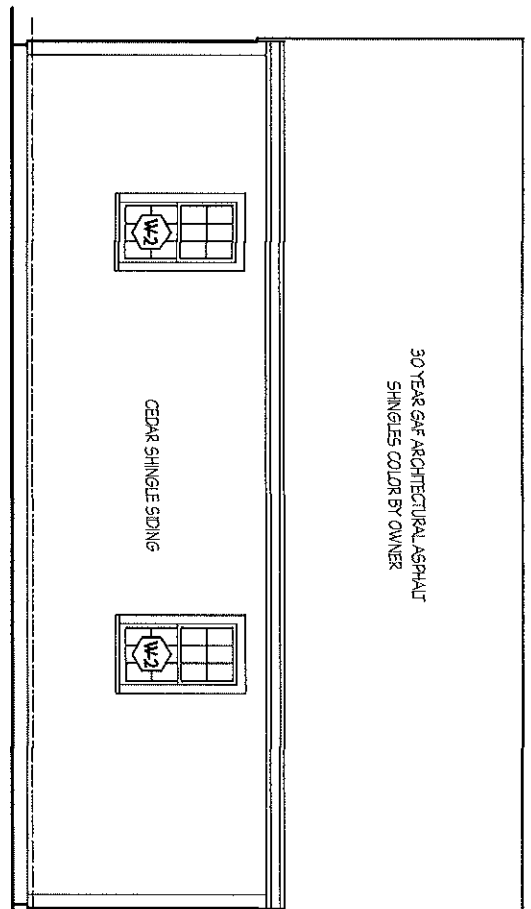
PROJECT # Z2561

DATE AUGUST 25, 2022

DRAWING #

A-1

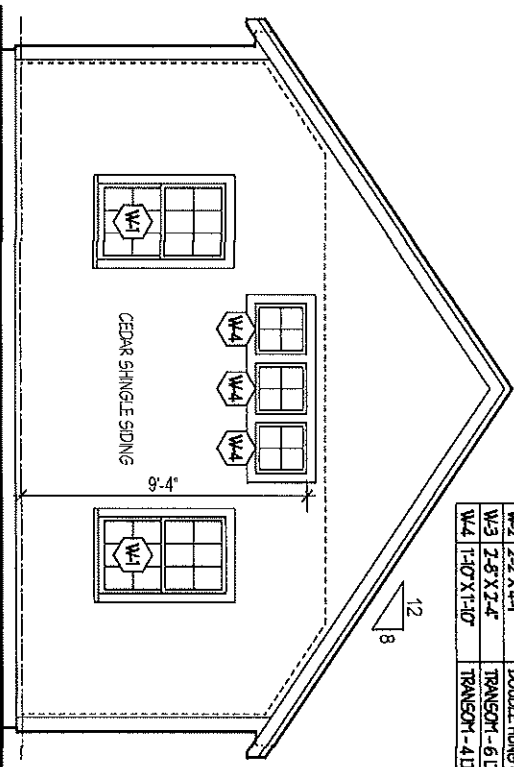
30 YEAR GAF ARCHITECTURAL ASPHALT
SHINGLES COLOR BY OWNER



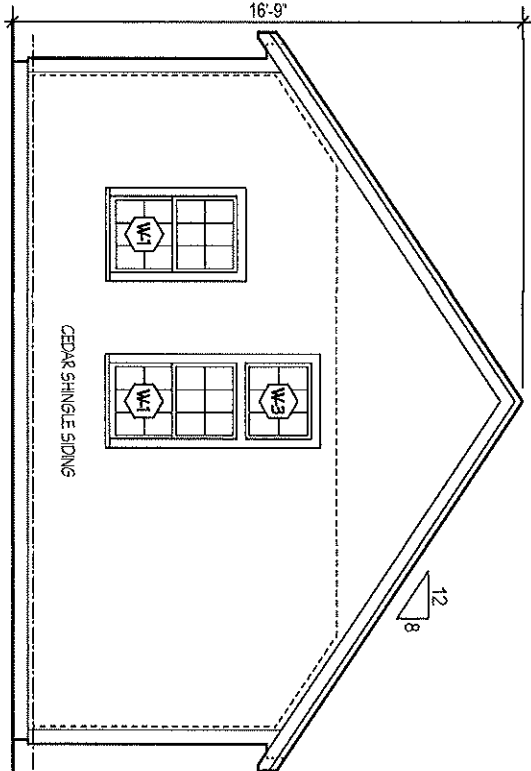
WEST ELEVATION

NO	ROUGH OPENING	WINDOW TYPE
W1	2'-8" X 4'-5"	DOUBLE HUNG - 6/6 II
W2	2'-2" X 4'-7"	DOUBLE HUNG - 6/6 II
W3	2'-8" X 2'-4"	TRANSOM - 6 II
W4	1'-0" X 1'-0"	TRANSOM - 4 II

SOUTH (DRIVEWAY) ELEVATION

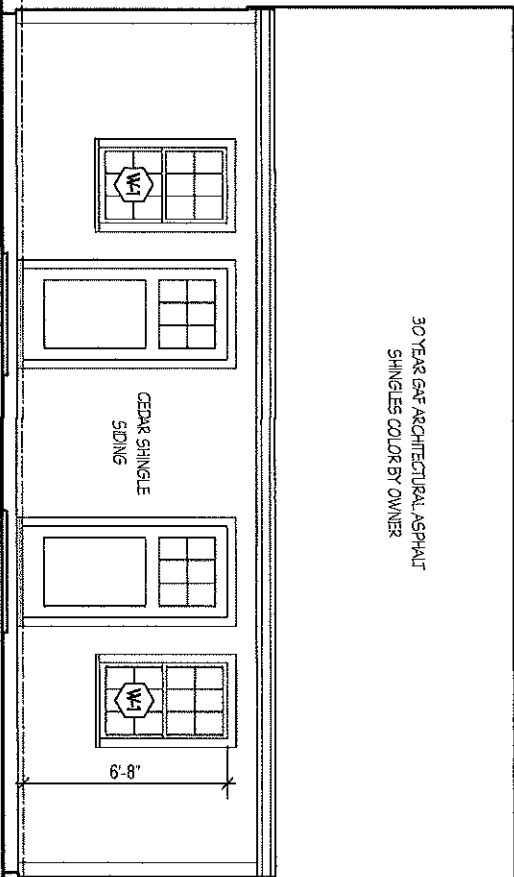


16'-9"



NORTH ELEVATION

30 YEAR GAF ARCHITECTURAL ASPHALT
SHINGLES COLOR BY OWNER



EAST ELEVATION

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781-592-9271

LEGEND

- EXISTING WALL
- NEW WALL
- SMOKE & CO. ALARM
- BATH EXHAUST FAN
- SECTION DETAIL

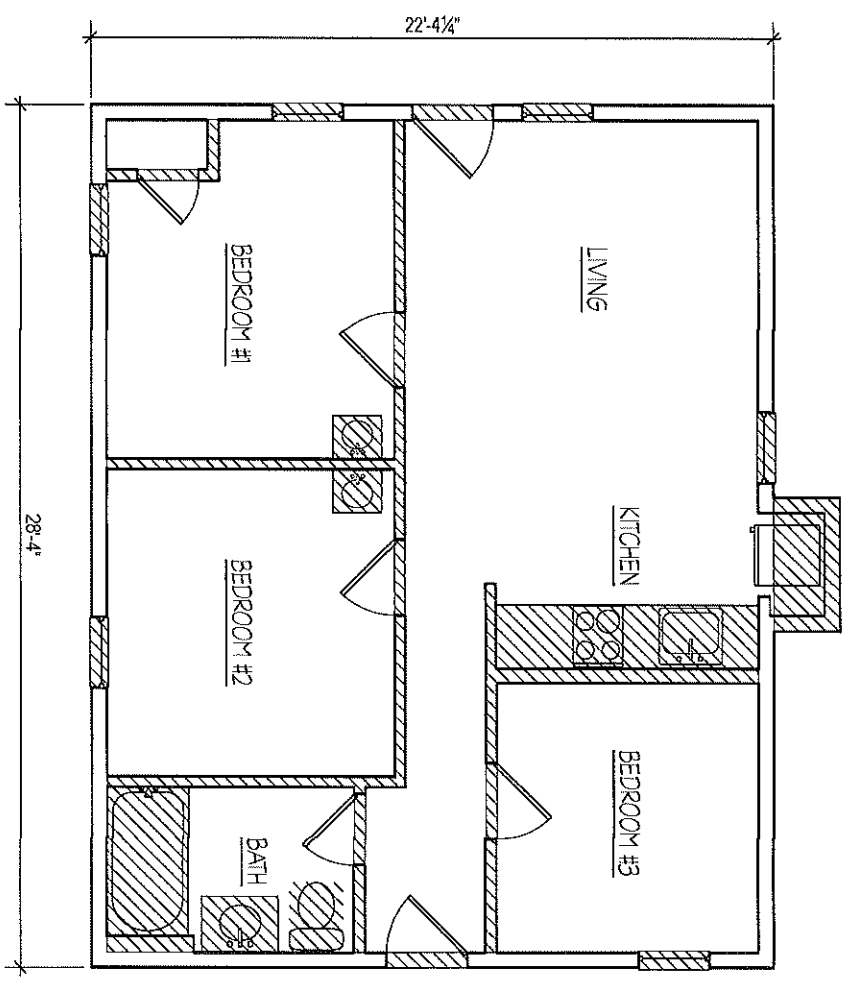
NO	DATE	REVISIONS
1	OCTOBER 18, 2022	

PROJECT: SEAGULL COTTAGE
91 CHASE ST.
WEST HARMWICH, MA

SHEET TITLE: PROPOSED ELEVATIONS

SCALE: 1/4" = 1'-0"
PROJECT #: 221561
DATE: AUGUST 25, 2022
DRAWING #:

A-2



WALLS & FINISHES TO BE DEMOLISHED

pabbitt
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 JAMES R. BARRETT
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 TEL: 508-502-9201

- LEGEND**
- EXISTING WALL
 - NEW WALL
 - STOVE & CO ALARM
 - BATH EXHAUST FAN
 - SECTION DETAIL

REVISIONS

NO.	DATE
1	OCTOBER 18, 2022

PROJECT
 SEAGULL COTTAGE
 91 CHASE ST.
 WEST HARMON, MA

SHEET NO. _____

EXISTING FLOOR / DEMO PLAN

SCALE 1/4" = 1'-0"

PROJECT # 220561

DATE AUGUST 25, 2022

DRAWING # _____

A-3

FRAMING NOTES/SPECIFICATIONS:

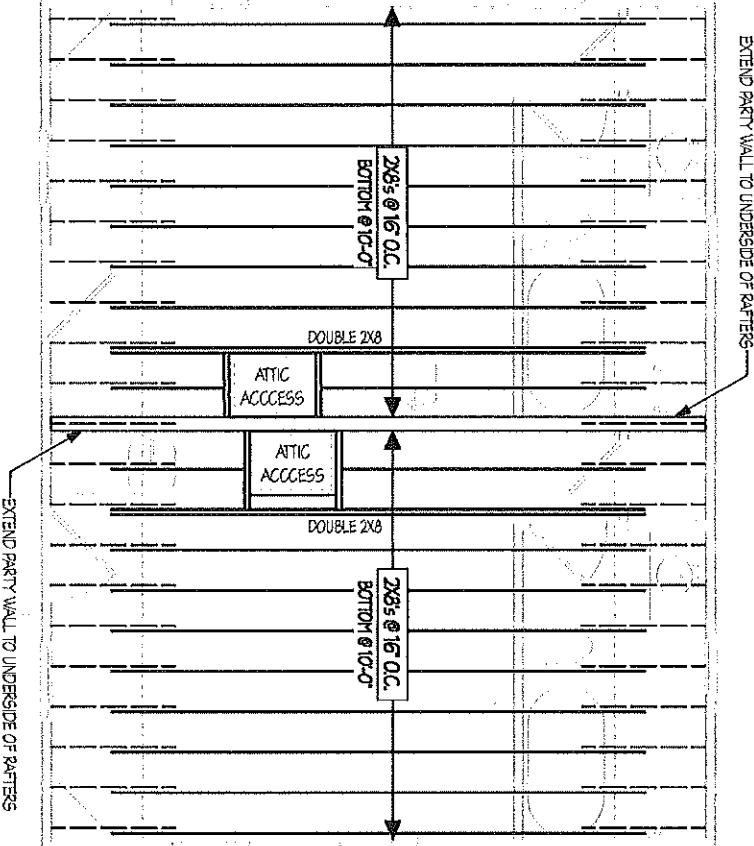
- A. ALL FRAMING STOCK TO BE SPT NO. 2 AND BTR. F3100, E1, 4.
- B. USE 2X6 STUDS (16" O.C.) AT EXTERIOR WALLS AND PLATES & 2X4 STUDS (16" O.C.) AT INTERIOR WALLS AND PLATES UNLESS NOTED OTHERWISE.
- C. SIDEWALL SHEATHING SHALL BE 7/16" ZIP SYSTEM.
- D. ROOF SHEATHING SHALL BE 5/8" ZIP SYSTEM ROOF SHEATHING - TAKE ALL JOINTS.
- E. ALL WALLING SHALL BE PER 2015 IRC & MASSACHUSETTS STATE BUILDING CODE - NINTH EDITION.
- F. INSTALL HURRICANE STRAPS AT ALL ROOF RAFTERS AND JOIST HANGERS AT ALL FLUSH FRAME CONDITIONS.
- G. SIDING SHALL BE CEDAR SHINGLES - EXPOSURE TO MATCH EXISTING.
- H. ROOFING SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS. USE ICE AND WATER SHIELD AT EAVES AND VALLEYS. STEP FLASH @ ALL CHIEK WALL CONDITIONS & ROLL FLASH @ HORIZONTAL CONDITIONS.
- I. PROVIDE ALL NECESSARY FIRE STOPS AT ALL REQUIRED LOCATIONS. BLOCK & POST SOLID AT ALL CONCENTRATED LOAD POINTS DOWN TO FOUNDATION OR BEAM BELOW.
- J. HEADER SIZES PER CODE (MINIMUM) AND AS NOTED. REVIEW ALL OTHER SPECIAL AND UNRESOLVED FIELD CONDITIONS WITH THE DESIGNER PRIOR TO PROCEEDING.
- K. EXTERIOR TRIM, CORNER BOVS, BRACE BOARDS, FROGAS AND FREEZES SHALL BE 5/4 STOCK FLASH AT ALL HORIZONTAL LOCATIONS.
- L. USE HOT DIPPED GALVANIZED NAILS FOR ALL STRUCTURAL FRAMING. USE STAINLESS FOR ALL DECKING RAILS AND TRELLIS & EXTERIOR TRIM.

TABLE 602.3(1)

REQUIREMENTS FOR WOOD STRUCTURAL WALL SHEATHING USED TO RESIST WIND PRESSURES. B & C

MINIMUM WALL	MINIMUM WOOD STRUCTURAL PANEL SPAN (INCHES)	MINIMUM PANEL THICKNESS (INCHES)	MAXIMUM STUD SPACING (INCHES)	PANEL WALL SHINGLES		ULTIMATE DESIGN WIND SPEED (MPH)
				Edges (inches o.c.)	Field (inches o.c.)	
SD Common (1.5)	24.0	7/8	16	6	12	140, 115, 115
SD Common (1.5) + 0.1333	24.0	7/8	16	6	12	140, 115, 115
SD Common (1.75)	24.0	7/8	16	6	12	140, 115, 115

- a. Panel design values are based on preservative treatment of wood. If preservative is not used, design values shall be reduced by 10%.
- b. Base is based on wind exposure category B. For other wind exposure categories, see ASCE 7-10, Table 6-5.
- c. For other wind exposure categories, see ASCE 7-10, Table 6-5.
- d. For other wind exposure categories, see ASCE 7-10, Table 6-5.



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 978-959-9201

REVISIONS	
NO.	DATE
1	OCTOBER 18, 2022

PROJECT: SEAGULL COTTAGE
 91 CHASE ST.
 WEST HAVEN, MA

SHEET TITLE: CEILING FRAMING PLAN

SCALE: 1/8" = 1'-0"
 PROJECT #: 220561
 DATE: AUGUST 25, 2022
 DRAWING #: _____

S-1

pabitt
design
TAVIS R. PABITT
85 HIGSBY RD
EASTMAN, VA 22644
703-552-8201

REVISIONS

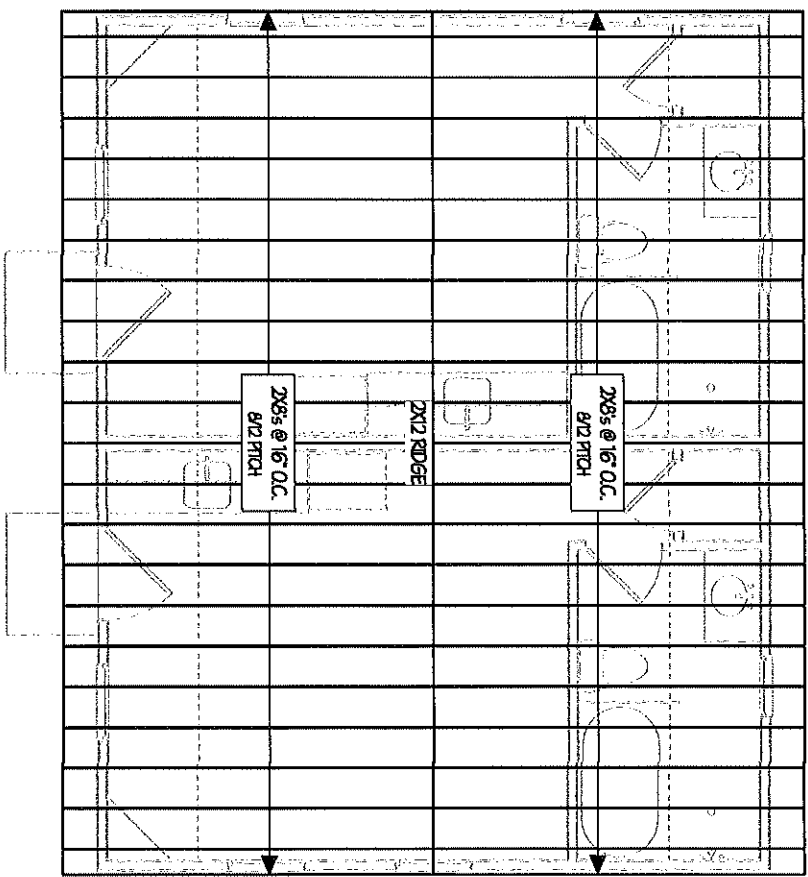
NO.	DATE
1	OCTOBER 18, 2022

PROJECT
SEAGULL COTTAGE
91 CHASE ST.
WEST HARMON, MA

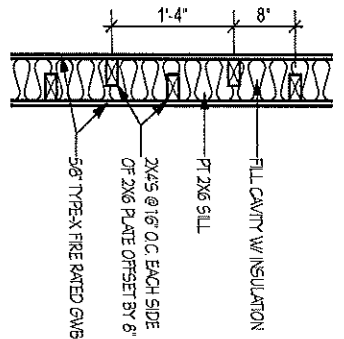
SHEET TITLE
ROOF FRAMING PLAN

SCALE 1/4" = 1'-0"
PROJECT # 220661
DATE AUGUST 23, 2022
DRAWING #

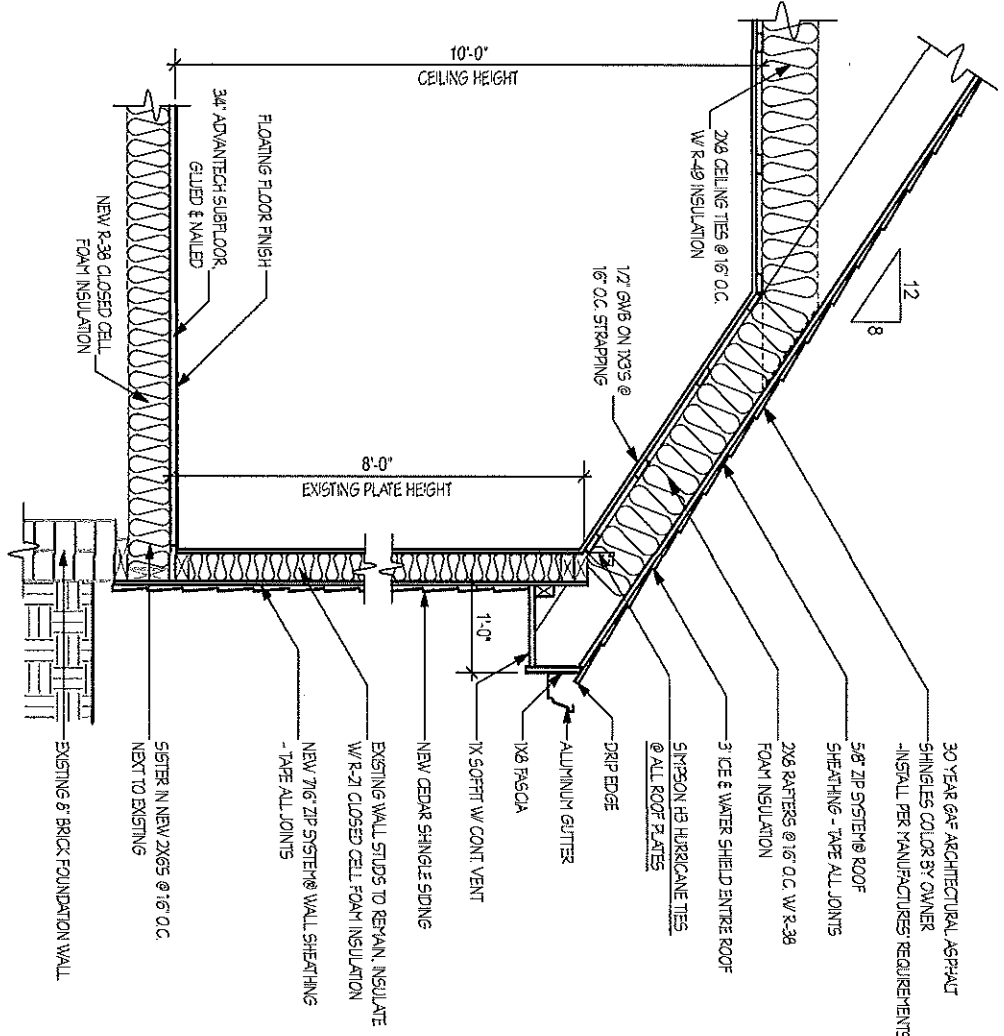
S-2



B 1HR PARTY WALL DETAIL
SCALE: 3/4" = 1'-0"



A EXTERIOR WALL SECTION
SCALE: 3/4" = 1'-0"



30 YEAR GAF ARCHITECTURAL ASPHALT SHINGLES COLOR BY OWNER -INSTALL PER MANUFACTURERS REQUIREMENTS

5/8\" ZIP SYSTEM® ROOF SHEATHING - TYPE ALL JOINTS

2X6 BATTERS @ 16\" O.C. W/ R-38 FOAM INSULATION

3 ICE & WATER SHIELD ENTIRE ROOF

SIMPSON HD HURRICANE TIES @ ALL ROOF PLATES

DRIP EDGE

ALUMINUM GUTTER

1X6 FASCIA

1X SCOFFIT W/ CONT VENT

NEW CEDAR SHINGLE SIDING

EXISTING WALL STUDS TO REMAIN, INSULATE W/ R-21 CLOSED CELL FOAM INSULATION

NEW 7/16\" ZIP SYSTEM® WALL SHEATHING - TYPE ALL JOINTS

5/8\" SIPITER IN NEW 2X6S @ 16\" O.C. NEXT TO EXISTING

EXISTING 6\" BRICK FOUNDATION WALL

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LEGEND

- EXISTING WALL
- NEW WALL
- SHOKE & CO ALUMINUM
- BATH EXHAUST FAN
- SECTION DETAIL

NO	DATE	REVISIONS
1	OCTOBER 18, 2022	

PROJECT: SEAGULL COTTAGE
91 CHASE ST.
WEST HARWICH, MA

SHEET TITLE: SECTION DETAILS
A & B

SCALE: 3/4" = 1'-0"

PROJECT #: Z21561

DATE: AUGUST 25, 2022

DRAWING #: S-3