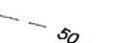
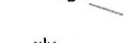

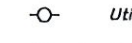
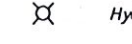

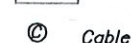
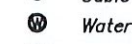

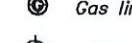






LEGEND:

-  Existing Spot Elevation
-  Existing Contour
-  Light Post
-  Utility Pole
-  Hydrant
-  Existing Septic Component
-  Cable service
-  Water service
-  Electric line/service
-  Gas line/service
-  Test Hole location
-  Concrete bound found
-  Manhole cover
-  Existing tree

ZONE: R-H-1

Pre-existing, Non-conforming

SETBACKS:
 Front: 25'
 Side: 20'
 Rear: 20'

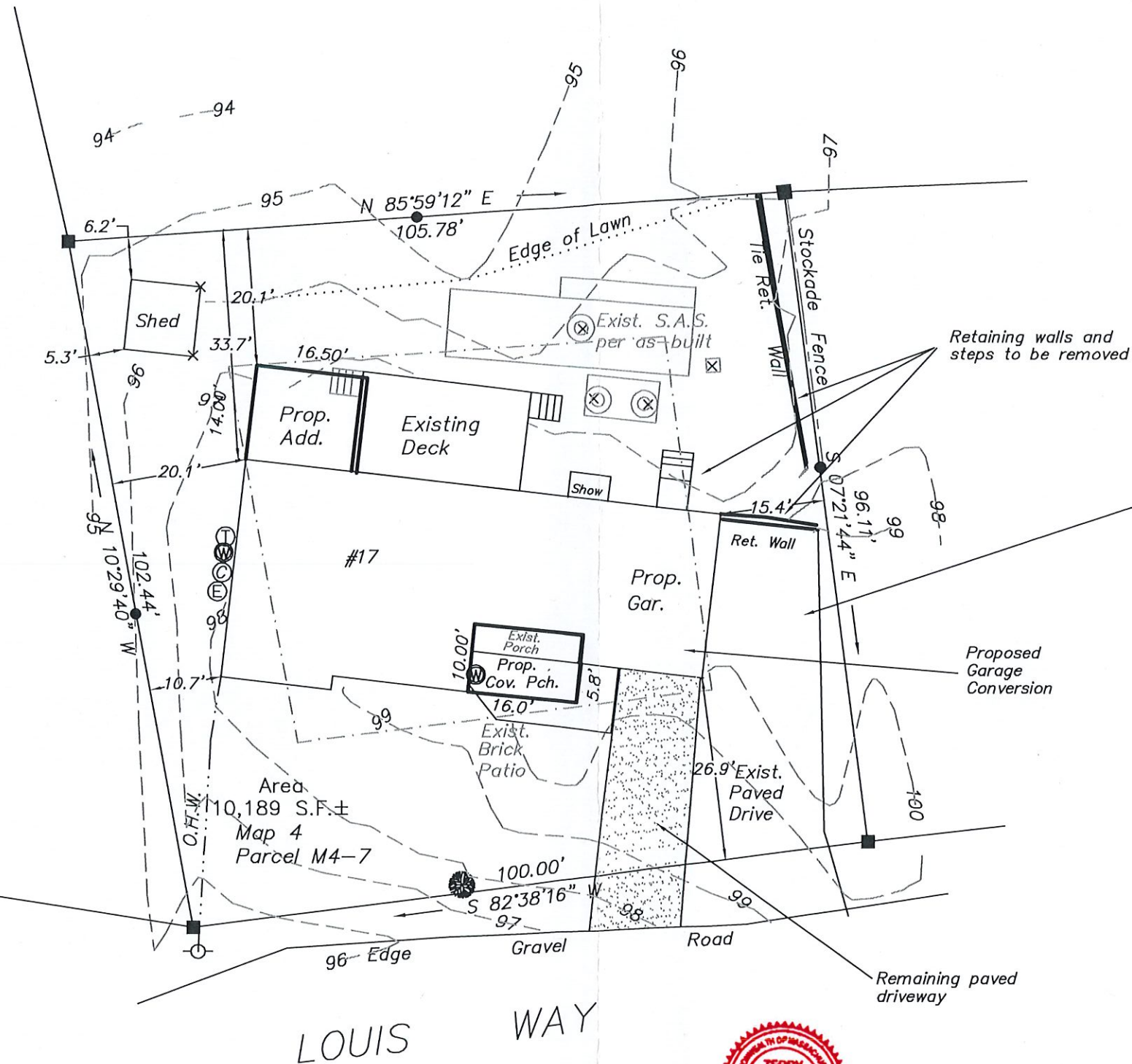
L.C.C. 37353A



ZONING DIST. R-H-1	Required	Existing	Proposed
Min. Lot Area	40,000	10,189	10,189
Min. Lot Frontage	150'	100.00'	100.00'
Front Setback	25'	26.9'	26.9'
Side Setback	20'	10.7'	20.1'
Side Setback	20'	15.4'	15.4'
Rear Setback	20'	33.7'	20.1'
Maximum Height Feet	30'	26'	26'
Maximum Height Stories	2 1/2	2	2
Max. Building Coverage	30%	20.2%	23.4%
Max. Site Coverage	35%	37.4%	31.6%

Existing bldg. cov. = 2055/10,189=20.2%
 Existing lot cov. = 3806/10,189=37.4%
 Proposed bldg. cov.=2378.8/10,189=23.4%
 Proposed lot cov.=3218.8/10,189=31.6%

Scale: 1"=20'



Retaining walls and steps to be removed

Pavement to be removed and loamed and seeded with grass

Proposed Garage Conversion

Remaining paved driveway

PLAN OF LAND
 SHOWING PROPOSED ADDITION
 IN
 HARWICH, MA.

PREPARED FOR:
 DERRICK TALLMAN

17 LOUIS WAY

SCALE: 1"=20' JUNE 9, 2021
 Rev. 12/21/2021



TERRY A. WARNER, P.L.S.
 22 LONG ROAD
 HARWICH, MA. 02645
 (508) 432-8309

Terry A. Warner

DRAWING INDEX

- A0.0 TITLE PAGE
- A0.1 GENERAL NOTES
- A0.2 EXISTING & PROPOSED PLOT PLAN
- A1.1 EXISTING FOUNDATION DEMO PLAN
- A1.2 EXISTING FIRST FLOOR DEMO PLAN
- A1.3 EXISTING ROOF DEMO PLAN
- A1.4 PROPOSED FIRST FLOOR PLAN
- A1.5 PROPOSED SECOND FLOOR PLAN
- A1.6 PROPOSED ROOF PLAN
- A2.1 EXISTING & PROPOSED FRONT ELEVATION
- A2.2 EXISTING & PROPOSED LEFT ELEVATION
- A2.3 EXISTING & PROPOSED REAR ELEVATION
- A2.4 EXISTING & PROPOSED RIGHT ELEVATION
- A3.1 SECTION 'A' & 'B'
- A3.2 SECTION 'C' & 'D'
- A4.1 WINDOW SCHEDULE
- A4.2 DOOR SCHEDULE
- A5.1 PROPOSED FIRST FLOOR FINISH PLAN
- A5.2 PROPOSED SECOND FLOOR FINISH PLAN
- A6.1 INTERIOR ELEVATIONS A-F
- A6.2 INTERIOR ELEVATIONS G-O
- AD1 ACCESSIBILITY DETAILS
- AD2 ARCHITECTURAL DETAILS A-N
- S1 FOUNDATION PLAN
- S2 FIRST FLOOR FRAMING PLAN
- S3 SECOND FLOOR FRAMING PLAN
- S4 SECOND FLOOR CEILING FRAMING PLAN
- S5 ROOF FRAMING PLAN
- E1 FIRST & SECOND FLOOR ELECTRICAL PLAN

SCOPE OF WORK

CONSTRUCT NEW TWO-BEDROOM, SHARED BATH, SECOND FLOOR ADDITION OVER EXISTING LIVING ROOM, DINING ROOM, BATHROOM AND TWO BEDROOMS. RECONFIGURE AND EXPAND FIRST FLOOR BATHROOM AND WIDEN DOORS TO BEDROOMS. REMOVE CHIMNEY AND OPEN KITCHEN TO LIVING ROOM AND LIVING ROOM TO DINING ROOM. REMODEL KITCHEN AND CONVERT HALLWAY AND OFFICE BACK TO GARAGE.

THE RENDERINGS ARE FOR VISUALIZATION PURPOSES ONLY - MAY DIFFER SLIGHTLY FROM ACTUAL



EXISTING FRONT RENDERING



PROPOSED FRONT RENDERING

APPLICABLE CODES

BUILDING CODE: 2015 IRC WITH 780 CMR NINTH EDITION MASSACHUSETTS AMENDMENTS
 ENERGY CODE: BBR5 STRETCH CODE WITH 2020 IECC AMENDMENTS

ZONING INFO

ZONING DISTRICT
 TOWN OF HARWICH
 R-H-1 (RESIDENTIAL HIGH DENSITY)

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH LOCAL, COUNTY, STATE AND FEDERAL CODES AND ORDINANCES.
2. GENERAL CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES.
3. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS, INCLUDING CLEARANCES REQUIRED BY OTHER TRADES AND NOTIFY ARCHITECT/OWNER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK. ALL EXISTING DIMENSIONS ARE TO THE FACE OF FINISHED SURFACE UNLESS NOTED OTHERWISE. DO NOT SCALE DRAWINGS.
4. GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS.
5. FOR THE PURPOSE OF THE DOCUMENTS, TO "INSTALL" SHALL MEAN TO PROVIDE ALL FASTENERS, MISCELLANEOUS HARDWARE, BLOCKING, ELECTRICAL CONNECTIONS, PLUMBING CONNECTIONS, AND OTHER ITEMS REQUIRED FOR A COMPLETE AN OPERATION INSTALLATION, UNLESS OTHERWISE NOTED.

ARCHITECTURE FIRM:



CONTRACTOR:



STRUCTURAL ENGINEER:



- I. BUILDING DESIGN CODE REFERENCE
 A. 9TH EDITION MASSACHUSETTS BUILDING CODE (IRC 2015 + AMENDMENTS)
- II. BUILDING DESIGN LOADS USED
 A. DEAD LOADS
 B. ROOF FRAMING: 15 PSF
 C. ATTIC DEAD LOADS: 10 PSF
 D. ATTIC LIVE LOADS: 20 PSF
 E. TYPICAL FLOOR LIVE LOAD: 40 PSF
 F. EXTERIOR WALL SELF WEIGHT LOAD: 20 PSF
 G. INTERIOR/PARTITION SELF WEIGHT LOAD: 10 PSF
- B. LIVE LOADS
 A. UNINHABITABLE ATTIC WITH LIMITED STORAGE: 20 PSF
 B. UNINHABITABLE ATTIC WITHOUT STORAGE: 10 PSF
 C. TYPICAL FLOOR LIVE LOAD: 40 PSF
 D. SLEEPING QUARTERS FLOOR LIVE LOAD: 30 PSF (TYPICALLY NOT USED)
- C. SNOW LOADS
 A. GROUND SNOW LOAD: 25 PSF
 B. MINIMUM FLAT ROOF SNOW LOAD: 25 PSF
- D. WIND LOADS
 A. BASIC WIND SPEED, V = 140 MPH
 B. EXPOSURE "C"
 C. RISK CATEGORY II
 D. VELOCITY PRESSURE COEFFICIENT (KZ) = 0.91
 E. TOPOGRAPHIC FACTOR (KT) = 1.0
 F. WIND DIRECTIONALITY FACTOR (KD) = 0.85
- III. SPECIFIED MATERIALS
 A. SAWN LUMBER: SPRUCE-PINE- FIR #2 OR BETTER
 B. ENGINEERED LUMBER (BEAMS): BOISE CASCADE VERSA- LAM LVL 2.1E 3100 FB
 C. ENGINEERED LUMBER (POSTS):WEYERHAUSER PARALLAM PSL 1.8E- 2500 FB
 D. ENGINEERED LUMBER (FLOOR JOISTS) : BOISE CASCADE ALLJOIST AJS 25
 E. DECK BEAMS AND JOISTS: SOUTHERN YELLOW PINE, #1 OR BETTER, P.T.
 F. STEEL BEAMS: A572, GRADE 50, FY=50 KSI
 G. STEEL COLUMNS: ASTM A53, TYPE E (FY=35 KSI), SCHEDULE 40
 H. STEEL ANGLES AND CUSTOM CONNECTIONS: ASTM A36 (FY=36 KSI)

Todd Riley, PE
 Digitally signed by Todd Riley, PE
 Date: 2022.10.21 11:43:18 -04'00'



Oct-21-2022
 Todd Riley

**PROJECT ADDRESS: 17 LOUIS WAY,
 HARWICH, MA 02645**

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 DENNISPORT, MA 02639
 (508) 766-6900
 encoreco.com



CONTRACTOR
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 Suite 10 C
 Ashland, MA 01721
 (508) 881-7992
 gmthomedesigns.com



ARCHITECTURE FIRM
 Digitally signed by Todd Riley, PE
 Date: 2022.10.21 11:43:18 -04'00'



TITLE PAGE

SHEET TITLE:

PROJECT ADDRESS:
 DERRICK & FRANCINE
 TALLMAN
 17 LOUIS WAY
 HARWICH, MA 02645

REV. DATE:
 10/21/2022

SHEET:
 A0.0

**GENERAL NOTES/CODE REQUIREMENTS PER THE IRC 2015 AND THE MSBC
AMENDMENTS 2015 AND IECC 2020 WITH AMENDMENTS + BBRS STRETCH CODE**

SECTION R302 - FIRE-RESISTANT CONSTRUCTION

R302.1 Exterior walls.
Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1(1).

SECTION R303 - LIGHT, VENTILATION AND HEATING

R303.1 Habitable rooms.
Habitable rooms shall have an aggregate glazing area of not less than 8 percent of the floor area of such rooms. Natural ventilation shall be through windows, skylights, doors, louvers or other approved openings to the outdoor air. Such openings shall be provided with ready access or shall otherwise be readily controllable by the building occupants. The openable area to the outdoors shall be not less than 4 percent of the floor area being ventilated.

R303.3 Bathrooms.
Mechanical ventilation in accordance with section M1507 is required for all bathrooms with a shower or bathtub and rooms with a toilet.

R303.6 Stairway illumination.
Air exhaust and intake openings that terminate outdoors shall be protected with corrosion-resistant screens, louvers or grilles having an opening size of not less than 1/4 inch (6 mm) and a maximum opening size of 1/2 inch (13 mm), in any dimension. Openings shall be protected against local weather conditions. Outdoor air exhaust and intake openings shall meet the provisions for exterior wall opening protectives in accordance with this code.

R304.3 Minimum dimensions.
Habitable rooms shall not be less than 7 feet (2134 mm) in any horizontal dimension.

R305.1 Minimum height.
Habitable space and hallways shall have a ceiling height of not less than seven feet (2,134 mm). Bathrooms, toilet rooms, laundry rooms and habitable space in basements shall have a ceiling height of not less than six feet, eight inches (2,032 mm).

SECTION R307 - TOILET, BATH AND SHOWER SPACES

R307.1 Space required.
Fixtures shall be spaced in accordance with Figure R307.1, and in accordance with the requirements of Section P2705.1.

SECTION R310 - EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 Basements, habitable attics and every sleeping room shall have not less than one operable emergency escape and rescue opening.
Where basements contain one or more sleeping rooms, an emergency escape and rescue opening shall be required in each sleeping room.
Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

R310.1.1 Minimum opening area.
Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge. Window opening control devices complying with ASTM F 2090 shall be permitted for use on windows serving as a required emergency escape and rescue opening.

R310.2.1 Minimum Opening Area. Emergency and escape rescue openings shall have a net clear opening of not less than 5.7 ft² (0.530 m²). The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height opening shall be not less than 24 inches (610 mm) and the net clear width shall be not less than 20 inches (508 mm).

R311.1 Means of Egress. Dwelling units shall be provided with a primary and secondary means of egress in accordance with this section. Each means of egress shall provide a continuous and unobstructed path of vertical and horizontal egress travel from all portions of the dwelling to the egress doors. The primary means of egress shall not require travel through a garage but the secondary means of egress may. The required egress doors shall open directly into a public way or to a yard or court that opens to a public way.
NOTES:

1. In multi-level dwellings, including but not limited to townhouses, split-level and raised ranch style layouts, the two separate egress doors may be located on different levels.
2. Where site topography prevents direct access at two remote locations to grade from the normal level of entry, the two separate egress doors may be located on different levels.

R311.2 Egress Door. A primary and secondary egress door shall be provided for each dwelling unit and shall be as remote as possible from each other. The primary egress door shall be side-hinged, and shall provide a clear width of not less than 32 inches (813 mm) where measured between the face of the door and the stop, with the door open 90° (1.57 rad). The secondary egress door shall be side-hinged or sliding, and shall provide a clear width of not less than 28 inches (711 mm) where measured between the face of the door and the stop, with the door open 90° (1.57 rad). The clear height of side-hinged door openings shall be not less than 78 inches (1,981 mm) in height measured from the top of the threshold to the bottom of the stop. Sliding door clear width may be slightly less than 28 inches (711 mm) to conform to industry fabrication standards. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be capable of being readily opened from inside the dwelling without the use of a key or special knowledge or effort.

SECTION R401 - GENERAL

R401.1 Application.
The provisions of this chapter shall control the design and construction of the foundation and foundation spaces for buildings. In addition to the provisions of this chapter, the design and construction of foundations in flood hazard areas as established by Table R301.2(1) shall meet the provisions of Section R322. Wood foundations shall be designed and installed in accordance with AWC PWF.
Exception: The provisions of this chapter shall be permitted to be used for wood foundations only in the following situations:
1 In buildings that have no more than two floors and a roof.
2 Where interior basement and foundation walls are constructed at intervals not exceeding 50 feet (15 240 mm).

R401.3 Drainage.
Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of six inches (152 mm) within the first ten feet (3,048 mm). Temporary and finished grading shall not direct nor create flooding or damage to adjacent property during or after completion of construction.

R404.1 Concrete and masonry foundation walls.
Concrete foundation walls shall be selected and constructed in accordance with the provisions of Section R404.1.3. Masonry foundation walls shall be selected and constructed in accordance with the provisions of Section R404.1.2.

R405.1 Concrete or masonry foundations.
Drains shall be provided around concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system. Gravel or crushed stone drains shall extend not less than 1 foot (305 mm) beyond the outside edge of the footing and 6 inches (152 mm) above the top of the footing and be covered with an approved filter membrane material. The top of open joints of drain tiles shall be protected with strips of building paper. Except where otherwise recommended by the drain manufacturer, perforated drains shall be surrounded with an approved filter membrane or the filter membrane shall cover the washed gravel or crushed rock covering the drain. Drainage tiles or perforated pipe shall be placed on a minimum of 2 inches (51 mm) of washed gravel or crushed rock not less than one sieve size larger than the tile joint opening or perforation and covered with not less than 6 inches (152 mm) of the same material.

R406.1 Concrete and masonry foundation dampproofing.
Except where required by Section R406.2 to be waterproofed, foundation walls that retain earth and enclose interior spaces and floors below grade shall be dampproofed from the higher of (a) the top of the footing or (b) 6 inches (152 mm) below the top of the basement floor, to the finished grade. Masonry walls shall have not less than 3/8 inch (9.5 mm) portland cement parging applied to the exterior of the wall. The parging shall be dampproofed in accordance with one of the following:
1. Bituminous coating.
2. Three pounds per square yard (1.63 kg/m²) of acrylic modified cement.
3. One-eighth-inch (3.2 mm) coat of surface-bonding cement complying with ASTM C 887.
4. Any material permitted for waterproofing in Section R406.2.
5. Other approved methods or materials

SECTION R502 - WOOD FLOOR FRAMING

R502.1 General
Wood and wood-based products used for load-supporting purposes shall conform to the applicable provisions of this section.

R502.1.1 Sawn Lumber
Sawn lumber shall be identified by a grade mark of an accredited lumber grading or inspection agency and have design values certified by an accreditation body that complies with DOC PS 20. In lieu of a grade mark, a certificate of inspection issued by a lumber grading or inspection agency meeting the requirements of this section shall be accepted.

R502.1.1.1 Preservative-treated lumber.
Preservative treated dimension lumber shall also be identified as required by Section R317.2.

R502.1.1.2 End-jointed lumber.
Approved end-jointed lumber identified by a grade mark conforming to Section R502.1.1 shall be permitted to be used interchangeably with solid-sawn members of the same species and grade. End-jointed lumber used in an assembly required elsewhere in this code to have a fire-resistance rating shall have the designation "Heat Resistant Adhesive" or "HRA" included in its grade mark.

R502.1.2 Prefabricated wood I-joists.
Structural capacities and design provisions for prefabricated wood I-joists shall be established and monitored in accordance with ASTM D5055.

R502.1.3 Structural glued laminated timbers.
Glued laminated timbers shall be manufactured and identified as required in ANSI/AITC A190.1 and ASTM D 3737.

R502.2.2 Blocking and subflooring.
Blocking for fastening panel edges or fixtures shall be a minimum of utility grade lumber. Subflooring shall be a minimum of utility grade lumber, No. 4 common grade boards or wood structural panels as specified in Section R503.2. Fireblocking shall be of any grade lumber.

R502.8 Cutting, Drilling and notching.
Structural floor members shall not be cut, bored or notched in excess of the limitations specified in this section. See Figure R502.8.

R502.12 Draftstopping required.
Draftstopping shall be provided in accordance with Section R302.12.

R502.13 Fireblocking required.
Fireblocking shall be provided in accordance with Section R302.11.

SECTION R503 - FLOOR SHEATHING

R503.1 Lumber sheathing.
Maximum allowable spans for lumber used as floor sheathing shall conform to Tables R503.1, R503.2.1.1(1) and R503.2.1.1(2).

SECTION R506 - CONCRETE FLOORS (ON GROUND)

R506.1 General.
Concrete slab-on-ground floors shall be designed and constructed in accordance with the provisions of this section or ACI 332. Floors shall be a minimum 3 1/2 inches (89 mm) thick (for expansive soils, see Section R403.1.8). The specified compressive strength of concrete shall be as set forth in Section R402.2.

R506.1.1 Control Joints. Slabs shall be constructed with control joints having a depth of at least one quarter of the slab thickness but not less than one inch (25 mm). Joints shall be spaced at intervals not greater than 30 feet (9,144 mm) in each direction. Control joints shall be placed at locations where the slab width or length changes. See Exception per code

R506.2 Site preparation.
The area within the foundation walls shall have all vegetation, top soil and foreign material removed.

R506.2.1 Fill.
Fill material shall be free of vegetation and foreign material. The fill shall be compacted to ensure uniform support of the slab, and except where approved, the fill depths shall not exceed 24 inches (610 mm) for clean sand or gravel and 8 inches (203 mm) for earth.

R506.2.2 Base.
A 4-inch-thick (102 mm) base course consisting of clean graded sand, gravel, crushed stone, crushed concrete or crushed blast-furnace slag passing a 2-inch (51 mm) sieve shall be placed on the prepared sub-grade where the slab is below grade.
Exception: A base course is not required where the concrete slab is installed on well-drained or sand-gravel mixture soils classified as Group I according to the United Soil Classification System in accordance with Table R405.1.

R506.2.3 Vapor retarder.
A 6 mil (0.006 inch; 152 µm) polyethylene or approved vapor retarder with joints lapped not less than 6 inches (152 mm) shall be placed between the concrete floor slab and the base course or the prepared subgrade where no base course exists.

SECTION R609 - EXTERIOR WINDOWS AND DOORS

R609.1 General.
This section prescribes performance and construction requirements for exterior windows and doors installed in walls. Windows and doors shall be installed and flashed in accordance with the fenestration manufacturer's written instructions. Window and door openings shall be flashed in accordance with Section R703.4. Written installation instructions shall be provided by the fenestration manufacturer for each window or door.

SECTION R807 - ATTIC ACCESS

R807.1 Attic access applies
Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas that have a vertical height of 30 inches (762 mm) or greater over an area of not less than 30 square feet (2.8 m²). The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members.
The rough-framed opening shall be not less than 22 inches by 30 inches (559 mm by 762 mm) and shall be located in a hallway or other readily accessible location. Where located in a wall, the opening shall be not less than 22 inches wide by 30 inches high (559 mm wide by 762 mm high). Where the access is located in a ceiling, minimum unobstructed headroom in the attic space shall be 30 inches (762 mm) at some point above the access measured vertically from the bottom of ceiling framing members. See Section M1305.1.3 for access requirements where mechanical equipment is located in attics.

N1102.4 (R402.4) - AIR LEAKAGE (Mandatory)

The building thermal envelope shall be constructed to limit air leakage in accordance with the requirements of Sections N1102.4.1 through N1102.4.5.

N1102.4.1 (R402.4.1) Building thermal envelope.
The building thermal envelope shall comply with Sections N1102.4.1.1 and N1102.4.1.2. The sealing methods between dissimilar materials shall allow for differential expansion and contraction.

N1102.4.1.1 Installation
The components of the building thermal envelope as listed in Table N1102.4.1.1 shall be installed in accordance with the manufacturer's instructions and the criteria listed in Table N1102.4.1.1, as applicable to the method of construction. Where required by the building official, an approved third party shall inspect all components and verify compliance.

N1102.4.3 (R402.4.3) Fenestration air leakage.
Windows, skylights and sliding glass doors shall have an air infiltration rate of no more than 0.3 cfm per square foot (1.5 L/s/m²), and swinging doors no more than 0.5 cfm per square foot (2.6 L/s/m²), when tested according to NFRC 400 or AAMA WDM/CSA 101/LS 2/A440 by an accredited, independent laboratory and listed and labeled by the manufacturer.

N1102.4.5 (R402.4.5) Recessed lighting.
Recessed luminaires installed in the building thermal envelope shall be sealed to limit air leakage between conditioned and unconditioned spaces. All recessed luminaires shall be IC-rated and labeled as having an air leakage rate not more than 2.0 cfm (0.944 L/s) when tested in accordance with ASTM E 283 at a 1.57 psf (75 Pa) pressure differential. All recessed luminaires shall be sealed with a gasket or caulk between the housing and the interior wall or ceiling covering.

SECTION N1103 (R403) - SYSTEMS

N1103.1 Controls (Mandatory).
At least one thermostat shall be installed for each separate heating and cooling system.

N1103.1.1 Programmable thermostat.
The thermostat controlling the primary heating or cooling system of the dwelling unit shall be capable of controlling the heating and cooling system on a daily schedule to maintain different temperature set points at different times of the day. This thermostat shall include the capability to set back or temporarily operate the system to maintain zone temperatures down to 55°F (13°C) or up to 85°F (29°C). The thermostat shall initially be programmed by the manufacturer with a heating temperature set point no higher than 70°F (21°C) and a cooling temperature set point no lower than 78°F (26°C).

N1103.1.2 Heat pump supplementary heat (Mandatory).
Heat pumps having supplementary electric-resistance heat shall have controls that, except during defrost, prevent supplemental heat operation when the heat pump compressor can meet the heating load.

N1103.3 (R403.3) Ducts.
Ducts and air handlers shall be in accordance with Sections N1103.3.1 through N1103.3.5.

N1103.3.1 (R403.3.1) Insulation (Prescriptive).
Supply and return ducts in attics shall be insulated to a minimum of R-8 where 3 inches (76.2 mm) in diameter and greater and R-6 where less than 3 inches (76.2 mm) in diameter. Supply and return ducts in other portions of the building shall be insulated to a minimum of R-6 where 3 inches (76.2 mm) in diameter or greater and R-4.2 where less than 3 inches (76.2 mm) in diameter.
Exception: Ducts or portions thereof located completely inside the building thermal envelope.

N1103.2.2 (R403.3.2) Sealing (Mandatory).
Ducts, air handlers, filter boxes and building cavities used as ducts shall be sealed. Joints and seams shall comply with either the International Mechanical Code or Section M1601.4.1 of this code, as applicable.

N1103.3.5 (R403.3.5) Building cavities (Mandatory).
Building framing cavities shall not be used as ducts or plenums.

N1103.4 Mechanical system piping insulation (Mandatory).
Mechanical system piping capable of carrying fluids above 105°F (40°C) or below 55°F (13°C) shall be insulated to a minimum of R-3.

N1103.5 (R403.5) Service hot water systems.
Energy conservation measures for service hot water systems shall be in accordance with Sections N1103.5.1 through N1103.5.4.

N1103.6 (R403.6) Mechanical ventilation (Mandatory).
Each dwelling unit of a residential building shall be provided with continuously operating exhaust, supply or balanced mechanical ventilation that has been site verified to meet a minimum airflow per: 1. Energy Star Homes' Version 3.1; 2. ASHRAE 62.2-2013; or 3. the following formula for one- and two-family dwellings and townhouses of three or less stories above grade plane: see MA code for formulas and additions

N1103.7 (R403.7) Equipment sizing and efficiency rating (Mandatory).
Heating and cooling equipment shall be sized in accordance with ACCA Manual S based on building loads calculated in accordance with ACCA Manual L or other approved heating and cooling calculation methodologies. New or replacement heating and cooling equipment shall have an efficiency rating equal to or greater than the minimum required by federal law for the geographic location where the equipment is installed.

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gmthomedesigns.com



ARCHITECTURE FIRM
Digitally signed by Todd Riley, PE
DN: cn=Todd Riley, o=PE, email=t.riley@encoreco.com, c=US
Date: 2025.10.21 14:52:10 -0400

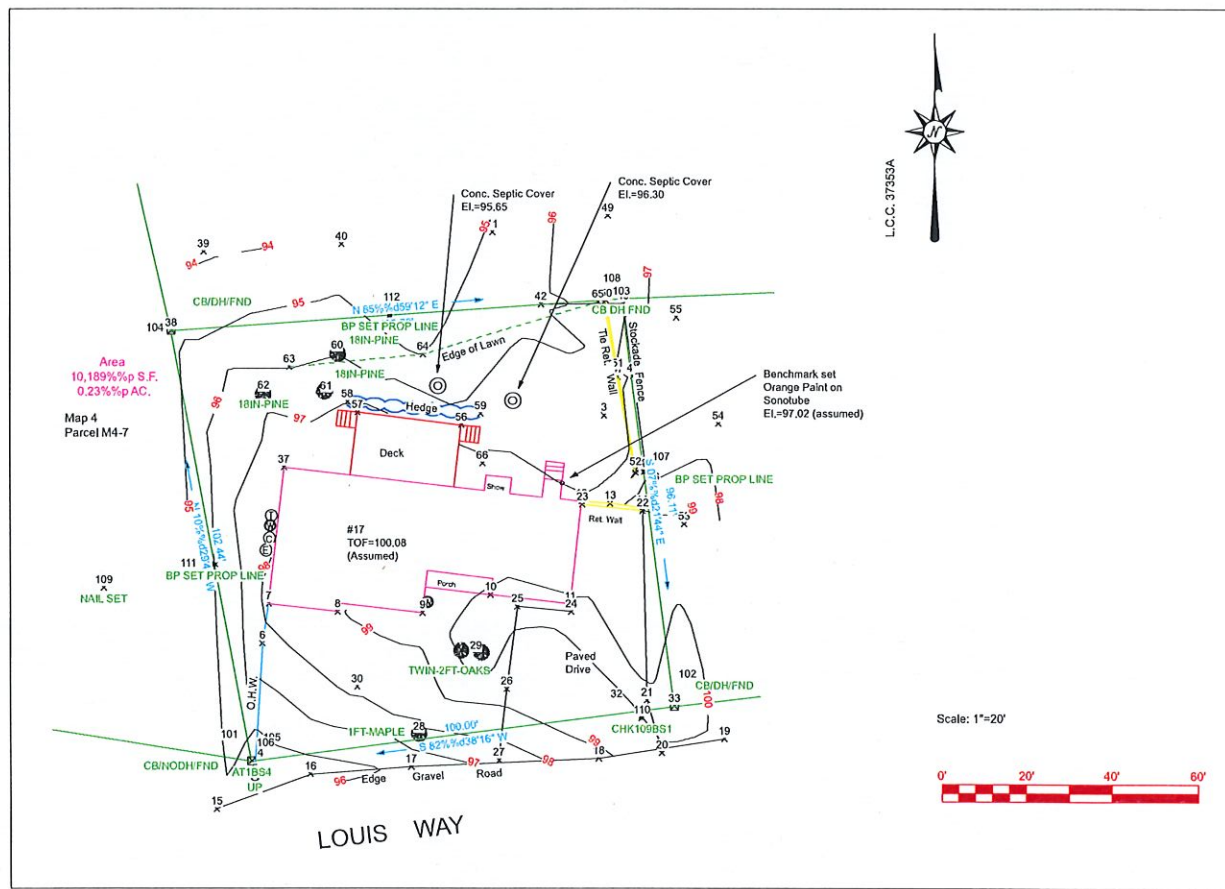


SHEET TITLE:
GENERAL NOTES

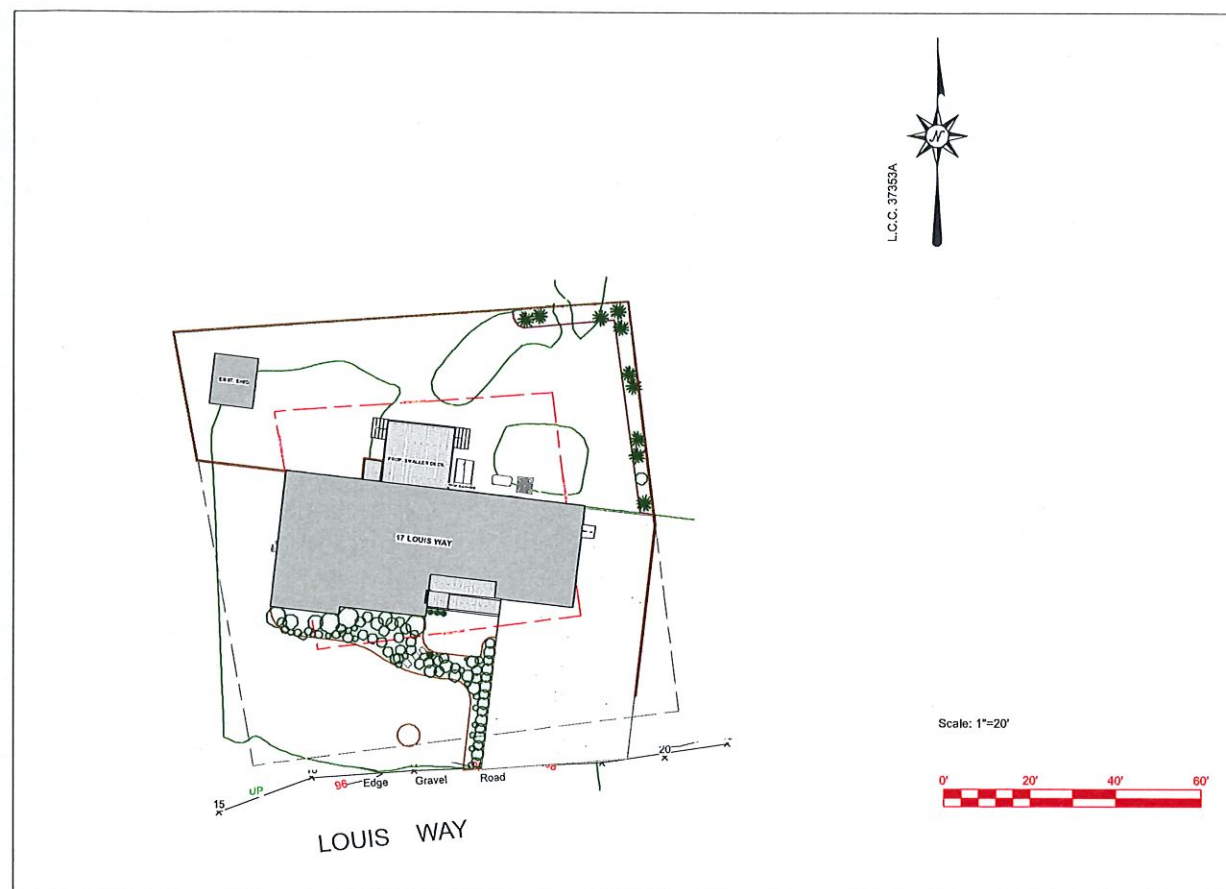
PROJECT ADDRESS:
DERRICK & FRANCINE
TALLMAN
17 LOUIS WAY
HARWICH, MA 02645

REV. DATE:
10/21/2022

SHEET:
A0.1



A EXISTING PLOT PLAN
A0.2 SCALE: 1" = 20'-0"



B PROPOSED PLOT PLAN
A0.2 SCALE: 1" = 20'-0"

CONTRACTOR
ENCORE DESIGN
REMODEL
103 MAIN ST.
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(508) 780-6900
encoreco.com

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by Todd Riley, PE
DN: cn=Todd Riley, o=Professional Engineers
of the State of Massachusetts, ou=Professional
Engineers of the State of Massachusetts, email=toddriley@pe.com

SHEET TITLE:
**EXISTING & PROPOSED PLOT
PLAN**

PROJECT ADDRESS:
DERRICK & FRANCINE
TALLMAN
17 LOUIS WAY
HARWICH, MA 02645

REV. DATE:
10/21/2022

SHEET:
A0.2

EXISTING FOUNDATION DEMO PLAN

WALL LEGEND:

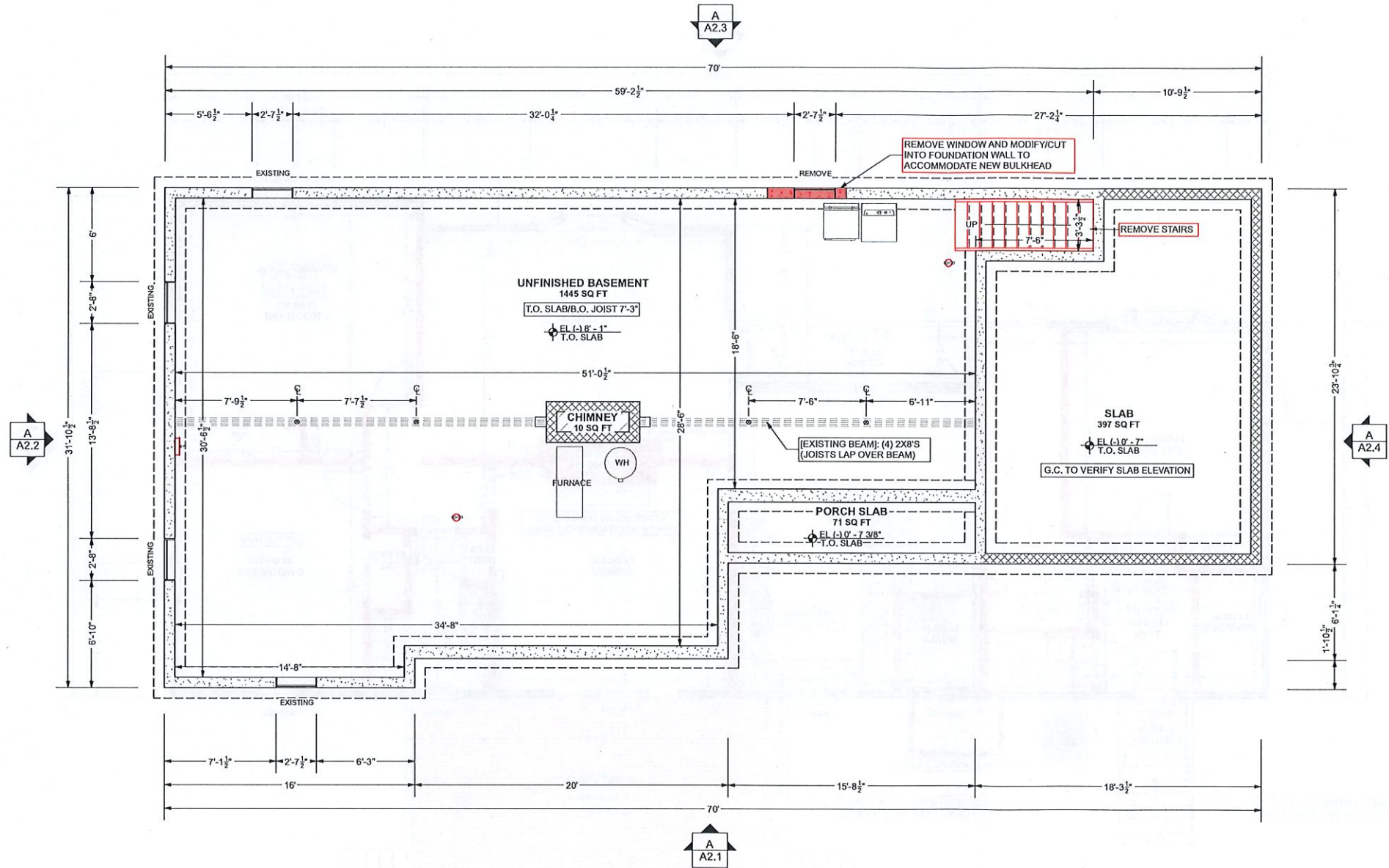
	8" CONCRETE FOUNDATION WALL, EXISTING
	8" CMU BLOCK FOUNDATION WALL, EXISTING
	2X4 EXTERIOR WALL, CLAPBOARD, EXISTING
	2X4 EXTERIOR WALL, CEDAR SHINGLE, EXISTING
	2X4 INTERIOR WALL, DEMO
	BRICK WALL, EXISTING, DEMO

DIMENSIONS:

- ALL EXISTING INTERIOR DIMENSIONS ARE FROM PLASTERED SURFACE TO SURFACE
- ALL EXTERIOR DIMENSIONS ARE TO EXTERIOR WALL SURFACES

DEMOLITION NOTES:

- REMOVE EXISTING STAIRS
- REMOVE WINDOW TO ACCOMMODATE NEW BULKHEAD
- MODIFY AND CUT INTO EXISTING FOUNDATION WALL TO ACCOMMODATE NEW BULKHEAD
- SET UP DUST, FLOOR AND SURFACE PROTECTION WHERE NEEDED
- REMOVE ALL DEMOLITION AND CONSTRUCTION DEBRIS FROM SITE



A EXISTING FOUNDATION DEMO PLAN
A1.1 SCALE: 1/4" = 1'-0"

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ARCHITECTS & DESIGNERS

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GMT
HOME DESIGNS
Architects & Designers

Digitally signed
by
Todd Riley, PE
Title: Professional Engineer

SHEET TITLE:
EXISTING FOUNDATION DEMO PLAN

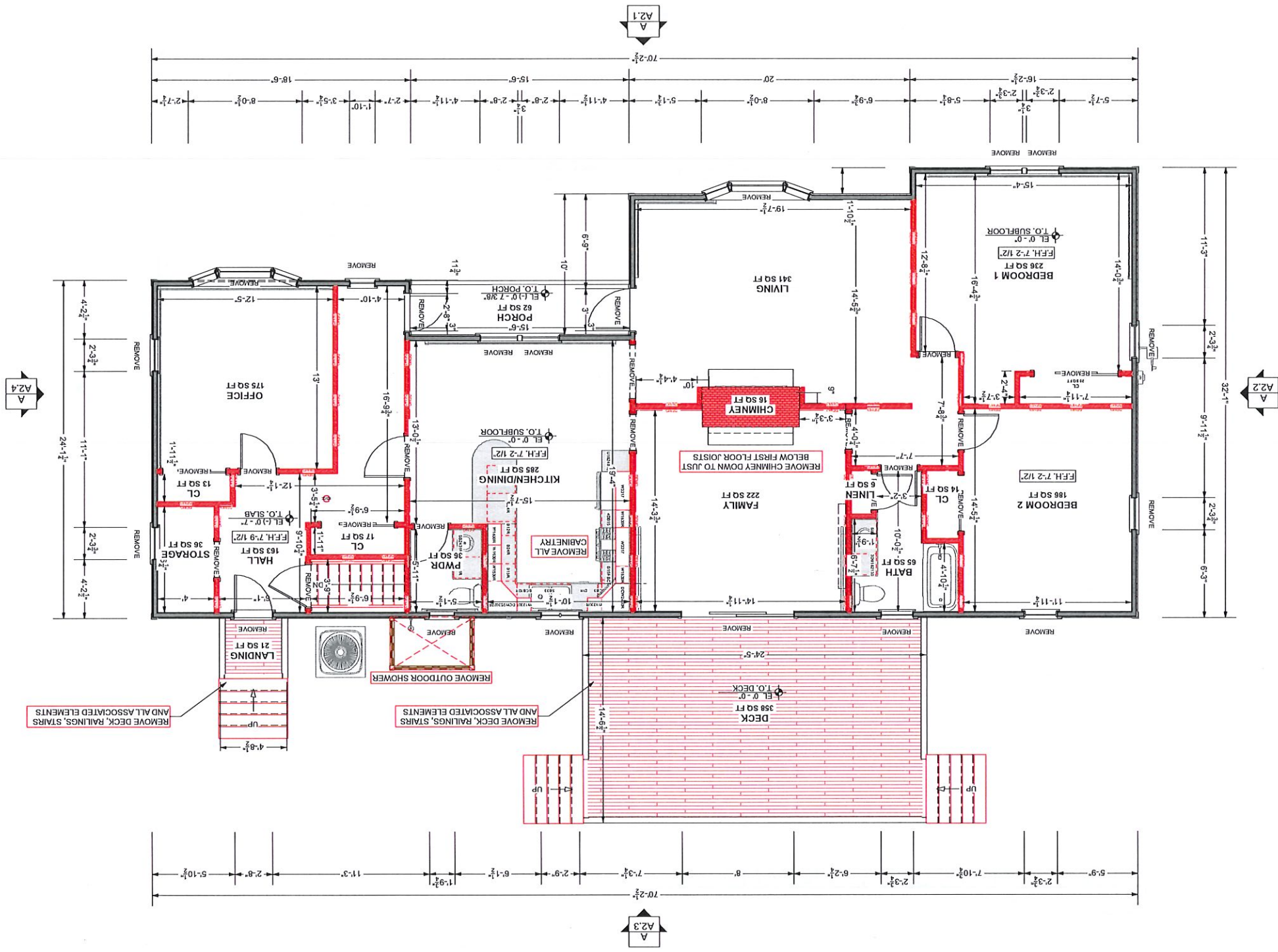
PROJECT ADDRESS:
**DERRICK & FRANCINE
TALLMAN
17 LOUIS WAY
HARWICH, MA 02645**

REV. DATE:
10/21/2022

SHEET:

A1.1

A1.2 EXISTING FIRST FLOOR DEMO PLAN
SCALE: 1/4" = 1'-0"



WALL LEGEND:

	BRICK WALL, EXISTING, DEMO
	2X4 INTERIOR WALL, DEMO
	2X4 EXTERIOR WALL, CEDAR SHINGLE, EXISTING
	2X4 EXTERIOR WALL, CLAPBOARD, EXISTING
	8" CMU BLOCK FOUNDATION WALL, EXISTING
	8" CONCRETE FOUNDATION WALL, EXISTING

DIMENSIONS:

- ALL EXISTING INTERIOR DIMENSIONS ARE FROM PLASTERED SURFACE TO SURFACE
- ALL EXTERIOR DIMENSIONS ARE TO EXTERIOR WALL SURFACES

DEMOLITION NOTES:

- GUT ENTIRE HOUSE AND GARAGE OF ALL CEILING, WALL AND FLOOR FINISHES
- REMOVE CHIMNEY DOWN TO JUST BELOW FIRST FLOOR SUBFLOOR
- REMOVE ALL WINDOWS AND EXTERIOR DOORS
- REMOVE DECKS, RAILINGS, STAIRS AND ALL ASSOCIATED ELEMENTS
- REMOVE ALL EXTERIOR SIDING
- MODIFY AND CUT EXTERIOR WALLS AND SIDING TO ACCOMMODATE NEW POSTS, WINDOWS AND DOORS
- REMOVE ALL DEMOLITION AND CONSTRUCTION DEBRIS FROM SITE



Todd Riley, PE
14818-A
No. 14818-A
State of Massachusetts
Commission on Registration

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ENCORE DESIGN/CONTRACTOR
100 MAIN ST.
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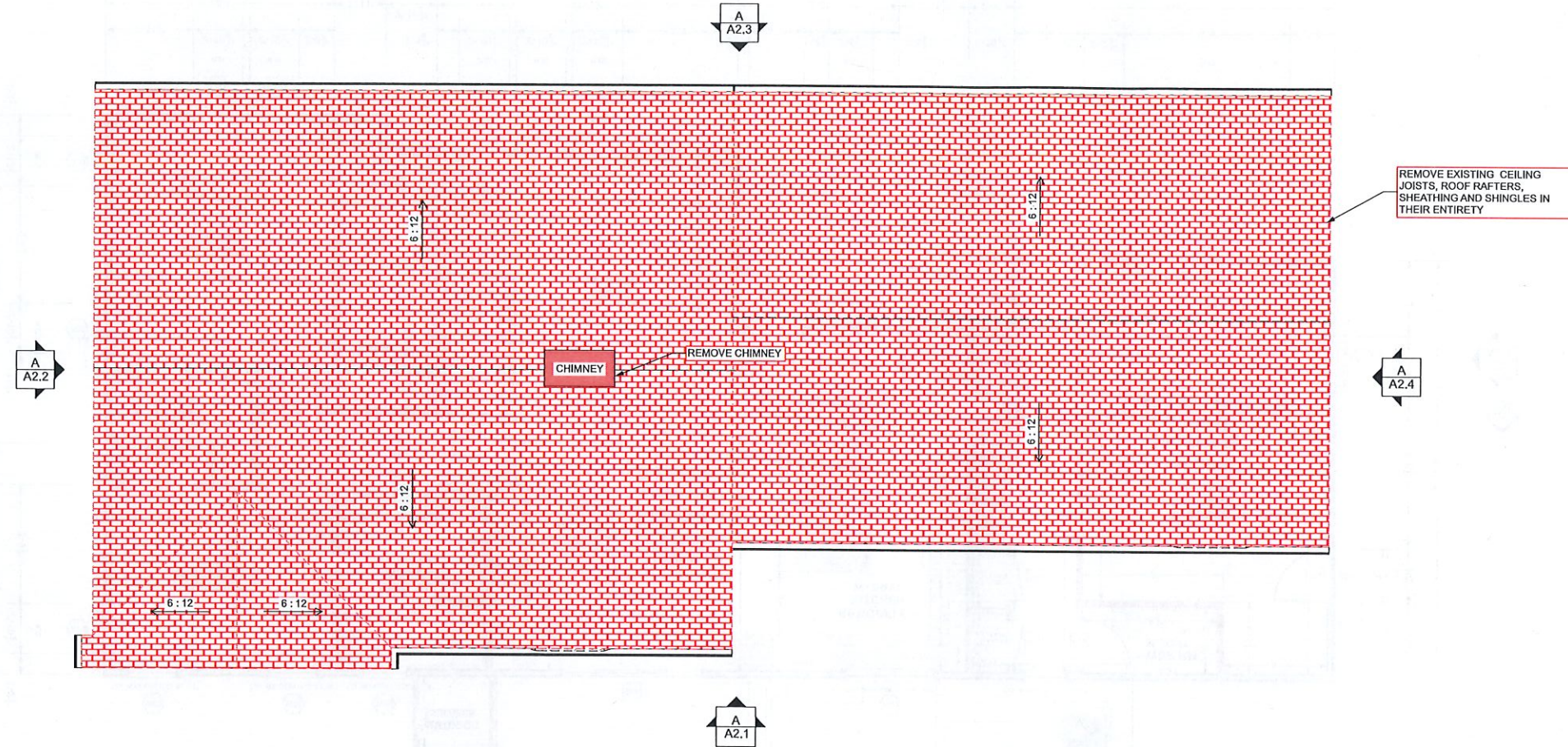
PROJECT ADDRESS:
DERRICK & FRANCIANE
TALLMAN
17 LOUIS WAY
HARWICH, MA 02845

REV. DATE:
10/21/2022

SHEET:
A1.2

SHEET TITLE:
EXISTING FIRST FLOOR DEMO PLAN

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(508) 760-6900
encoreco.com



ROOF LEGEND:

 ASPHALT SHINGLES, TO BE REMOVED

DIMENSIONS:

- ALL EXISTING INTERIOR DIMENSIONS ARE FROM PLASTERED SURFACE TO SURFACE
- ALL EXTERIOR DIMENSIONS ARE TO EXTERIOR WALL SURFACES

DEMOLITION NOTES:

- REMOVE EXISTING CEILING JOISTS, ROOF RAFTERS, SHEATHING AND SHINGLES IN THEIR ENTIRETY
- REMOVE ATTIC GABLE WALLS
- REMOVE CHIMNEY
- REMOVE ALL DEMOLITION AND CONSTRUCTION DEBRIS FROM SITE

A
A1.3 EXISTING ROOF DEMO PLAN
SCALE: 1/4" = 1'-0"

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CONTRACTOR
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ARCHITECTURE FIRM
GMT Home Designs, Inc.
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(508) 881-7992
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Digital Stamp
Todd
Riley, PE
Professional Engineer
Professional Seal

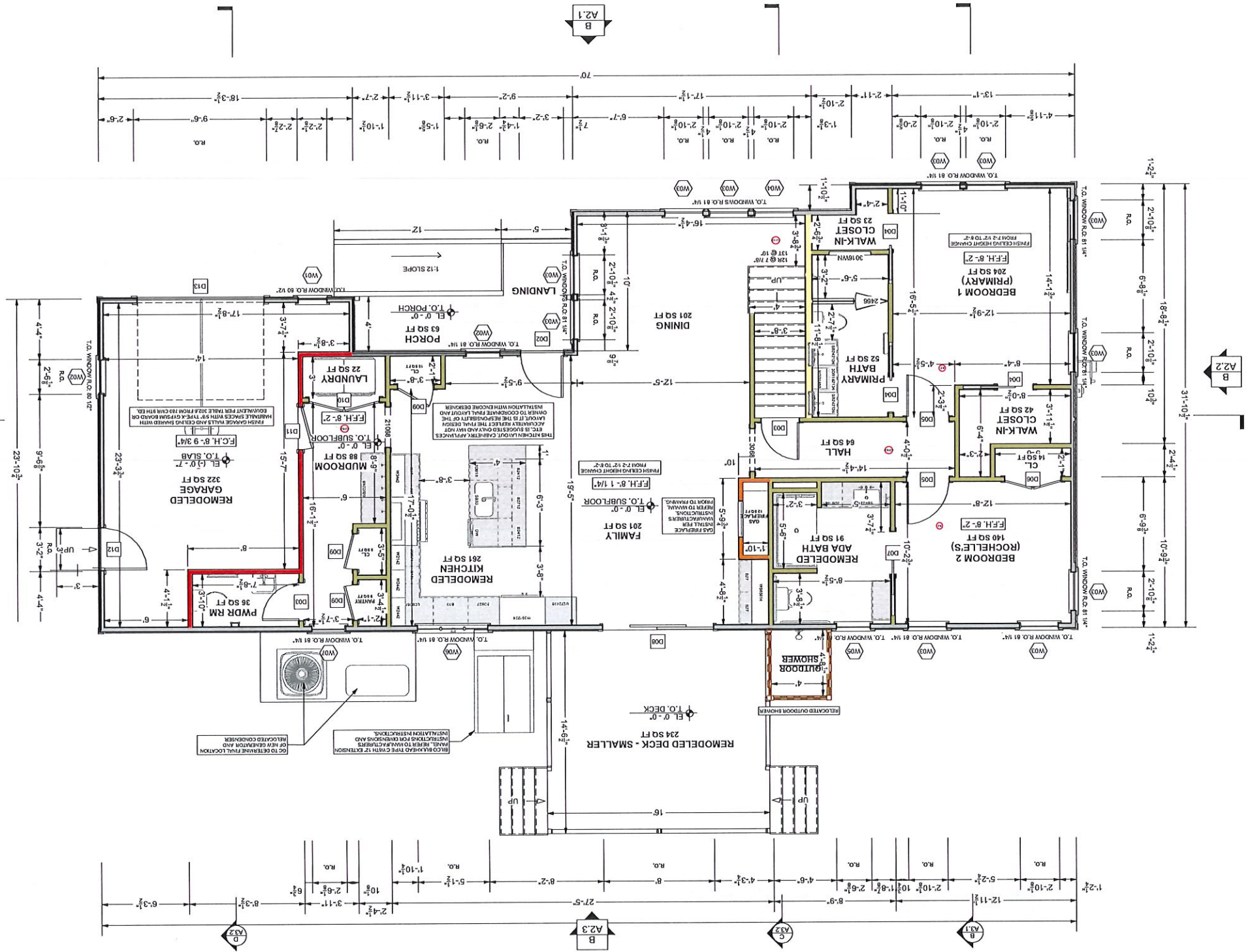
SHEET TITLE:
EXISTING ROOF DEMO PLAN

PROJECT ADDRESS:
DERRICK & FRANCINE
TALLMAN
17 LOUIS WAY
HARWICH, MA 02645

REV. DATE:
10/21/2022

SHEET:
A1.3

A1.4 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



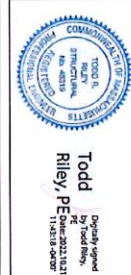
FINISHES NOTE:
SEE FINISH PLANS AND INTERIOR ELEVATIONS (PAGES A5.1-A6.2) FOR MORE INFORMATION ON KITCHEN, BATH AND BUILT-IN CABINETRY.
WINDOWS:
ANDERSEN 400 SERIES WITH WHITE CLAD EXTERIOR, PRE-FINISHED WHITE INTERIOR, FINELIGHT GRILLES BETWEEN THE GLASS AND STANDARD WHITE SCREENS. PLUMBING:
PROVIDE NEW WATER PIPING, DRAINS AND VENTS AS REQUIRED.
CONSTRUCTION NOTES:
- ALL EXISTING INTERIOR DIMENSIONS ARE FROM PLASTERED SURFACE TO SURFACE
- ALL EXTERIOR DIMENSIONS ARE TO EXTERIOR WALL SURFACES
- WHERE DOORS AND WINDOWS ARE NOT DIMENSIONED, CENTER IN WALL OR PLACE 4 INCHES NOMINAL FROM THE FACE OF FRAME TO THE FACE OF FINISH AT ADJACENT PERPENDICULAR WALL, UNLESS OTHERWISE NOTED.
DIMENSIONS:

Color/Pattern	Description
Blue	2X6 EXTERIOR WALL, TAG ECB (5 1/2"), PROPOSED
Green	2X6 EXTERIOR WALL, CEDAR SHINGLE, PROPOSED
Yellow	2X6 INTERIOR WALL, PROPOSED
Red	2X4 INTERIOR WALL, FIRE, PROPOSED
Orange	2X4 INTERIOR WALL, DRYWALL ONE SIDE, PROPOSED
Light Green	2X4 INTERIOR WALL, PROPOSED
Dark Green	2X4 EXTERIOR WALL, TAG ECB (5 1/2"), EXISTING
White	2X4 EXTERIOR WALL, CEDAR SHINGLE, EXISTING
Stippled	8" CONCRETE FOUNDATION WALL, PROPOSED
Grid Pattern	8" CMU BLOCK FOUNDATION WALL, EXISTING
Horizontal Lines	8" CONCRETE FOUNDATION WALL, EXISTING

WALL LEGEND:

PROJECT ADDRESS:
DERRICK & FRANCIENE
TALLMAN
17 LOUIS WAY
HARWICH, MA 02845

SHEET TITLE:
PROPOSED FIRST FLOOR PLAN

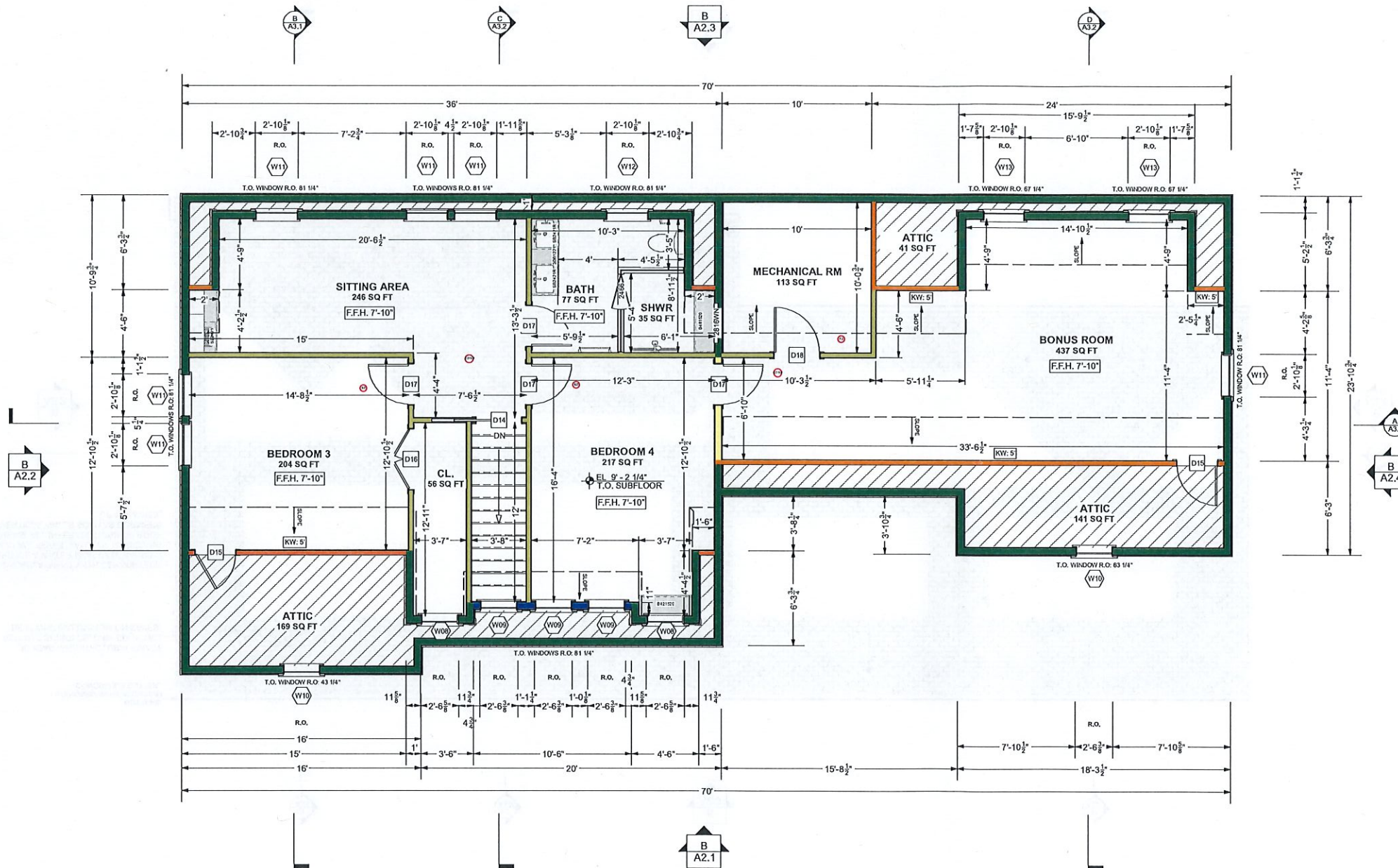


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SHEET:
A1.4
REV. DATE:
10/21/2022

VIRTUAL TOOLS
PROPOSED BOOLE PLAN



A PROPOSED SECOND FLOOR PLAN
A1.5 SCALE: 1/4" = 1'-0"

WALL LEGEND:

	8" CONCRETE FOUNDATION WALL, EXISTING
	8" CMU BLOCK FOUNDATION WALL, EXISTING
	8" CONCRETE FOUNDATION WALL, PROPOSED
	2X4 EXTERIOR WALL, CEDAR SHINGLE, EXISTING
	2X4 EXTERIOR WALL, T&G ECB (5 1/2"), EXISTING
	2X4 INTERIOR WALL, PROPOSED
	2X4 INTERIOR WALL, DRYWALL ONE SIDE, PROPOSED
	2X4 INTERIOR WALL, FIRE, PROPOSED
	2X6 INTERIOR WALL, PROPOSED
	2X6 EXTERIOR WALL, CEDAR SHINGLE, PROPOSED
	2X6 EXTERIOR WALL, T&G ECB (5 1/2"), PROPOSED

DIMENSIONS:

- ALL EXISTING INTERIOR DIMENSIONS ARE FROM PLASTERED SURFACE TO SURFACE
- ALL EXTERIOR DIMENSIONS ARE TO EXTERIOR WALL SURFACES
- ALL PROPOSED DIMENSIONS ARE TAKEN FROM STUD TO STUD
- WHERE DOORS AND WINDOWS ARE NOT DIMENSIONED, CENTER IN WALL OR PLACE 4 INCHES NOMINAL FROM THE FACE OF FRAME TO THE FACE OF FINISH AT ADJACENT PERPENDICULAR WALL, UNLESS OTHERWISE NOTED.

CONSTRUCTION NOTES:

WINDOWS:
ANDERSEN 400 SERIES WITH WHITE CLAD EXTERIOR, PRE-FINISHED WHITE INTERIOR, FINELIGHT GRILLES BETWEEN THE GLASS AND STANDARD WHITE SCREENS

PLUMBING:
PROVIDE NEW WATER PIPING, DRAINS AND VENTS AS REQUIRED.

FINISHES NOTE:

SEE FINISH PLANS AND INTERIOR ELEVATIONS (PAGES A5.1-A6.2) FOR MORE INFORMATION ON KITCHEN, BATH AND BUILT-IN CABINETRY.

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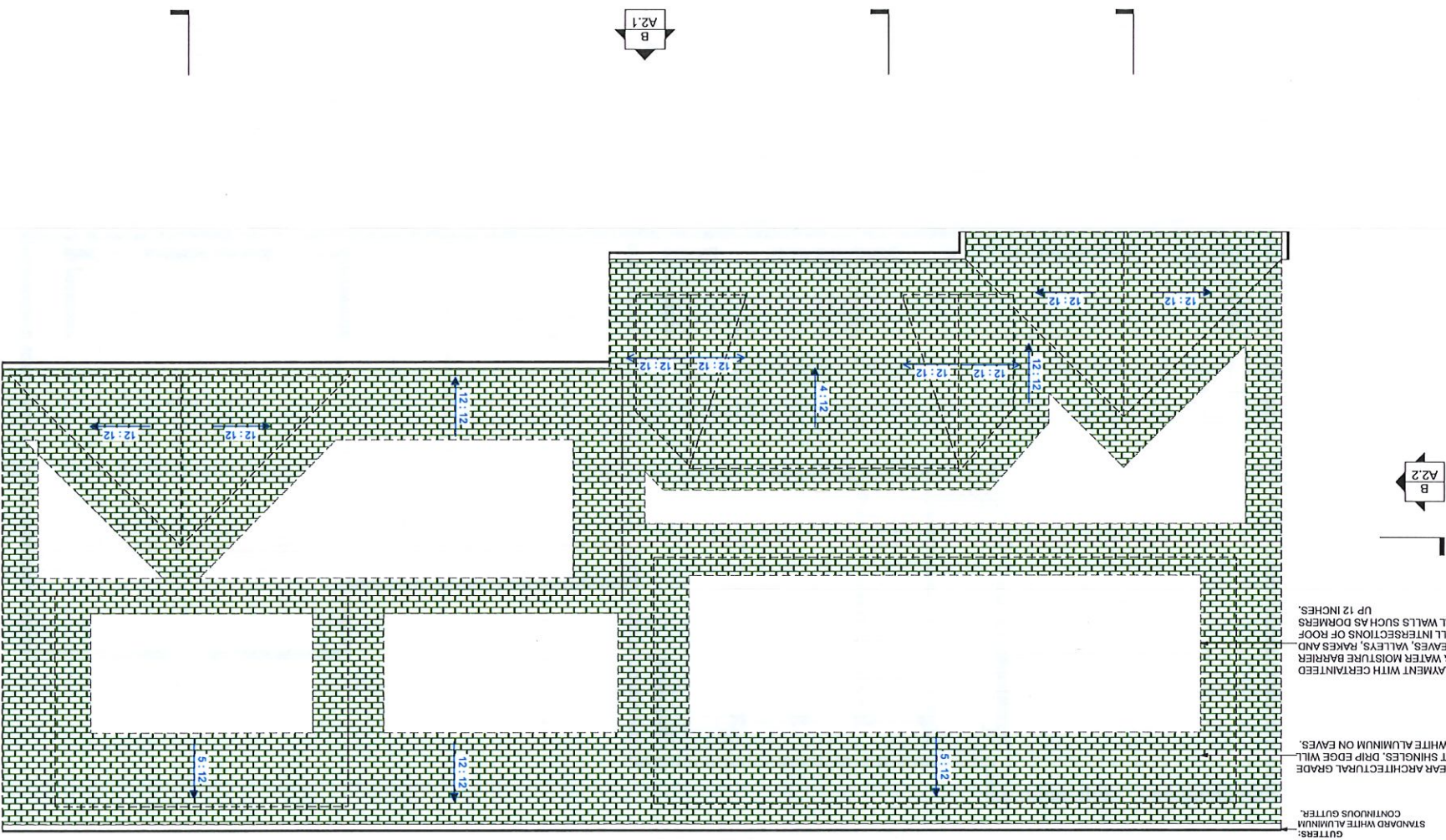
SHEET TITLE:
PROPOSED SECOND FLOOR PLAN

PROJECT ADDRESS:
DERRICK & FRANCINE
TALLMAN
17 LOUIS WAY
HARWICH, MA 02645

REV. DATE:
10/21/2022


SHEET:
A1.5

A1.6 SCALE: 1/4" = 1'-0"
A PROPOSED ROOF PLAN



GUTTERS:
 STANDARD WHITE ALUMINUM CONTINUOUS GUTTER.
 30 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES, DRIP EDGE WILL BE 8" WHITE ALUMINUM ON EAVES.
 TRI-FLEX UNDERLAMENT WITH CERTAINEED WINTERGUARD ICE & WATER MOISTURE BARRIER UNDERLAY AT ALL EAVES, WALL EYS, RAFTS AND LOW PITCH AREAS. ALL INTERSECTIONS OF ROOF PLANES AND VERTICAL WALLS SUCH AS DORMERS UP 12 INCHES.

ROOF LEGEND:

-  NEW ASPHALT SHINGLES
-  AREAS OF NO ICE & WATER UNDERLAYMENT

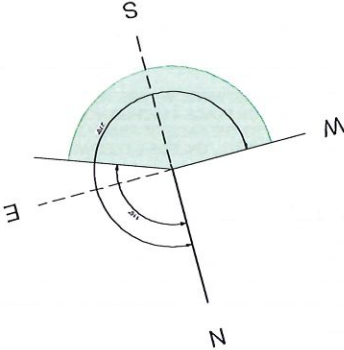
DIMENSIONS:

- ALL EXISTING INTERIOR DIMENSIONS ARE FROM PLASTERED SURFACE TO SURFACE
 - ALL EXTERIOR DIMENSIONS ARE TO EXTERIOR WALL SURFACES
 - ALL PROPOSED DIMENSIONS ARE TAKEN FROM STUD TO STUD
 - WHERE DOORS AND WINDOWS ARE NOT DIMENSIONED, CENTER IN WALL OR PLACE 4 INCHES NOMINAL FROM THE FACE OF FRAME TO THE FACE OF FINISH AT ADJACENT PERPENDICULAR WALL, UNLESS OTHERWISE NOTED.

CONSTRUCTION NOTES:

ROOFING:
 30 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES OVER TRI-FLEX UNDERLAYMENT WITH GRACE ICE & WATER MOISTURE BARRIER UNDERLAY, DRIP EDGE WILL BE 8" WHITE ALUMINUM, CONTINUOUS RIDGE VENT WITH MATCHING RIDGE CAP.
GUTTERS:
 STANDARD WHITE ALUMINUM CONTINUOUS GUTTERS WITH WHITE CORRUGATED DOWNSPOUTS.
INSULATION:
 EXTERIOR ENVELOPE INSULATION TO CODE.

Z80 GMR AV 103: SOLAR READY PROVISIONS



A1.6

SHEET:

10/21/2022

REV. DATE:

PROJECT ADDRESS:
 DERRICK & FRANCOISE
 TALLMAN
 17 LOUIS WAY
 HARWICH, MA 02645

SHEET TITLE:
PROPOSED ROOF PLAN



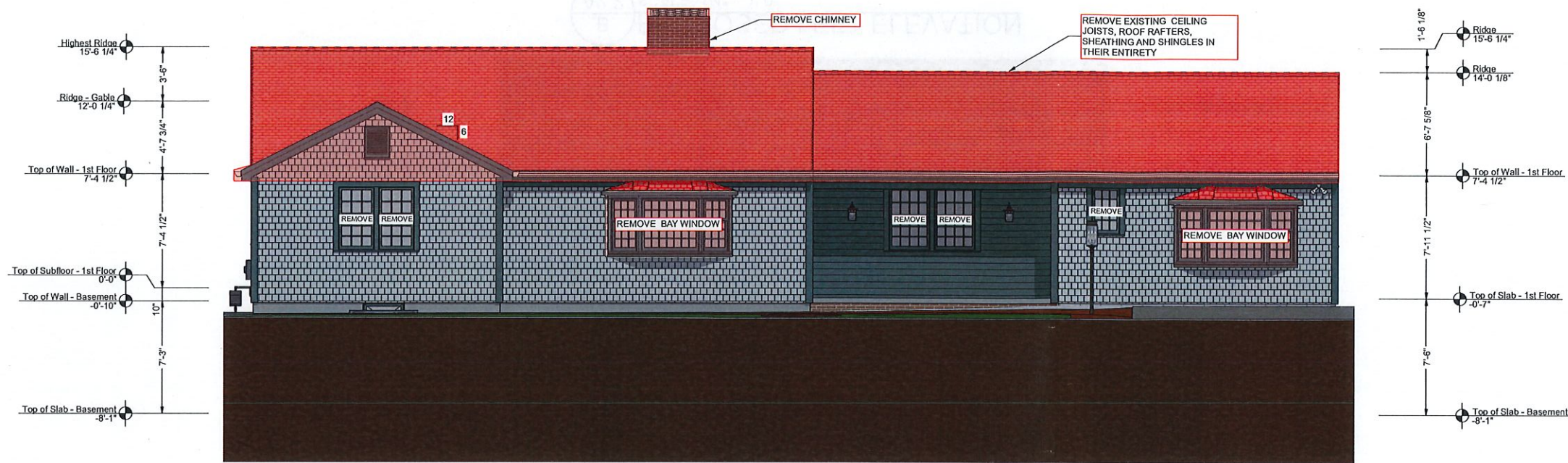
Designated by Todd Riley, PE, No. 20221341, State of Massachusetts, Commission for Registration of Professional Engineers.

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A EXISTING FRONT ELEVATION
A2.1 SCALE: 1/4" = 1'-0"



B PROPOSED FRONT ELEVATION
A2.1 SCALE: 1/4" = 1'-0"

DEMOLITION NOTES:

- REMOVE BASEMENT STAIRS
- REMOVE WINDOW TO ACCOMMODATE NEW BULKHEAD
- MODIFY AND CUT INTO EXISTING FOUNDATION WALL TO ACCOMMODATE NEW BULKHEAD- GUT ENTIRE HOUSE AND GARAGE OF ALL CEILING, WALL AND FLOOR FINISHES
- REMOVE CHIMNEY DOWN TO JUST BELOW FIRST FLOOR SUBFLOOR
- REMOVE ALL WINDOWS AND EXTERIOR DOORS
- REMOVE DECKS, RAILINGS, STAIRS AND ALL ASSOCIATED ELEMENTS
- REMOVE ALL EXTERIOR SIDING
- MODIFY AND CUT EXTERIOR WALLS AND SIDING TO ACCOMMODATE NEW POSTS, WINDOWS AND DOORS
- REMOVE EXISTING CEILING JOISTS, ROOF RAFTERS, SHEATHING AND SHINGLES IN THEIR ENTIRETY
- REMOVE ATTIC GABLE WALLS
- REMOVE ALL DEMOLITION AND CONSTRUCTION DEBRIS FROM SITE

CONSTRUCTION NOTES:

ROOFING:
30 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES OVER TRI-FLEX UNDERLAYMENT WITH GRACE ICE & WATER MOISTURE BARRIER UNDERLAY. DRIP EDGE WILL BE 8" WHITE ALUMINUM. CONTINUOUS RIDGE VENT WITH MATCHING RIDGE CAP.

GUTTERS:
STANDARD WHITE ALUMINUM CONTINUOUS GUTTERS WITH WHITE CORRUGATED DOWNSPOUTS.

INSULATION:
EXTERIOR ENVELOPE INSULATION TO CODE.

WINDOWS:
ANDERSEN 400 SERIES WITH WHITE CLAD EXTERIOR, PRE-FINISHED WHITE INTERIOR, FINELIGHT GRILLES BETWEEN THE GLASS AND STANDARD WHITE SCREENS

TRIM:
EXTERIOR TRIM WILL BE PVC AS FOLLOWED:
- FLYING RAKES: 1X8/1X3 RAKE, 1X6 RAKE SOFFIT, 1X6 SUB-RAKE W/ 1-3/4" BED MOLDING
- SHED DORMER RAKES: 1X8/1X3
- FASCIA ASSEMBLY: 1X8 FASCIA, 1X6 SOFFIT W/VENT, 1X8 FRIEZE W/ 1-3/4" BED MOLDING
- CORNERBOARDS: 1X5/1X6
- KICKS: 1X12 UNDER DOORS
- CASINGS: 1X4 RABBETTED CASING ON DOORS AND WINDOWS, 1X6 CASING ON GARAGE DOOR
- SILLS: 8/4 HISTORIC STYLE EXTERIOR SILL

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Digitally signed by Todd Riley, PE on 2023.10.21 14:55:58 EDT
Todd Riley, PE
Professional Engineer
No. 48513
State of Massachusetts
Professional Seal

SHEET TITLE:
EXISTING & PROPOSED FRONT ELEVATION

PROJECT ADDRESS:
**DERRICK & FRANCINE
TALLMAN
17 LOUIS WY
HARWICH, MA 02645**

REV. DATE:
10/21/2022

SHEET:

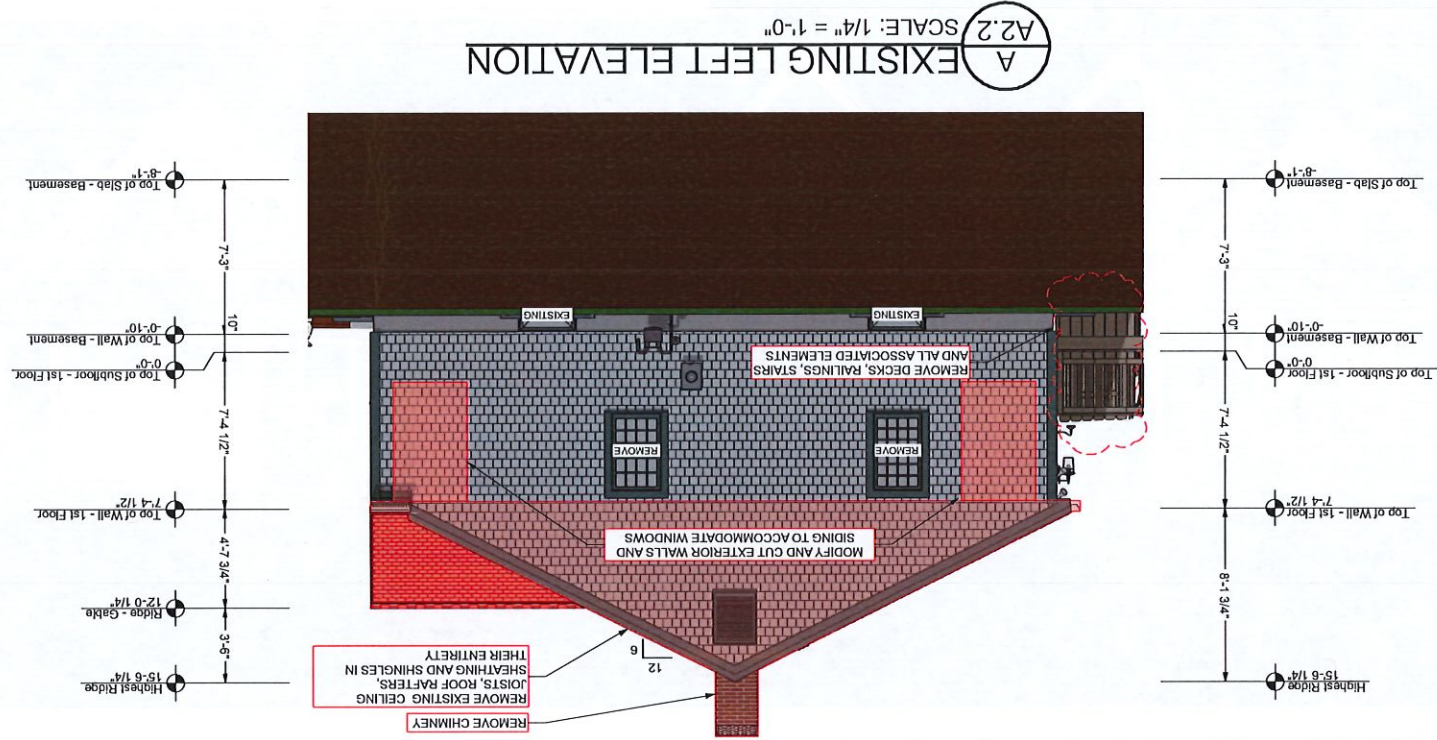
A2.1

DEMOLITION NOTES:

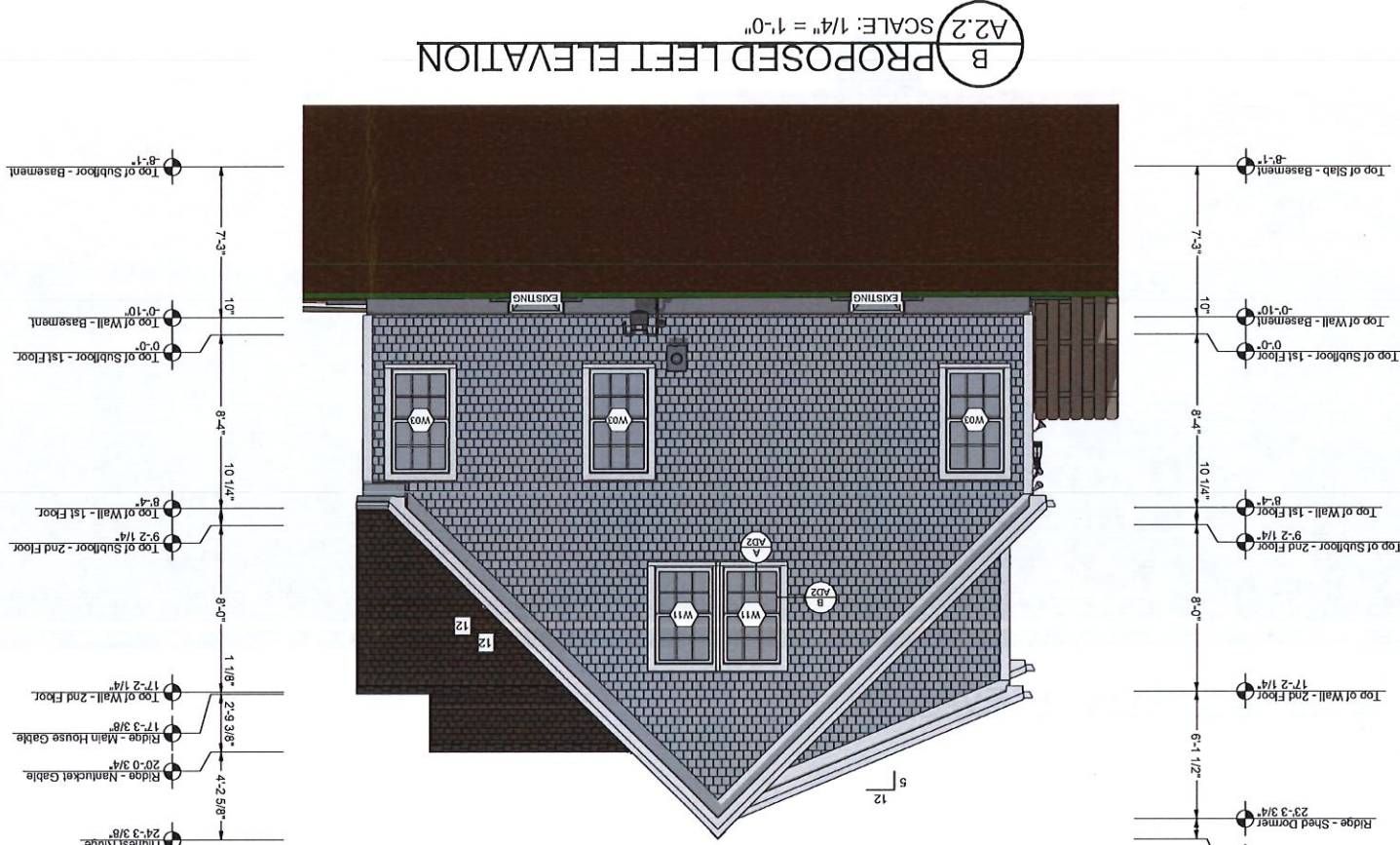
- REMOVE BASEMENT STAIRS
- MODIFY AND CUT INTO EXISTING FOUNDATION WALL TO ACCOMMODATE NEW BULKHEAD
- ACCOMMODATE NEW BULKHEAD- GUT ENTIRE HOUSE AND GARAGE OF ALL CEILING, WALL AND FLOOR FINISHES
- REMOVE CHIMNEY DOWN TO JUST BELOW FIRST FLOOR SUBFLOOR
- REMOVE ALL WINDOWS AND EXTERIOR DOORS
- REMOVE DECKS, RAILINGS, STAIRS AND ALL ASSOCIATED ELEMENTS
- REMOVE ALL EXTERIOR SIDING
- MODIFY AND CUT EXTERIOR WALLS AND SIDING TO ACCOMMODATE NEW POSTS, WINDOWS AND DOORS
- REMOVE EXISTING CEILING JOISTS, ROOF RAFTERS, SHEATHING AND SHINGLES IN THEIR ENTIRETY
- REMOVE ATTIC GABLE WALLS
- REMOVE ALL DEMOLITION AND CONSTRUCTION DEBRIS FROM SITE

CONSTRUCTION NOTES:

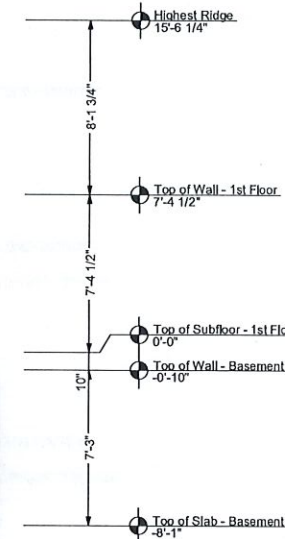
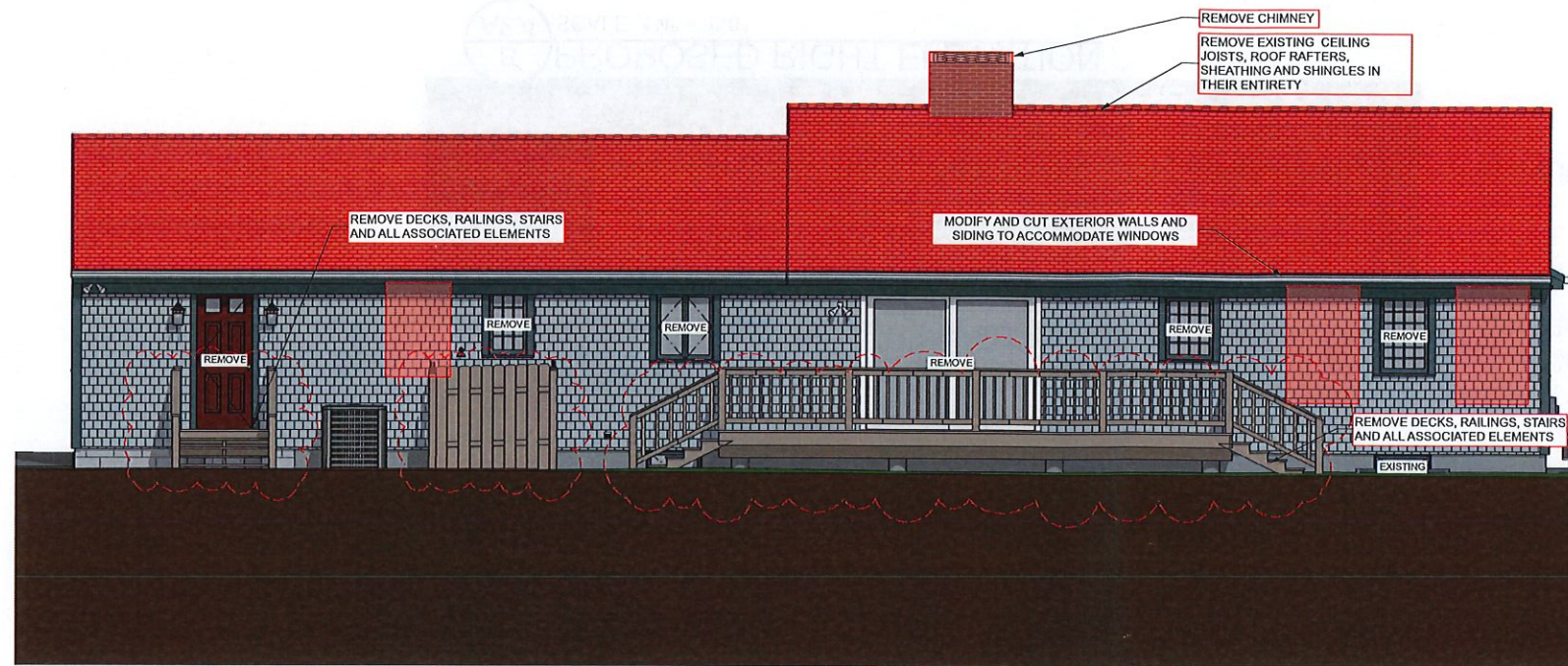
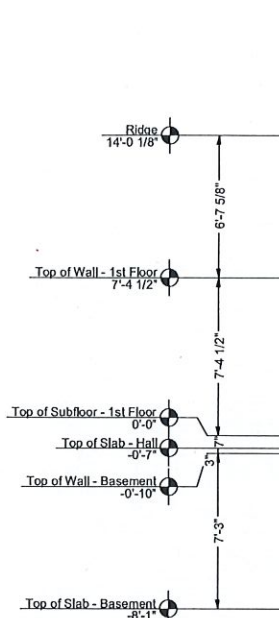
- ROOFING:
30 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES OVER TFL FLEX UNDERLAYMENT WITH GRACE ICE & WATER MOISTURE BARRIER UNDERLAY; DRIP EDGE WILL BE 8" WHITE ALUMINUM CONTINUOUS RIDGE VENT WITH MATCHING RIDGE CAP.
- GUTTERS:
STANDARD WHITE ALUMINUM CONTINUOUS GUTTERS WITH WHITE CORRUGATED DOWNSPOUTS.
- INSULATION:
EXTERIOR ENVELOPE INSULATION TO CODE.
- WINDOWS:
ANDERSEN 400 SERIES WITH WHITE CLAD EXTERIOR, PRE-FINISHED WHITE INTERIOR, FINELIGHT GRILLES BETWEEN THE GLASS AND STANDARD WHITE SCREENS
- TRIM:
EXTERIOR TRIM WILL BE PVC AS FOLLOWED:
- FLYING RAKES: 1X8/1X3 RAKE, 1X6 SUB-RAKE W/ 1-3/4" BED MOLDING
- SHED DORMER RAKES: 1X8/1X3 RAKE W/ 1-3/4" BED MOLDING
- FASCIA ASSEMBLY: 1X8 FASCIA, 1X6 SOFFIT W/VENT, 1X8 CORNERBOARDS: 1X5/1X6
- KICKS: 1X12 UNDER DOORS
- CASINGS: 1X4 RABBETTED CASING ON DOORS AND WINDOWS, 1X6 CASING ON GARAGE DOOR
- SILLS: 8/4 HISTORIC STYLE EXTERIOR SILL



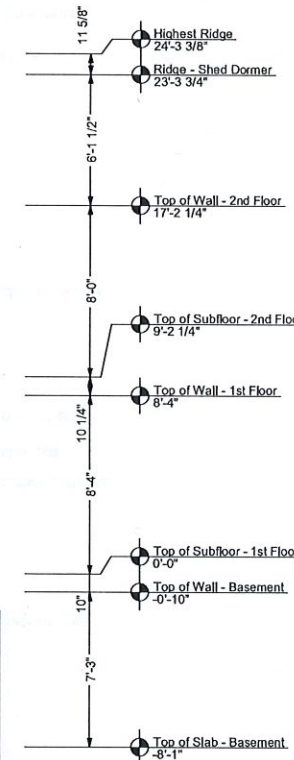
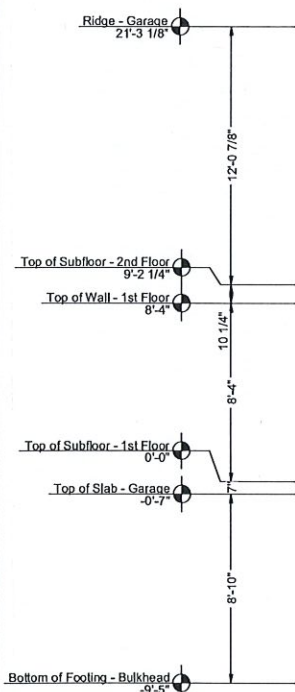
A EXISTING LEFT ELEVATION
SCALE: 1/4" = 1'-0"



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



A EXISTING REAR ELEVATION
A2.3 SCALE: 1/4" = 1'-0"



B PROPOSED REAR ELEVATION
A2.3 SCALE: 1/4" = 1'-0"

DEMOLITION NOTES:

- REMOVE BASEMENT STAIRS
- REMOVE WINDOW TO ACCOMMODATE NEW BULKHEAD
- MODIFY AND CUT INTO EXISTING FOUNDATION WALL TO ACCOMMODATE NEW BULKHEAD- GUT ENTIRE HOUSE AND GARAGE OF ALL CEILING, WALL AND FLOOR FINISHES
- REMOVE CHIMNEY DOWN TO JUST BELOW FIRST FLOOR SUBFLOOR
- REMOVE ALL WINDOWS AND EXTERIOR DOORS
- REMOVE DECKS, RAILINGS, STAIRS AND ALL ASSOCIATED ELEMENTS
- REMOVE ALL EXTERIOR SIDING
- MODIFY AND CUT EXTERIOR WALLS AND SIDING TO ACCOMMODATE NEW POSTS, WINDOWS AND DOORS
- REMOVE EXISTING CEILING JOISTS, ROOF RAFTERS, SHEATHING AND SHINGLES IN THEIR ENTIRETY
- REMOVE ATTIC GABLE WALLS
- REMOVE ALL DEMOLITION AND CONSTRUCTION DEBRIS FROM SITE

CONSTRUCTION NOTES:

- ROOFING:**
30 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES OVER TRI-FLEX UNDERLAYMENT WITH GRACE ICE & WATER MOISTURE BARRIER UNDERLAY. DRIP EDGE WILL BE 8" WHITE ALUMINUM. CONTINUOUS RIDGE VENT WITH MATCHING RIDGE CAP.
- GUTTERS:**
STANDARD WHITE ALUMINUM CONTINUOUS GUTTERS WITH WHITE CORRUGATED DOWNSPOUTS.
- INSULATION:**
EXTERIOR ENVELOPE INSULATION TO CODE.
- WINDOWS:**
ANDERSEN 400 SERIES WITH WHITE CLAD EXTERIOR, PRE-FINISHED WHITE INTERIOR, FINELIGHT GRILLES BETWEEN THE GLASS AND STANDARD WHITE SCREENS
- TRIM:**
EXTERIOR TRIM WILL BE PVC AS FOLLOWED:
- FLYING RAKES: 1X8/1X3 RAKE, 1X6 RAKE SOFFIT, 1X6 SUB-RAKE W/ 1-3/4" BED MOLDING
- SHED DORMER RAKES: 1X8/1X3
- FASCIA ASSEMBLY: 1X8 FASCIA, 1X6 SOFFIT W/VENT, 1X8 FRIEZE W/ 1-3/4" BED MOLDING
- CORNERBOARDS: 1X5/1X6
- KICKS: 1X12 UNDER DOORS
- CASINGS: 1X4 RABBETTED CASING ON DOORS AND WINDOWS, 1X6 CASING ON GARAGE DOOR
- SILLS: 8/4 HISTORIC STYLE EXTERIOR SILL

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ARCHITECTURE FIRM
GMT
HOME DESIGNS
Architects & Designers

Digitally signed by Todd Riley, PE
DN: cn=Todd Riley, o=Professional Engineer, ou=Professional Engineer, email=t.riley@encoreco.com

Todd Riley, PE
Professional Engineer

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encoreco.com

SHEET TITLE:
EXISTING & PROPOSED REAR ELEVATION

PROJECT ADDRESS:
DERRICK & FRANGINE
TALLMAN
17 LOUIS WAY
HARWICH, MA 02645

REV. DATE:
10/21/2022

SHEET:
A2.3

A2.4

SHEET:

10/21/2022

REV. DATE:

PROJECT ADDRESS:
DERRICK & FRANZINE
TALLMAN
17 LOUIS WAY
HARWICH, MA 02845

SHEET TITLE:
EXISTING & PROPOSED RIGHT
ELEVATION



Todd
Riley, PE
11848-087

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DEMOLITION NOTES:

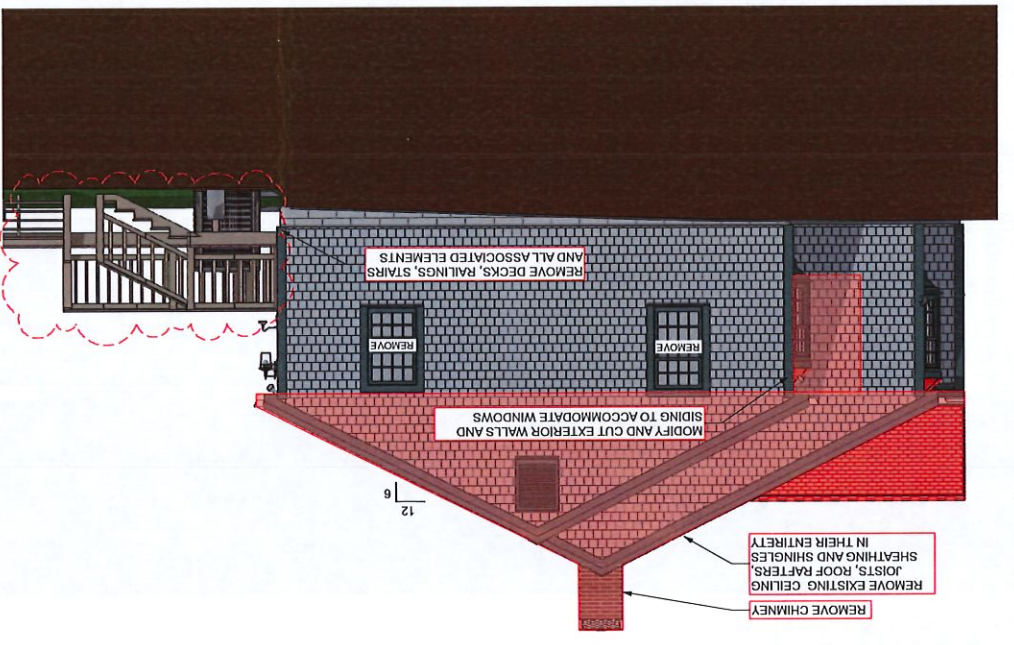
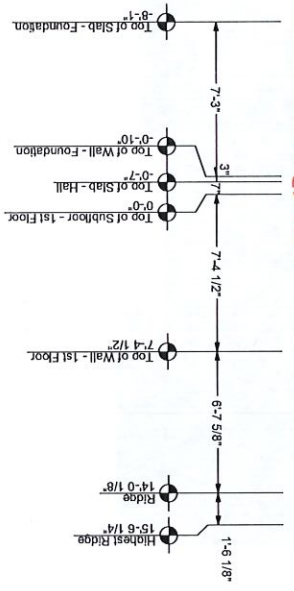
- REMOVE BASEMENT STAIRS
- MODIFY AND CUT INTO EXISTING FOUNDATION WALL TO ACCOMMODATE NEW BULKHEAD - GUT ENTIRE HOUSE AND GARAGE OF ALL CEILING, WALL AND FLOOR FINISHES
- REMOVE CHIMNEY DOWN TO JUST BELOW FIRST FLOOR SUBFLOOR
- REMOVE ALL WINDOWS AND EXTERIOR DOORS
- REMOVE DECKS, RAILINGS, STAIRS AND ALL ASSOCIATED ELEMENTS
- REMOVE ALL EXTERIOR SIDING
- MODIFY AND CUT EXTERIOR WALLS AND SIDING TO ACCOMMODATE NEW POSTS, WINDOWS AND DOORS
- REMOVE EXISTING CEILING JOISTS, ROOF RAFTERS, SHEATHING AND SHINGLES IN THEIR ENTIRETY
- REMOVE ATTIC GABLE WALLS
- REMOVE ALL DEMOLITION AND CONSTRUCTION DEBRIS FROM SITE

CONSTRUCTION NOTES:

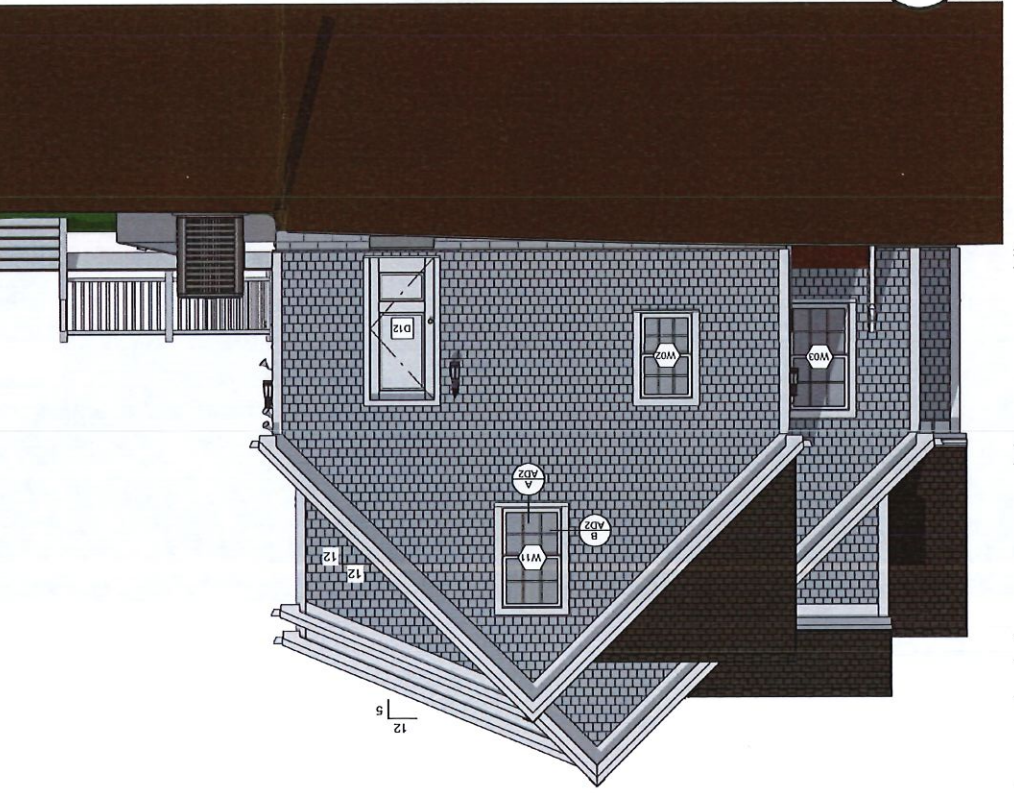
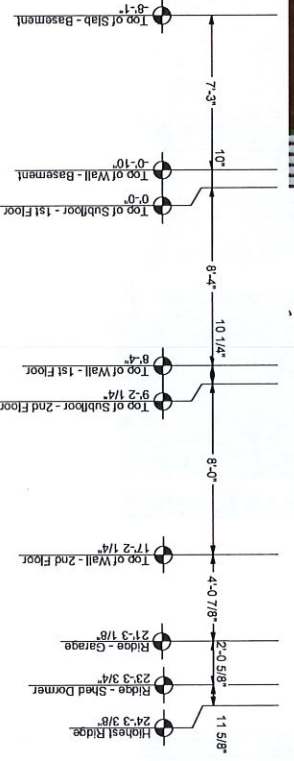
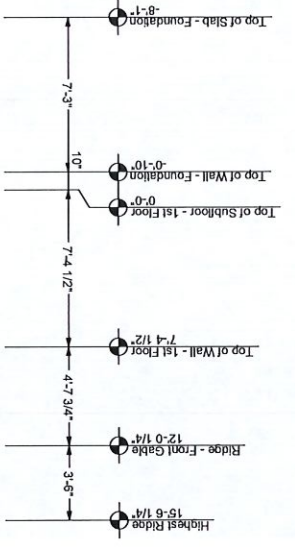
- REMOVE WINDOW TO ACCOMMODATE NEW BULKHEAD
- MODIFY AND CUT INTO EXISTING FOUNDATION WALL TO ACCOMMODATE NEW BULKHEAD - GUT ENTIRE HOUSE AND GARAGE OF ALL CEILING, WALL AND FLOOR FINISHES
- REMOVE CHIMNEY DOWN TO JUST BELOW FIRST FLOOR SUBFLOOR
- REMOVE ALL WINDOWS AND EXTERIOR DOORS
- REMOVE DECKS, RAILINGS, STAIRS AND ALL ASSOCIATED ELEMENTS
- REMOVE ALL EXTERIOR SIDING
- MODIFY AND CUT EXTERIOR WALLS AND SIDING TO ACCOMMODATE NEW POSTS, WINDOWS AND DOORS
- REMOVE EXISTING CEILING JOISTS, ROOF RAFTERS, SHEATHING AND SHINGLES IN THEIR ENTIRETY
- REMOVE ATTIC GABLE WALLS
- REMOVE ALL DEMOLITION AND CONSTRUCTION DEBRIS FROM SITE

WINDOWS:

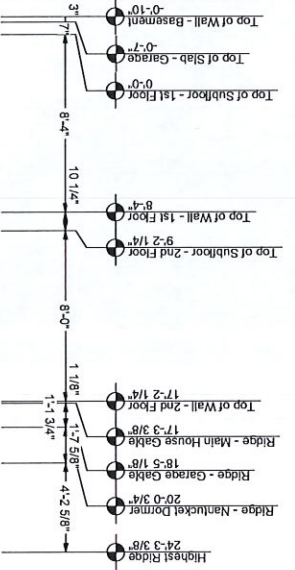
- ANDRESEN 400 SERIES WITH WHITE CLAD EXTERIOR, PRE-FINISHED WHITE INTERIOR, FINELIGHT GRILLES BETWEEN THE GLASS AND STANDARD WHITE SCREENS
- EXTERIOR TRIM WILL BE PVC AS FOLLOWED:
- FLYING RAKES: 1X8/1X3 RAKE, 1X6 RAKE SOFFIT, 1X6 SUB-RAKE W/ 1-3/4" BED MOLDING
- SHED DORMER RAKES: 1X8/1X3 FASCIA, 1X6 SOFFIT W/VENT, 1X8 FRIEZE W/ 1-3/4" BED MOLDING
- CORNERBOARDS: 1X6/1X6
- KICKS: 1X12 UNDER DOORS
- CASINGS: 1X4 RABBETED CASING ON DOORS AND WINDOWS, 1X6 CASING ON GARAGE DOOR
- SILLS: 6/4 HISTORIC STYLE EXTERIOR SILL

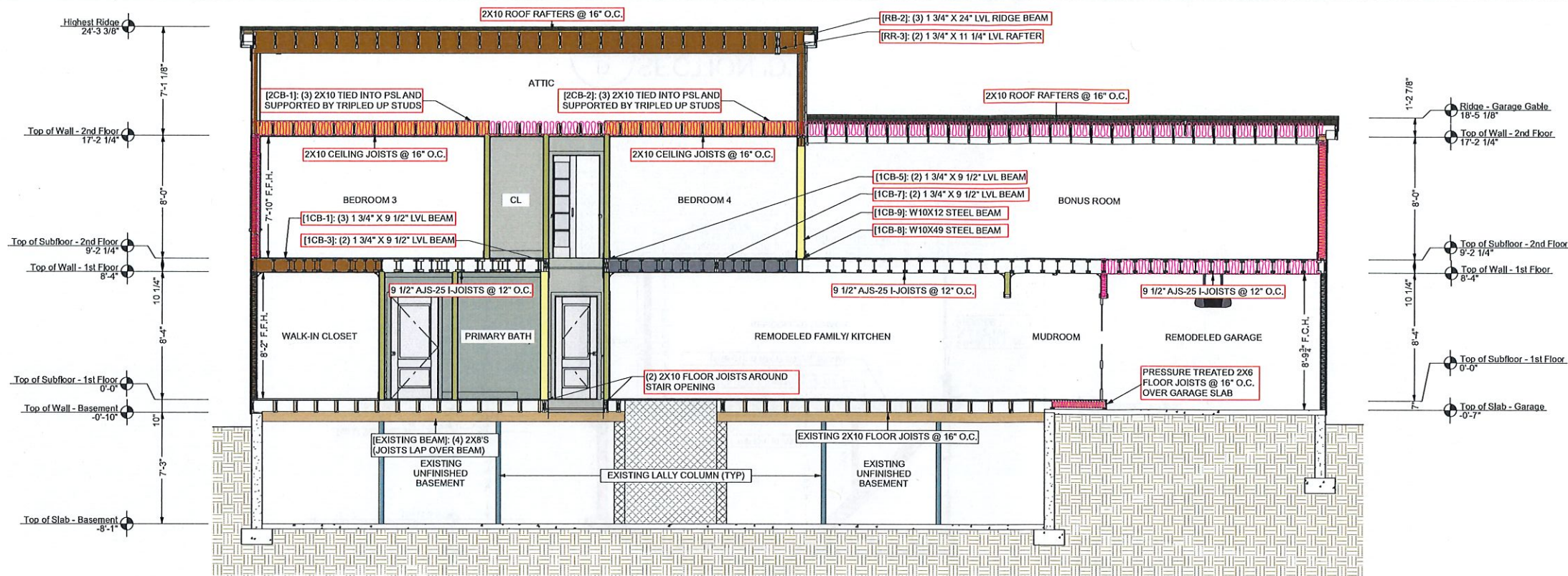


A EXISTING RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

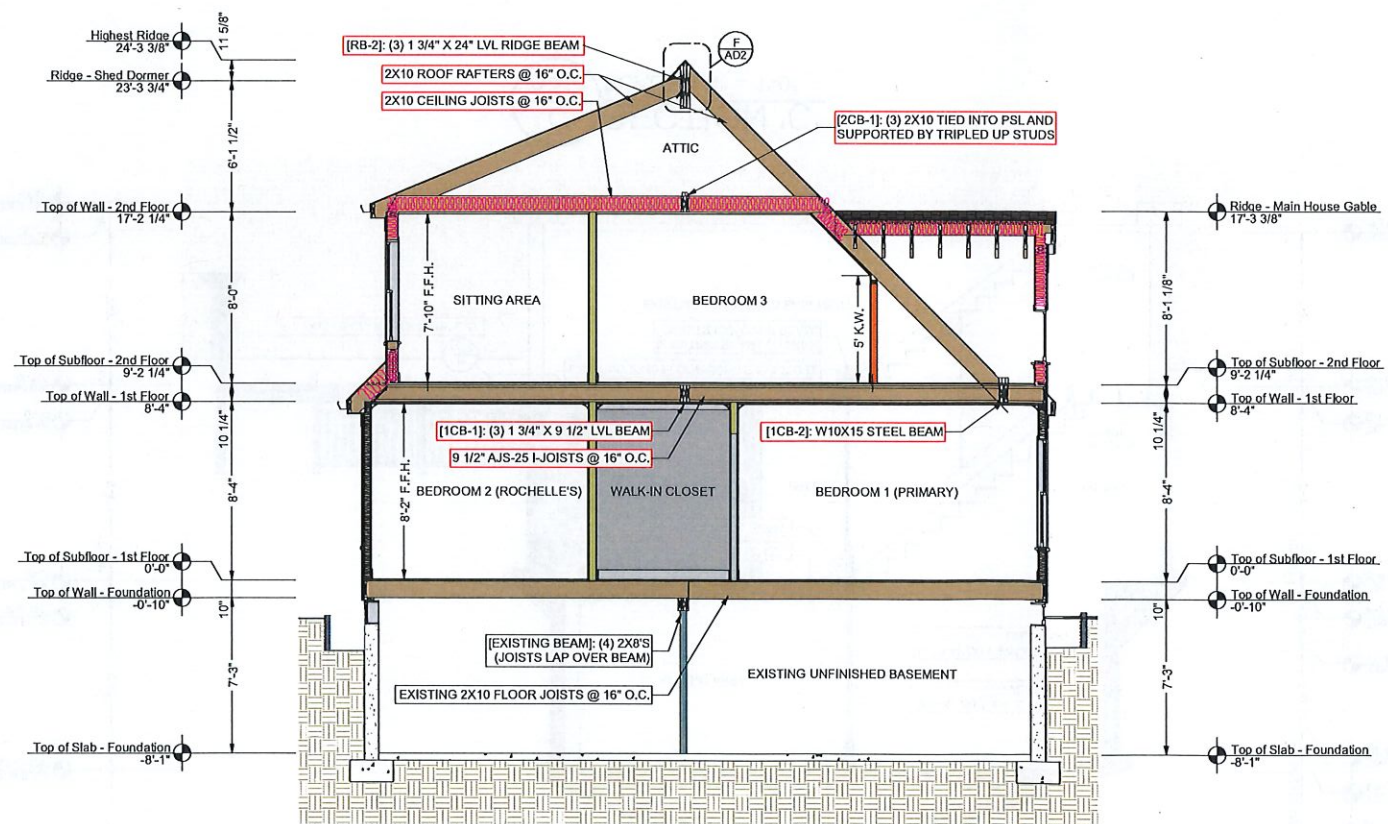


B PROPOSED RIGHT ELEVATION
SCALE: 1/4" = 1'-0"





A SECTION 'A'
A3.1 SCALE: 1/4" = 1'-0"



B SECTION 'B'
A3.1 SCALE: 1/4" = 1'-0"

CONSTRUCTION NOTES: FRAMING

FIRST FLOOR:
FLOOR JOISTS: (EXISTING) 2X10 FLOOR JOISTS @ 16" O.C. (PROPOSED) 2X10 FLOOR JOISTS @ 16" O.C (SEE STRUCTURAL PLANS.) PRESSURE TREATED 2X6 @ 16" O.C. OVER GARAGE SLAB.
FLOOR SHEATHING: 3/4" ADVANTECH T&G OSB GLUED AND NAILED
CEILING STRAPPING: (2) LAYERS OF 3/4" STRAPPING IN KITCHEN/DINING/FAMILY ROOM TO ACCOMMODATE STEEL BEAMS
EXTERIOR WALLS: 2X4 STUDS @ 16" ON CENTER WITH 1/2" CDX EXTERIOR SHEATHING FOR WINDOW/DOOR OPENINGS.
INTERIOR WALLS: VARIES. 2X4 STUDS 16" O.C. & 2X6 STUDS @ 16" O.C.
PORCH, DECK, OUTDOOR SHOWER AND RAMP POSTS: PRESSURE TREATED 4X4 POSTS
DECK JOISTS: PRESSURE TREATED 2X10 JOISTS @ 16" O.C.
RAMP/PORCH JOISTS: PRESSURE TREATED 2X8 JOISTS @ 16" O.C.
EXTERIOR HEADER: (2) 2X8 W/ 2 1/2" OF RIGID BETWEEN FOR ALL HEADERS ADJACENT TO CONDITIONED SPACES UNLESS OTHERWISE NOTED IN FRAMING PLAN

SECOND FLOOR:
RIM: 1 1/8" X 9 1/2" PRE-ENGINEERED WOOD RIM BOX JOIST
FLOOR JOISTS: AJS 25 9 1/2" FLOOR JOISTS @ 12" O.C.
CEILING JOISTS: 2X10 CEILING JOISTS @ 16" O.C.
FLOOR SHEATHING: 3/4" ADVANTECH T&G OSB GLUED AND NAILED
EXTERIOR WALLS: 2X6 STUDS @ 16" ON CENTER WITH 5 PLY 1/2" CDX EXTERIOR SHEATHING.
INTERIOR WALLS: 2X4 STUDS 16" O.C.
EXTERIOR HEADER: (2) 2X8 W/ 2 1/2" OF RIGID BETWEEN FOR ALL HEADERS ADJACENT TO CONDITIONED SPACES UNLESS OTHERWISE NOTED IN FRAMING PLAN

ROOF:
RIDGE: (2) TRIPLE 24" LVL RIDGE BEAMS. REFER TO PLANS FOR FULL SCOPE.
RAFTERS: 2X10 RAFTERS @ 16" ON CENTER
FLYING RAKE BLOCKING: 2X6 "LADDER" BLOCKING FOR FLYING RAKES
SHEATHING: 5/8" CDX EXTERIOR SHEATHING NAILED

FASTENERS:
WALL AND ROOF SHEATHING: - 2 1/2" X .131 DIA. NAILS WITH 3" SPACING ON EDGES AND 6" SPACING IN FIELD
FRAMING: - 3 1/4" X .131 DIA. NAILS
FASTENER REQUIREMENTS FOR BOISE CASCADE VERSA-LAM LVL 2.1E-3100EB PLIES: REFERENCE FASTENMASTER TECHNICAL BULLETIN FOR FASTENER GUIDELINES. MAINTAIN 1 3/4" MINIMUM EDGE DISTANCE AND 3 3/4" MINIMUM END DISTANCE FOR ALL SCREWS. MINIMUM SPACING BETWEEN FASTENERS IN A ROW = 3 1/2". MINIMUM SPACING BETWEEN ROWS OF FASTENERS = 2 1/2".

ALL STRUCTURAL NOTES VERIFIED AND APPROVED BY ENGINEER OF RECORD. SEE STRUCTURAL SPECIFICATIONS & CALCULATIONS ATTACHED.

NOTE: ALL POSTS EXTENDING MULTIPLE FLOORS ARE TO BE BRACED IN BOTH STRONG AND WEAK AXIS DIRECTIONS AT ALL FLOOR LEVELS. ADD BLOCKING BETWEEN JOIST TO PREVENT INWARD BUCKLING & UTILIZE SIMPSON STRONG TIE TO PREVENT OUTWARD BUCKLING.

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ARCHITECTURE FIRM
 GMT
 HOME DESIGNS
 Architects & Designers

PROJECT ADDRESS:
 DERRICK & FRANCINE
 TALLMAN
 17 LOUIS WAY
 HARWICH, MA 02645

SHEET TITLE:
 SECTION 'A' & 'B'

REV. DATE:
 10/21/2022

SHEET:
 A3.1

A3.2

SHEET:

10/21/2022

REV. DATE:

PROJECT ADDRESS:
DERRICK & FRANCIANE
TALLMAN
17 LOUIS WAY
HARWICH, MA 02645

SHEET TITLE:
SECTION 'C' & 'D'



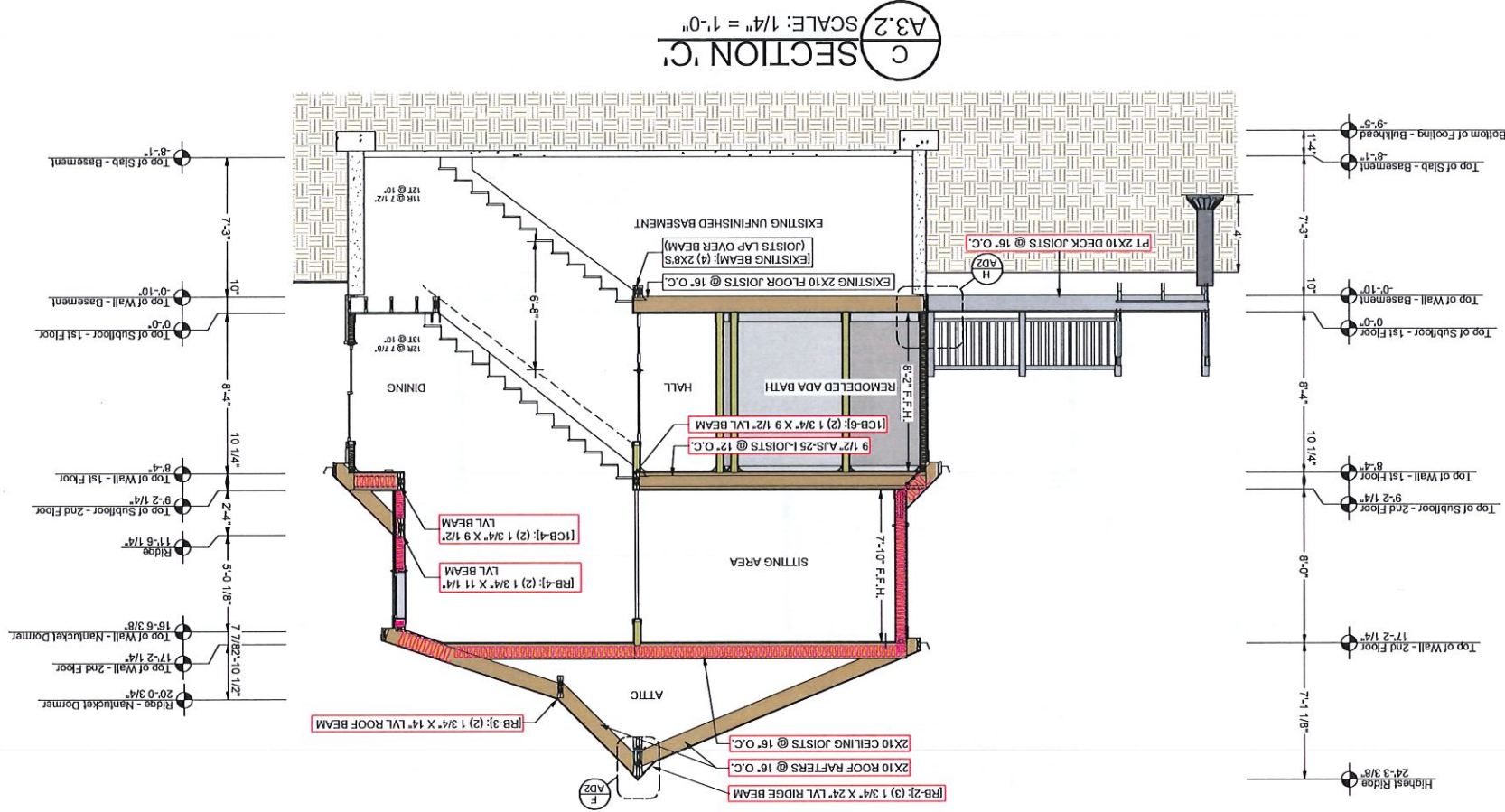
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GMT Home Designers, Inc.
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(978) 881-7992
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(540) 780-6900
encoreusa.com

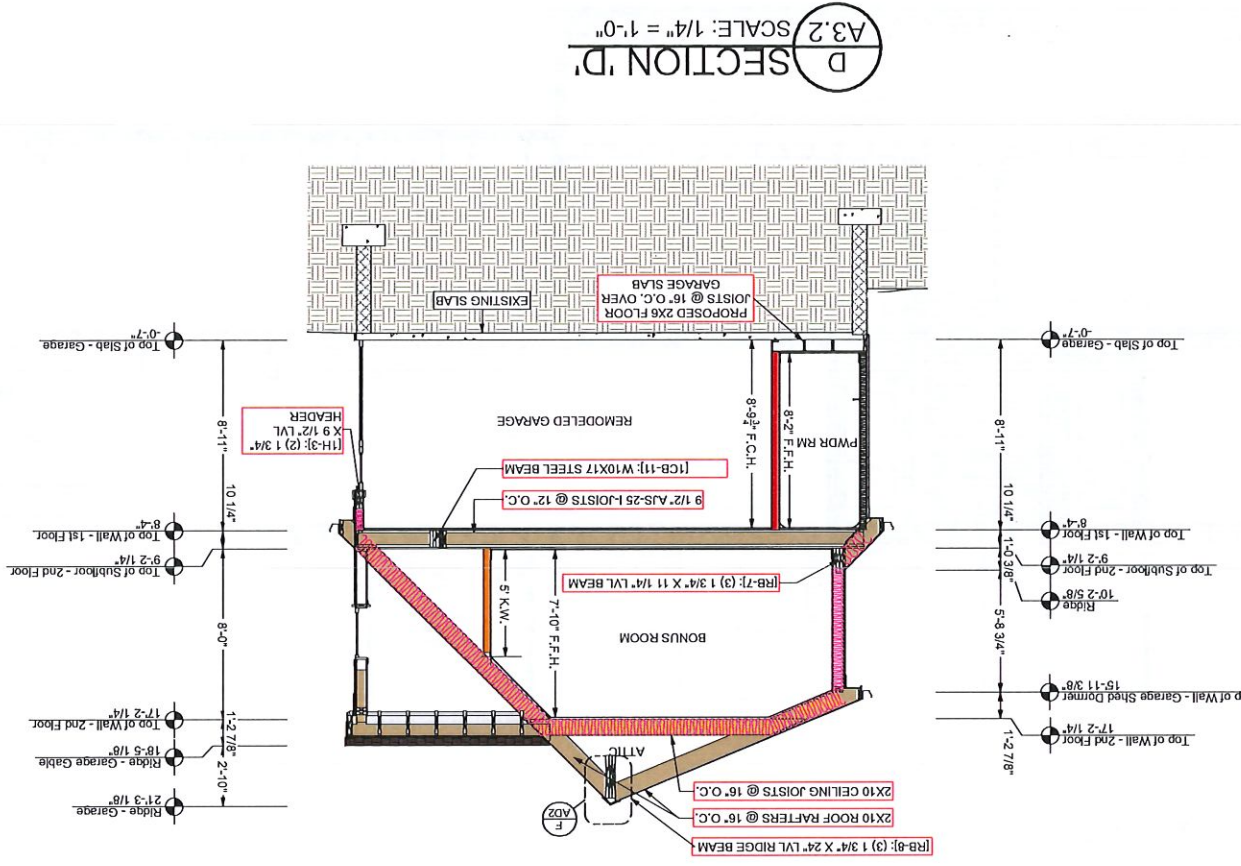
NOTE: ALL POSTS EXTENDING MULTIPLE FLOORS ARE TO BE BRACED IN BOTH STRONG AND WEAK AXIS DIRECTIONS AT ALL FLOOR LEVELS. ADD BLOCKING BETWEEN JOIST TO PREVENT INWARD BUCKLING & UTILIZE SIMPSON STRONG TIE TO PREVENT OUTWARD BUCKLING.

CONSTRUCTION NOTES: FRAMING

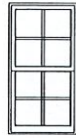


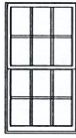
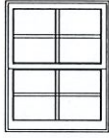

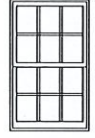
FIRST FLOOR:
FLOOR JOISTS: (EXISTING) 2X10 FLOOR JOISTS @ 16" O.C.
(PROPOSED) 2X10 FLOOR JOISTS @ 16" O.C. (SEE STRUCTURAL PLANS.)
PRESSURE TREATED 2X6 @ 16" O.C. OVER GARAGE SLAB.
FLOOR SHEATHING: 3/4" ADVANTECH T&G OSB GLUED AND NAILED
CEILING STRAPPING: (2) LAYERS OF 3/4" STRAPPING IN KITCHEN/DINING/FAMILY ROOM TO ACCOMMODATE STEEL BEAMS
EXTERIOR WALLS: 2X4 STUDS @ 16" ON CENTER WITH 1/2" CDX EXTERIOR SHEATHING FOR WINDOW/DOOR OPENINGS.
INTERIOR WALLS: VARIES. 2X4 STUDS @ 16" O.C. & 2X6 STUDS @ 16" O.C.
PORCH, DECK, OUTDOOR SHOWER AND RAMP POSTS: PRESSURE TREATED 4X4 POSTS
DECK JOISTS: PRESSURE TREATED 2X10 JOISTS @ 16" O.C.
RAMPS/STAIR JOISTS: PRESSURE TREATED 2X8 JOISTS @ 16" O.C.
EXTERIOR HEADERS: (2) 2X8 W/ 2 1/2" OF RIGID BETWEEN FOR ALL HEADERS ADJACENT TO CONDITIONED SPACES UNLESS OTHERWISE NOTED IN FRAMING PLAN
SECOND FLOOR:
RIM: 1 1/8" X 9 1/2" PRE-ENGINEERED WOOD RIM BOX JOIST
FLOOR JOISTS: AJS 25 & 1/2" FLOOR JOISTS @ 12" O.C.
CEILING JOISTS: 2X10 CEILING JOISTS @ 16" O.C.
FLOOR SHEATHING: 3/4" ADVANTECH T&G OSB GLUED AND NAILED
EXTERIOR WALLS: 2X6 STUDS @ 16" ON CENTER WITH 5 PLY 1/2" CDX EXTERIOR SHEATHING.
INTERIOR WALLS: 2X4 STUDS @ 16" O.C.
EXTERIOR HEADERS: (2) 2X8 W/ 2 1/2" OF RIGID BETWEEN FOR ALL HEADERS ADJACENT TO CONDITIONED SPACES UNLESS OTHERWISE NOTED IN FRAMING PLAN
ROOF:
RIDGE: (2) TRIPLE 24" LVL RIDGE BEAMS. REFER TO PLANS FOR FULL SCOPE.
BATTERS: 2X10 RAFTERS @ 16" ON CENTER
FLYING RAKE BLOCKING: 2X6 "LADDER" BLOCKING FOR FLYING RAKES
SHEATHING: 5/8" CDX EXTERIOR SHEATHING NAILED FASTENERS:
WALL AND ROOF SHEATHING: 2 1/2" X 131 DIA. NAILS WITH 3" SPACING ON EDGES AND 6" SPACING IN FIELD
FRAMING - 3 1/4" X 131 DIA. NAILS
FASTENER REQUIREMENTS FOR BOISE CASCADIA VERSA-LAM LVL 2.1E-3100FB PLIES: REFERENCE FASTENER MASTER TECHNICAL BULLETIN FOR FASTENER GUIDELINES. MAINTAIN 3/4" MINIMUM EDGE DISTANCE AND 3/4" MINIMUM END DISTANCE FOR ALL SCREWS. MINIMUM SPACING BETWEEN FASTENERS IN A ROW = 3 1/2". MINIMUM SPACING BETWEEN ROWS OF FASTENERS = 2 1/2".
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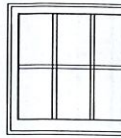



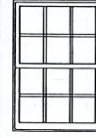


SECTION 'C'
SCALE: 1/4" = 1'-0"



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

WINDOW SCHEDULE												
3D EXTERIOR ELEVATION	NUMBER	LABEL	FLOOR	R/O	WIDTH	HEIGHT	DESCRIPTION	MANUFACTURER	COMMENTS	EGRESS	TEMPERED	QTY
	W01	TW20310	1		26 1/8"X49 3/8"	25 5/8"	48 7/8"	DOUBLE HUNG	ANDERSON 400 SERIES			1
	W02	TW24310	1		30 1/8"X49 3/8"	29 5/8"	48 7/8"	DOUBLE HUNG	ANDERSON 400 SERIES			2
	W03	TW28410	1		34 1/8"X61 3/8"	33 5/8"	60 7/8"	DOUBLE HUNG	ANDERSON 400 SERIES	YES		11
	W04	TW28410	1		34 1/8"X61 3/8"	33 5/8"	60 7/8"	DOUBLE HUNG	ANDERSON 400 SERIES		YES	1
	W05	TW24210	1		30 1/8"X37 3/8"	29 5/8"	36 7/8"	DOUBLE HUNG	ANDERSON 400 SERIES		YES	1
	W06	CN33	1		61 1/2"X36 7/16"	61"	35 15/16"	TRIPLE CASEMENT-LH/URHR	ANDERSON 400 SERIES			1
	W07	TW24310	1		30 1/8"X49 3/8"	29 5/8"	48 7/8"	DOUBLE HUNG	ANDERSON 400 SERIES		YES	1

WINDOW SCHEDULE												
3D EXTERIOR ELEVATION	NUMBER	LABEL	FLOOR	R/O	WIDTH	HEIGHT	DESCRIPTION	MANUFACTURER	COMMENTS	EGRESS	TEMPERED	QTY
	W08	TW24310	2		30 5/8"X49 3/8"	29 5/8"	48 7/8"	DOUBLE HUNG	ANDERSEN 400-SERIES	YES		2
	W09	AX251	2		30 3/8"X29 7/8"	29 3/8"	29 3/8"	SINGLE AWNING	ANDERSEN 400-SERIES			3
	W10	AX251	2		30 3/8"X29 7/8"	29 3/8"	29 3/8"	FIXED GLASS	ANDERSEN 400-SERIES			2
	W11	TW2846	2		34 1/8"X57 3/8"	33 5/8"	56 7/8"	DOUBLE HUNG	ANDERSON 400 SERIES	YES		6
	W12	TW2846	2		34 1/8"X57 3/8"	33 5/8"	56 7/8"	DOUBLE HUNG	ANDERSON 400 SERIES		YES	1
	W13	TW28310	2		34 1/8"X49 3/8"	33 5/8"	48 7/8"	DOUBLE HUNG	ANDERSON 400 SERIES			2

DISCLAIMER

ALL REASONABLE EFFORT HAS BEEN MADE TO ENSURE THE ACCURACY OF THIS WINDOW AND DOOR SCHEDULE. GENERAL CONTRACTOR TO VERIFY ALL WINDOW AND DOOR SIZES, COUNT, TEMPERING, AND LOCATIONS WITH PROVIDER PRIOR TO ORDERING WINDOWS AND DOORS.

NOTES: WINDOWS

ANDERSEN 400 SERIES WITH WHITE CLAD EXTERIOR, PRE-FINISHED WHITE INTERIOR, FINELIGHT GRILLES BETWEEN THE GLASS AND STANDARD WHITE SCREENS

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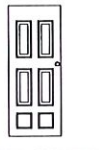
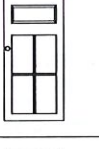
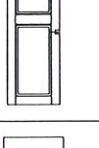
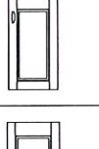
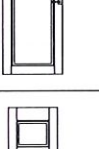
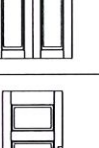


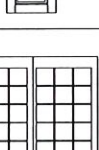
SHEET TITLE:
WINDOW SCHEDULE

PROJECT ADDRESS:
DERRICK & FRANCINE
TALLMAN
17 LOUIS WAY
HARWICH, MA 02645

REV. DATE:
10/21/2022

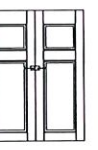
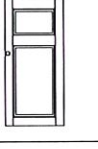

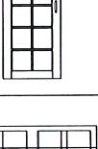
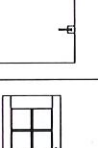
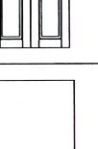
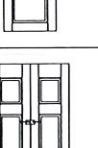
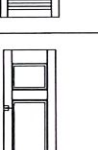
SHEET:

A4.1

3D EXTERIOR ELEVATION	NUMBER	DESCRIPTION	FLOOR	WIDTH	HEIGHT	MANUFACTURER	COMMENTS	FIRE	QTY
	D01	EXT. HINGED-DOOR E23	0	32"	80"				1
	D02	EXT. HINGED-504 SASH	1	36"	80"				1
	D03	HINGED-TS2060	1	32"	80"				2
	D04	POCKET-TS2060	1	30"	80"				3
	D05	HINGED-TS2060	1	36"	80"				2
	D06	DOUBLE HINGED-TS2060	1	48"	80"				1
	D07	POCKET-TS2060	1	36"	80"				1
	D08	EXT. SLIDER-GLASS PANEL	1	95 1/4"	79 1/2"				1
	D09	HINGED-TS2060	1	30"	80"				3

DISCLAIMER
 ALL REASONABLE EFFORT HAS BEEN MADE TO ENSURE THE ACCURACY OF THIS DOOR SCHEDULE. GENERAL CONTRACTOR TO VERIFY ALL WINDOW AND DOOR SIZES, COUNT, TEMPERING, AND LOCATIONS WITH PROVIDER PRIOR TO ORDERING WINDOWS AND DOORS.

NOTES: DOORS
 -EXTERIOR ENTRY DOORS TO BE SIMPSON OR EQUAL.
 -GARAGE DOORS TO BE CLOPAY OR EQUAL.
 -INTERIOR DOORS TO BE TRUSTILE OR EQUAL.

3D EXTERIOR ELEVATION	NUMBER	DESCRIPTION	FLOOR	WIDTH	HEIGHT	MANUFACTURER	COMMENTS	FIRE	QTY
	D10	DOUBLE HINGED-TS2060	1	60"	80"				1
	D11	EXT. HINGED-TS2060	1	36"	80"			YES	1
	D12	EXT. HINGED-TS2060	1	36"	80"				1
	D13	GARAGE-C12-SQ24	1	108"	84"				1
	D14	POCKET-FL1000	2	35 1/2"	80"				1
	D15	HINGED-SLAB	2	32"	48"				2
	D16	DOUBLE HINGED-TS2060	2	48"	80"				1
	D17	HINGED-TS2060	2	32"	80"				4
	D18	HINGED-LVR1000	2	36"	80"				1

A4.2

SHEET:

10/21/2022

REV. DATE:

PROJECT ADDRESS:
 DERRICK & FRANCIENE
 TALLMAN
 17 LOUIS WAY
 HARWICH, MA 02645

SHEET TITLE:

DOOR SCHEDULE



Todd Riley, PE
 14318-A
 12/31/2024

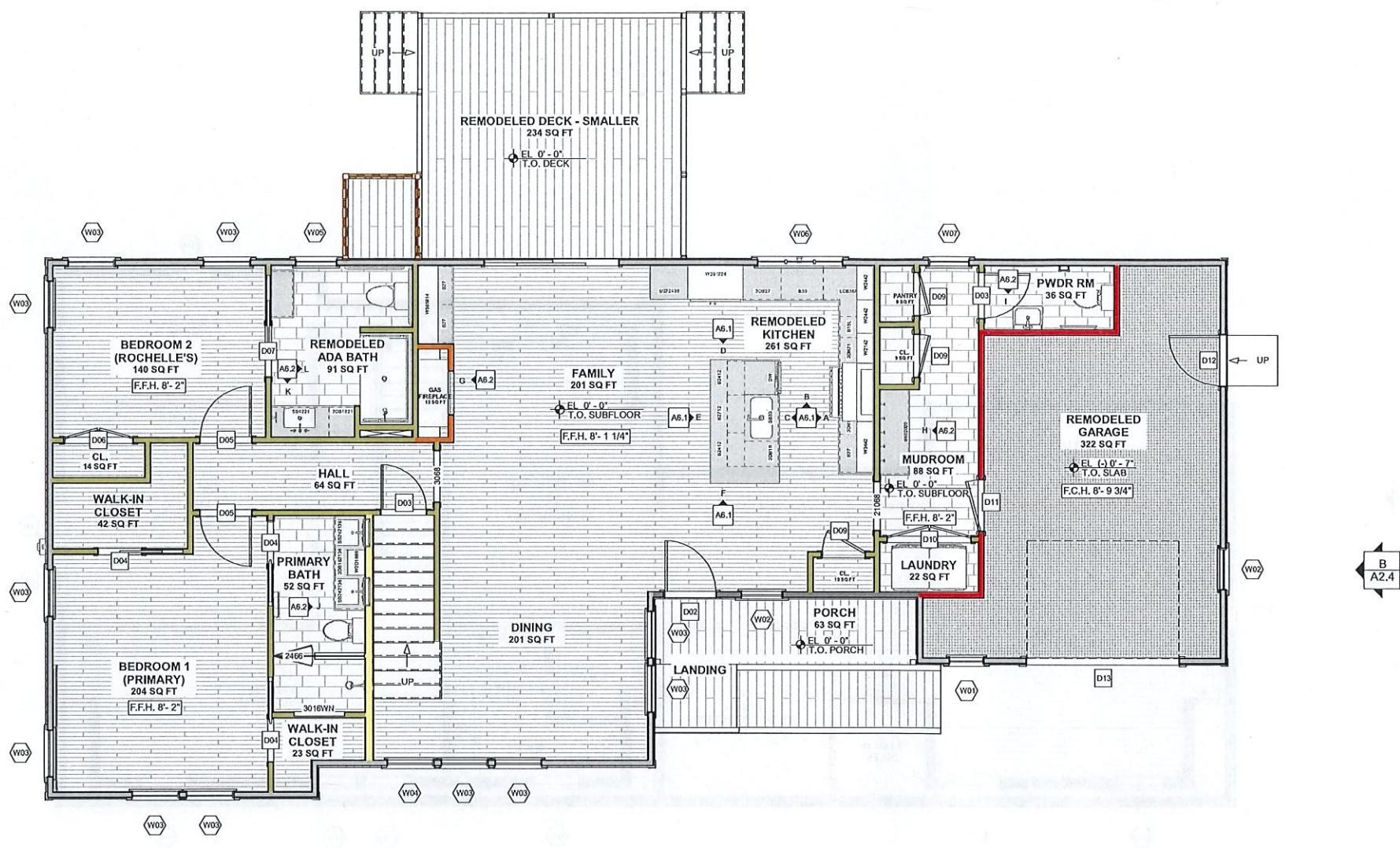
ARCHITECTURE FIRM
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 Ashland, MA 01721
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 gmthomedesigners.com



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A PROPOSED FIRST FLOOR FINISH PLAN
A5.1 SCALE: 1/4" = 1'-0"

WALL LEGEND:

	8" CONCRETE FOUNDATION WALL, EXISTING
	8" CMU BLOCK FOUNDATION WALL, EXISTING
	8" CONCRETE FOUNDATION WALL, PROPOSED
	2X4 EXTERIOR WALL, CEDAR SHINGLE, EXISTING
	2X4 EXTERIOR WALL, T&G ECB (5 1/2"), EXISTING
	2X4 INTERIOR WALL, PROPOSED
	2X4 INTERIOR WALL, DRYWALL ONE SIDE, PROPOSED
	2X4 INTERIOR WALL, FIRE, PROPOSED
	2X6 INTERIOR WALL, PROPOSED
	2X6 EXTERIOR WALL, CEDAR SHINGLE, PROPOSED
	2X6 EXTERIOR WALL, T&G ECB (5 1/2"), PROPOSED

FLOOR MATERIAL LEGEND:

	2-1/4" RED OAK FLOORING
	TILE, TO BE SELECTED BY HOMEOWNER
	AZEK DECKING
	EPOXY FLOORING
	UNFINISHED CONCRETE

FINISH NOTES:

FLOORING: FINAL SELECTION TO BE DETERMINED BY HOMEOWNER. 2- 1/4" RES OAK SELECT FLOORING INSTALLED, SANDED AND FINISHED WITH THREE COATS OF POLYURETHANE THROUGHOUT FIRST FLOOR EXCEPT MUDROOM, POWDER ROOM, LAUNDRY AND BATHROOMS, AND IN THE SECOND FLOOR SITTING ROOM AND BEDROOMS. CORTEC OR EQUAL IN BONUS ROOM.

TILE: TO BE SELECTED BY HOMEOWNER. FLOORS AT MUDROOM, POWDER ROOM, LAUNDRY ROOM AND ALL BATHROOMS. WALLS AT KITCHEN BACKSPASH AND SHOWER WALLS.

BLUEBOARD & PLASTER: 1/2" BLUEBOARD ON WALLS AND CEILING WITH SMOOTH SKIM COAT OF PLASTER. TILE BACKER BOARD: TILE BACKER BOARD ON SHOWER WALLS AND TILE FLOOR AREAS.

INTERIOR FINISH:

- INTERIOR DOORS TO BE 6-PANEL SOLID CORE MASONITE WITH 20-MINUTE FIRE RATED DOOR TO GARAGE
- INTERIOR TRIM TO BE 2-1/2" FJP COLONIAL CASINGS WITH 5-1/4" SPEEDBASE
- MAIN STAIRS TO BE RED OAK WITH POPLAR SKIRT AND RISERS, RED OAK NEWEL OR POPLAR BOX NEWEL WITH RED OAK RAILINGS AND PRIMED PINE BALUSTERS
- BASEMENT STAIRS TO BE SOUTHERN YELLOW PINE WITH POPLAR SKIRT AND RISERS. 1-1/8" FIR RAILING.
- BATHROOM VANITIES AND GENERAL CABINERY TO BE SELECTED BY HOMEOWNER
- DOOR AND CABINERY HARDWARE: KNOBS AND PULLS TO BE SELECTED BY OWNER. EMTEK OR EQUAL.
- INTERIOR PAINTING TO BE TWO COATS OF FINISH ON PRE-PRIMED WOOD AND ONE COAT PRIMER AND TWO COATS OF FINISH ON UNPRIMED WOOD. PRIMER AND TWO COATS OF FINISH ON NEW PLASTER WALLS AND CEILINGS. PAINT COLOR TO BE DETERMINED BY HOMEOWNER

EXTERIOR DECK: 5/4X6 ARBOR COLLECTION AZEK DECKING AND WHITE AZEK RAILINGS. AZEK WRAP ON DECK EDGE AND STEP RISERS AND STRINGERS.

EXTERIOR SHOWER ENCLOSURE: RED CEDAR 4X4 POSTS, 2X4 HORIZONTALS AND 1X6 T&G VERTICALLY INSTALLED. AZEK FLOOR DECK.

APPLIANCES: FURNISHED BY OWNER AND INSTALLED BY ENCORE.

ENCORE DESIGN/REMODEL
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Digitally signed
by
Todd Riley, PE
Title: Architect

SHEET TITLE:
PROPOSED FIRST FLOOR FINISH PLAN

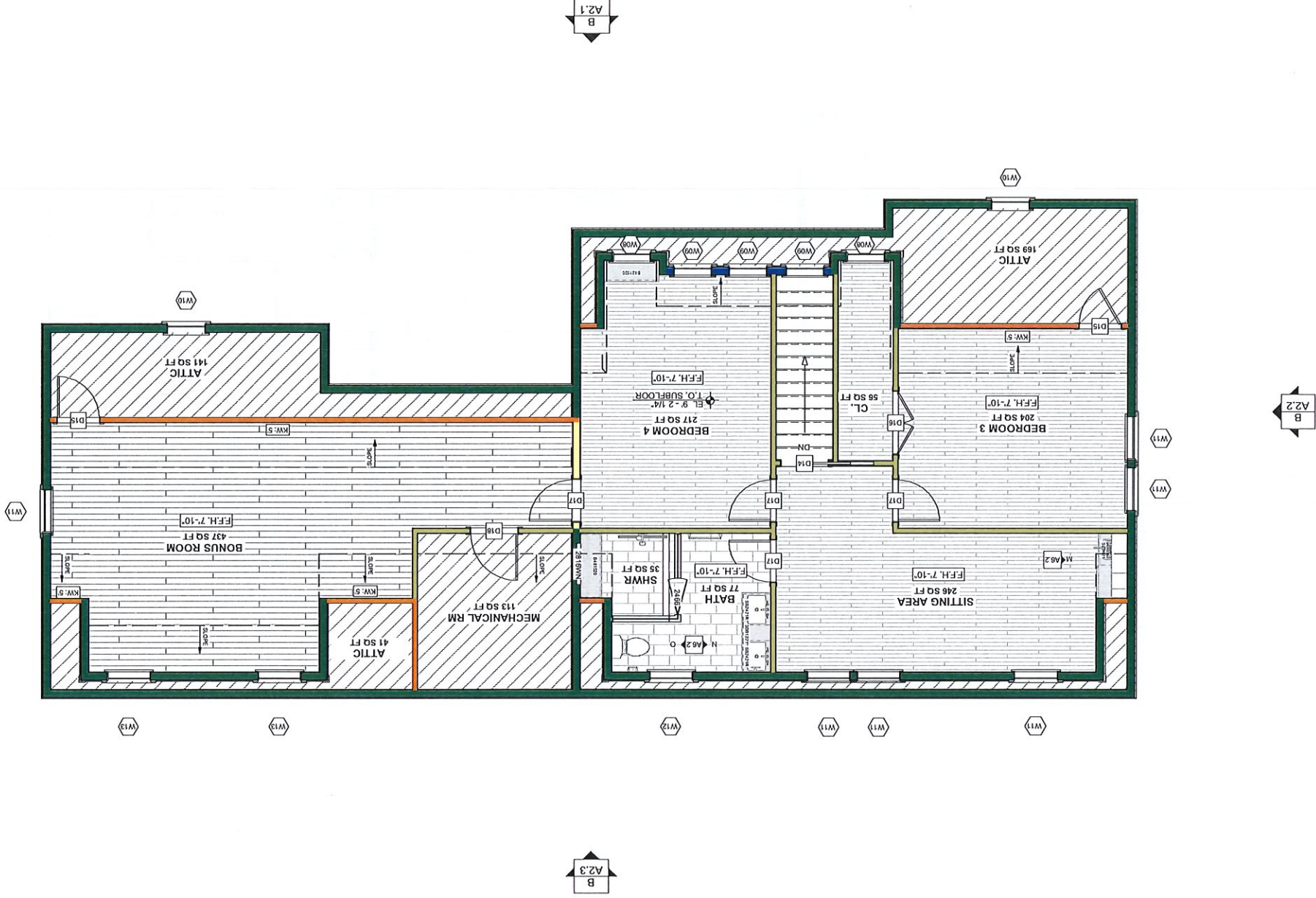
PROJECT ADDRESS:
**DERRICK & FRANCINE TALLMAN
17 LOUIS WAY
HARWICH, MA 02645**

REV. DATE:
10/21/2022

SHEET:

A5.1

A5.2 SCALE: 1/4" = 1'-0"
PROPOSED SECOND FLOOR FINISH PLAN



FINISH NOTES:

- UNFINISHED
- CORTEC FLOORING
- TILE, TO BE SELECTED BY HOMEOWNER
- 2-1/4" RED OAK FLOORING

FLOOR MATERIAL LEGEND:

	2X6 EXTERIOR WALL, T&G ECB (5 1/2"), PROPOSED
	2X6 EXTERIOR WALL, CEDAR SHINGLE, PROPOSED
	2X6 INTERIOR WALL, PROPOSED
	2X4 INTERIOR WALL, FIRE, PROPOSED
	2X4 INTERIOR WALL, DRYWALL ONE SIDE, PROPOSED
	2X4 INTERIOR WALL, PROPOSED
	2X4 EXTERIOR WALL, T&G ECB (5 1/2"), EXISTING
	2X4 EXTERIOR WALL, CEDAR SHINGLE, EXISTING
	8" CONCRETE FOUNDATION WALL, PROPOSED
	8" CMU BLOCK FOUNDATION WALL, EXISTING
	8" CONCRETE FOUNDATION WALL, EXISTING

WALL LEGEND:

INTERIOR FINISH:
 INTERIOR DOORS TO BE 6-PANEL SOLID CORE MASONITE WITH 20-MINUTE FIRE RATED DOOR TO GARAGE
 INTERIOR TRIM TO BE 2-1/2" FJP COLONIAL CASINGS WITH 5-1/4" SPEEDBASE
 MAIN STAIRS TO BE RED OAK WITH POPLAR SKIRT AND RISERS, RED OAK NEWEL OR POPLAR BOX NEWEL WITH RED OAK RAILINGS AND PRIMED PINE BALUSTERS
 BASEMENT STAIRS TO BE SOUTHERN YELLOW PINE WITH POPLAR SKIRT AND RISERS, 1-1/8" FIR RAILING
 BATHROOM VANITIES AND GENERAL CABINETRY TO BE SELECTED BY HOMEOWNER
 - DOOR AND CABINETRY HARDWARE: KNOBS AND PULLS TO BE SELECTED BY OWNER, EMTEK OR EQUAL
 - INTERIOR PAINTING TO BE TWO COATS OF FINISH ON PRE-PRIMED WOOD AND ONE COAT PRIMER AND TWO COATS OF FINISH ON UNPRIMED WOOD, PRIMER AND TWO COATS OF COLOR TO BE DETERMINED BY HOMEOWNER
 EXTERIOR DECK: 5/4X6 ARBOR COLLECTION AZEK DECKING AND WHITE AZEK RAILINGS, AZEK WRAP ON DECK EDGE AND STEP RISERS AND STRINGERS.
 EXTERIOR SHOWER ENCLOSURE: RED CEDAR 4X4 POSTS, 2X4 HORIZONTALS AND 1X6 T&G VERTICALLY INSTALLED, AZEK FLOOR DECK.
 APPLIANCES: FINISHED BY OWNER AND INSTALLED BY ENCORE.
 EXCEPTION: JACK STUDS, TRIMMER STUDS AND CRIPPLE STUDS AT OPENINGS IN WALLS THAT COMPLY WITH TABLES R502.5(1) AND R502.5(2).

FINISH NOTES:

- UNFINISHED
- CORTEC FLOORING
- TILE, TO BE SELECTED BY HOMEOWNER
- 2-1/4" RED OAK FLOORING

FLOOR MATERIAL LEGEND:

INTERIOR FINISH:
 INTERIOR DOORS TO BE 6-PANEL SOLID CORE MASONITE WITH 20-MINUTE FIRE RATED DOOR TO GARAGE
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 BASEMENT STAIRS TO BE SOUTHERN YELLOW PINE WITH POPLAR SKIRT AND RISERS, 1-1/8" FIR RAILING
 BATHROOM VANITIES AND GENERAL CABINETRY TO BE SELECTED BY HOMEOWNER
 - DOOR AND CABINETRY HARDWARE: KNOBS AND PULLS TO BE SELECTED BY OWNER, EMTEK OR EQUAL
 - INTERIOR PAINTING TO BE TWO COATS OF FINISH ON PRE-PRIMED WOOD AND ONE COAT PRIMER AND TWO COATS OF FINISH ON UNPRIMED WOOD, PRIMER AND TWO COATS OF COLOR TO BE DETERMINED BY HOMEOWNER
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 EXTERIOR SHOWER ENCLOSURE: RED CEDAR 4X4 POSTS, 2X4 HORIZONTALS AND 1X6 T&G VERTICALLY INSTALLED, AZEK FLOOR DECK.
 APPLIANCES: FINISHED BY OWNER AND INSTALLED BY ENCORE.
 EXCEPTION: JACK STUDS, TRIMMER STUDS AND CRIPPLE STUDS AT OPENINGS IN WALLS THAT COMPLY WITH TABLES R502.5(1) AND R502.5(2).

PROJECT ADDRESS:
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SHEET TITLE:
 PROPOSED SECOND FLOOR
 FINISH PLAN

ARCHITECTURE FIRM:
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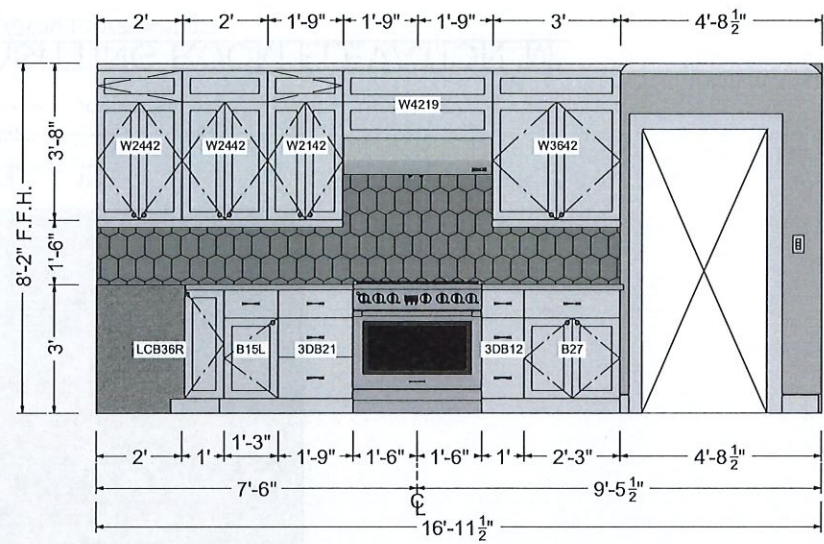
CONTRACTOR:
ENCORE DESIGN/REMODEL
 103 MAIN ST.
 DENNISPORT, MA 02539
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 encorecd.com

DATE: 10/21/2022

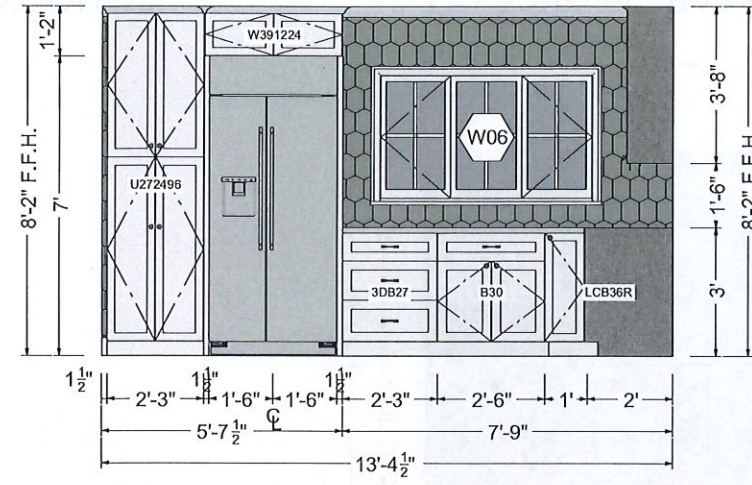
SHEET: A5.2

REVISIONS:
 10/21/2022

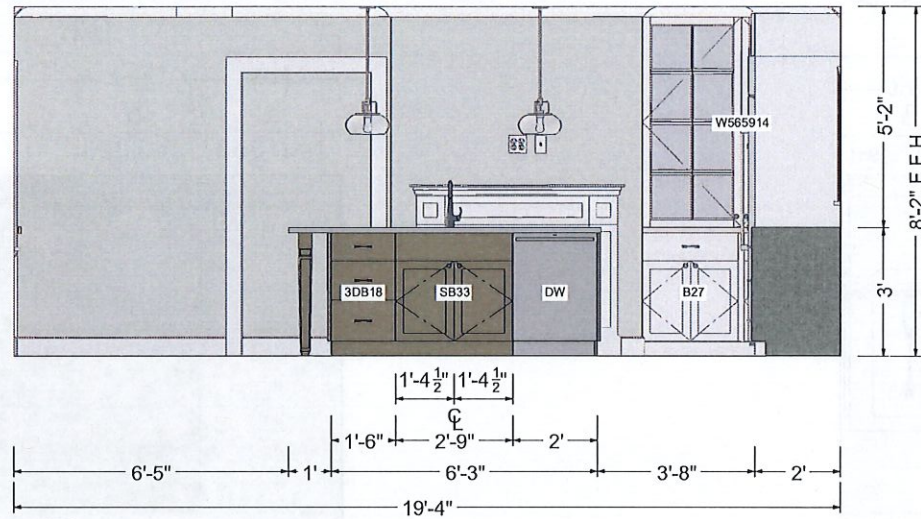
DESIGNER: Todd Riley, PE



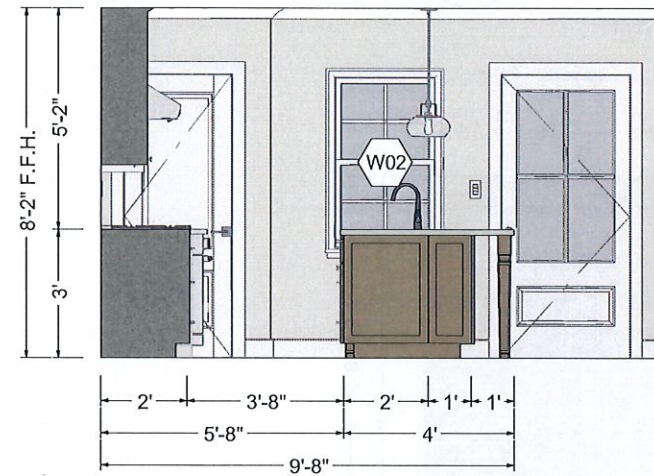
A KITCHEN ELEVATION 'A'
 A6.1 SCALE: 1/2" = 1'-0"



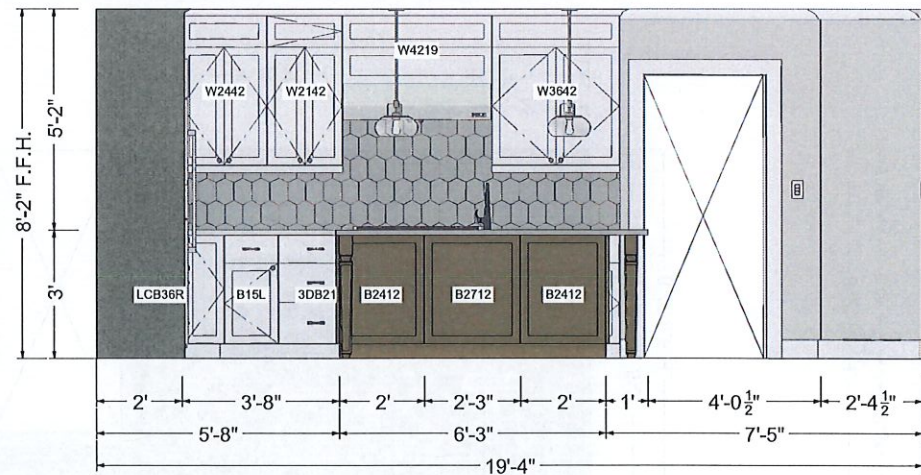
B KITCHEN ELEVATION 'B'
 A6.1 SCALE: 1/2" = 1'-0"



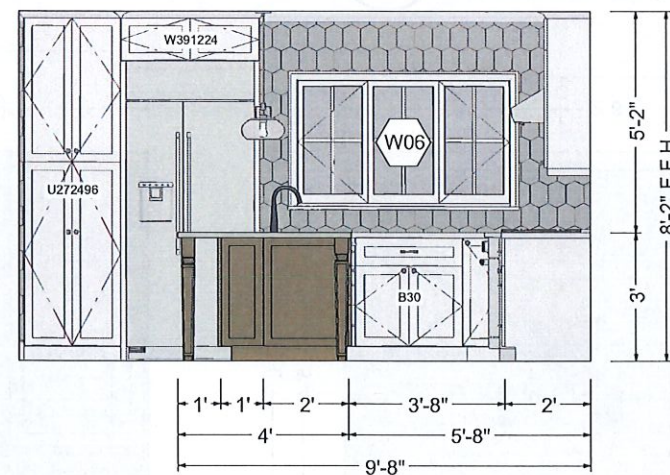
C KITCHEN ISLAND ELEVATION 'C'
 A6.1 SCALE: 1/2" = 1'-0"



D KITCHEN ISLAND ELEVATION 'D'
 A6.1 SCALE: 1/2" = 1'-0"



E KITCHEN ISLAND ELEVATION 'E'
 A6.1 SCALE: 1/2" = 1'-0"



F KITCHEN ISLAND ELEVATION 'F'
 A6.1 SCALE: 1/2" = 1'-0"

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Digitally signed
 by
 Todd
 Riley, PE
 (508) 881-7992
 (Seal)

SHEET TITLE:
INTERIOR ELEVATIONS A-F

PROJECT ADDRESS:
 DERRICK & FRANCINE
 TALLMAN
 17 LOUIS WAY
 HARWICH, MA 02645

REV. DATE:
10/21/2022

SHEET:

A6.1

SECTION 1012 - RAMPS

1012.1 Scope. The provisions of this section shall apply to ramps used as a component of a means of egress.

1012.2 Slope. Ramps used as part of a means of egress shall have a running slope not steeper than one unit vertical in 12 units horizontal (8-percent slope). The slope of other pedestrian ramps shall not be steeper than one unit vertical in eight units horizontal (12.5-percent slope).

1012.5.1 Width and capacity. The minimum width and required capacity of a means of egress ramp shall be not less than that required for corridors by Section 1020.2. The clear width of a ramp between handrails, if provided, or other permissible projections shall be 36 inches (914 mm) minimum.

1012.6.4 Change in direction. Where changes in direction of travel occur at landings provided between ramp runs, the landing shall be 60 inches by 60 inches (1524 mm by 1524 mm) minimum.
 Exceptions: In Group R-2 and R-3 individual dwelling or sleeping units that are not required to be Accessible units, Type A units or Type B units in accordance with Section 1107, landings are permitted to be 36 inches by 36 inches (914 mm by 914 mm) minimum.

1012.6 Landings. Ramps shall have landings at the bottom and top of each ramp, points of turning, entrance, exits and at doors. Landings shall comply with Sections 1012.6.1 through 1012.6.5.

1012.6.1 Slope. Landings shall have a slope not steeper than one unit vertical in 48 units horizontal (2-percent slope) in any direction. Changes in level are not permitted.

1012.6.2 Width. The landing width shall be not less than the width of the widest ramp run adjoining the landing.

1012.7.2 Outdoor conditions. Outdoor ramps and outdoor approaches to ramps shall be designed so that water will not accumulate on walking surfaces.

Where exterior ramps are used in moderate or severe climates, there may also be a concern to protect the ramp from accumulations of snow and ice to provide a safe path of egress travel at all times, including inclement weather. Maintenance of the means of egress in the IFC requires an unobstructed path to allow for full instant use in case of a fire or emergency (see Section 1031.3 of the IFC). Typical methods for protecting these egress elements include roof overhangs or canopies, heated slabs and, when approved by the building official, a reliable snow removal maintenance program.

1012.8 Handrails. Ramps with a rise greater than 6 inches (152 mm) shall have handrails on both sides. Handrails shall comply with Section 1014.

1012.9 Guards. Guards shall be provided where required by Section 1015 and shall be constructed in accordance with Section 1015.

SECTION 1014 - HANDRAILS

1014.1 Where required. Handrails serving stairways, ramps, stepped aisles and ramped aisles shall be adequate in strength and attachment in accordance with Section 1607.8. Handrails required for stairways by Section 1011.11 shall comply with Sections 1014.2 through 1014.9. Handrails required for ramps by Section 1012.8 shall comply with Sections 1014.2 through 1014.8. Handrails for stepped aisles and ramped aisles required by Section 1029.15 shall comply with Sections 1014.2 through 1014.8.

1014.2 Height. Handrail height, measured above stair tread nosings, or finish surface of ramp slope, shall be uniform, not less than 34 inches (864 mm) and not more than 38 inches (965 mm). Handrail height of alternating tread devices and ship's ladders, measured above tread nosings, shall be uniform, not less than 30 inches (762 mm) and not more than 34 inches (864 mm).
 Exceptions:
 1. Where handrail fittings or bendings are used to provide continuous transition between flights, the fittings or bendings shall be permitted to exceed the maximum height.

1014.3 Handrail graspability. Required handrails shall comply with Section 1014.3.1 or shall provide equivalent graspability.

1014.3.1 Type I. Handrails with a circular cross section shall have an outside diameter of not less than 1 1/4 inches (32 mm) and not greater than 2 inches (51 mm). Where the handrail is not circular, it shall have a perimeter dimension of not less than 4 inches (102 mm) and not greater than 6 1/4 inches (160 mm) with a maximum cross-sectional dimension of 2 1/4 inches (57 mm) and minimum cross-sectional dimension of 1 inch (25 mm). Edges shall have a minimum radius of 0.01 inch (0.25 mm).

1014.4 Continuity. Handrail gripping surfaces shall be continuous, without interruption by newel posts or other obstructions.

1014.5 Fittings. Handrails shall not rotate within their fittings.

1014.6 Handrail extensions. Handrails shall return to a wall, guard or the walking surface or shall be continuous to the handrail of an adjacent flight of stairs or ramp run. Where handrails are not continuous between flights, the handrails shall extend horizontally not less than 12 inches (305 mm) beyond the top riser and continue to slope for the depth of one tread beyond the bottom riser. At ramps where handrails are not continuous between runs, the handrails shall extend horizontally above the landing 12 inches (305 mm) minimum beyond the top and bottom of ramp runs. The extensions of handrails shall be in the same direction of the ramp runs at ramps.

14.7 Clearance. Clear space between a handrail and a wall or other surface shall be not less than 1 1/2 inches (38 mm). A handrail and a wall or other surface adjacent to the handrail shall be free of any sharp or abrasive elements.

1014.8 Projections. On ramps and on ramped aisles that are part of an accessible route, the clear width between handrails shall be 36 inches (914 mm) minimum. Projections into the required width of aisles, stairways and ramps at each side shall not exceed 4 1/2 inches (114 mm) at or below the handrail height. Projections into the required width shall not be limited above the minimum headroom height required in Section 1011.3. Projections due to intermediate handrails shall not constitute a reduction in the egress width. Where a pair of intermediate handrails are provided within the stairway width without a walking surface between the pair of intermediate handrails and the distance between the pair of intermediate handrails is greater than 6 inches (152 mm), the available egress width shall be reduced by the distance between the closest edges of each such intermediate

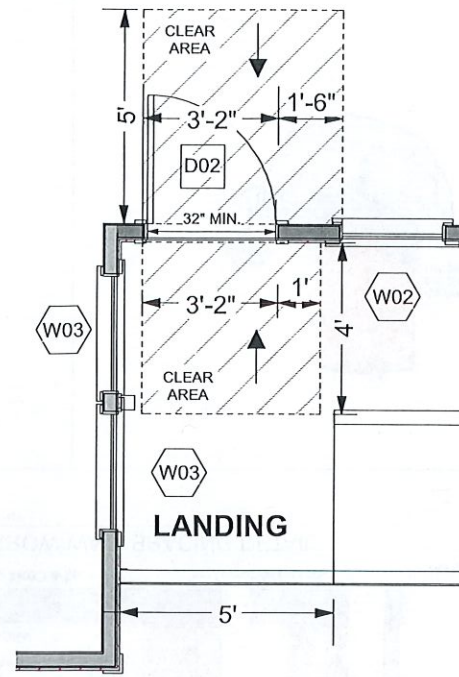
SECTION 1015 - GUARDS

1015.1 General. Guards shall comply with the provisions of Sections 1015.2 through 1015.7. Operable windows with sills located more than 72 inches (1829 mm) above finished grade or other surface below shall comply with Section 1015.8. On such windows must comply with Section 1015.8.

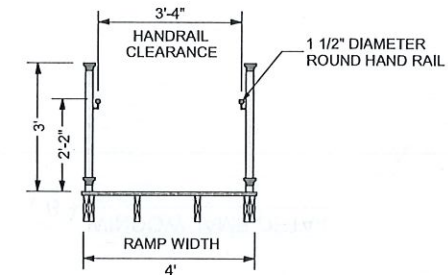
1015.2 Where required. Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps and landings that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Guards shall be adequate in strength and attachment in accordance with Section 1607.8.

1015.3 Height. Required guards shall be not less than 42 inches (1067 mm) high, measured vertically as follows:
 1. From the adjacent walking surfaces.
 2. On stairways and stepped aisles, from the line connecting the leading edges of the tread nosings.
 3. On ramps and ramped aisles, from the ramp surface at the guard.

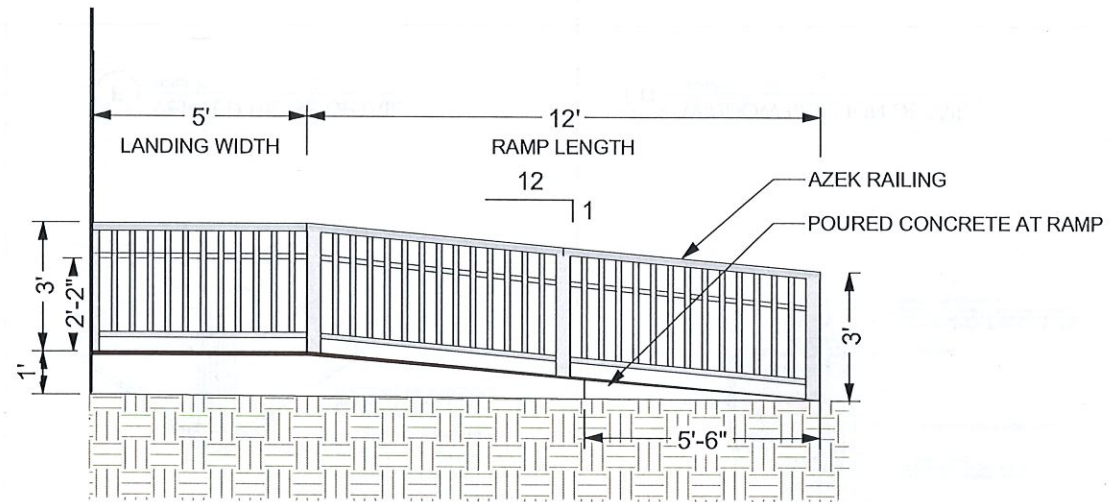
1015.4 Opening limitations. Required guards shall not have openings that allow passage of a sphere 4 inches (102 mm) in diameter from the walking surface to the required guard height.
 Exceptions:
 1. From a height of 36 inches (914 mm) to 42 inches (1067 mm), guards shall not have openings that allow passage of a sphere 4 3/8 inches (111 mm) in diameter.
 2. The triangular openings at the open sides of a stair, formed by the riser, tread and bottom rail shall not allow passage of a sphere 6 inches (152 mm) in diameter.
 3. At elevated walking surfaces for access to and use of electrical, mechanical or plumbing systems or equipment, guards shall not have openings that



C ACCESSIBLE ENTRY/EXIT APPROACH
SCALE: 1/2" = 1'



B ACCESSIBLE RAMP SECTION
SCALE: 1/2" = 1'



A ACCESSIBLE RAMP ELEVATION
SCALE: 1/2" = 1'

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Digitally signed
by
Todd Riley, PE
Architect
Professional Seal

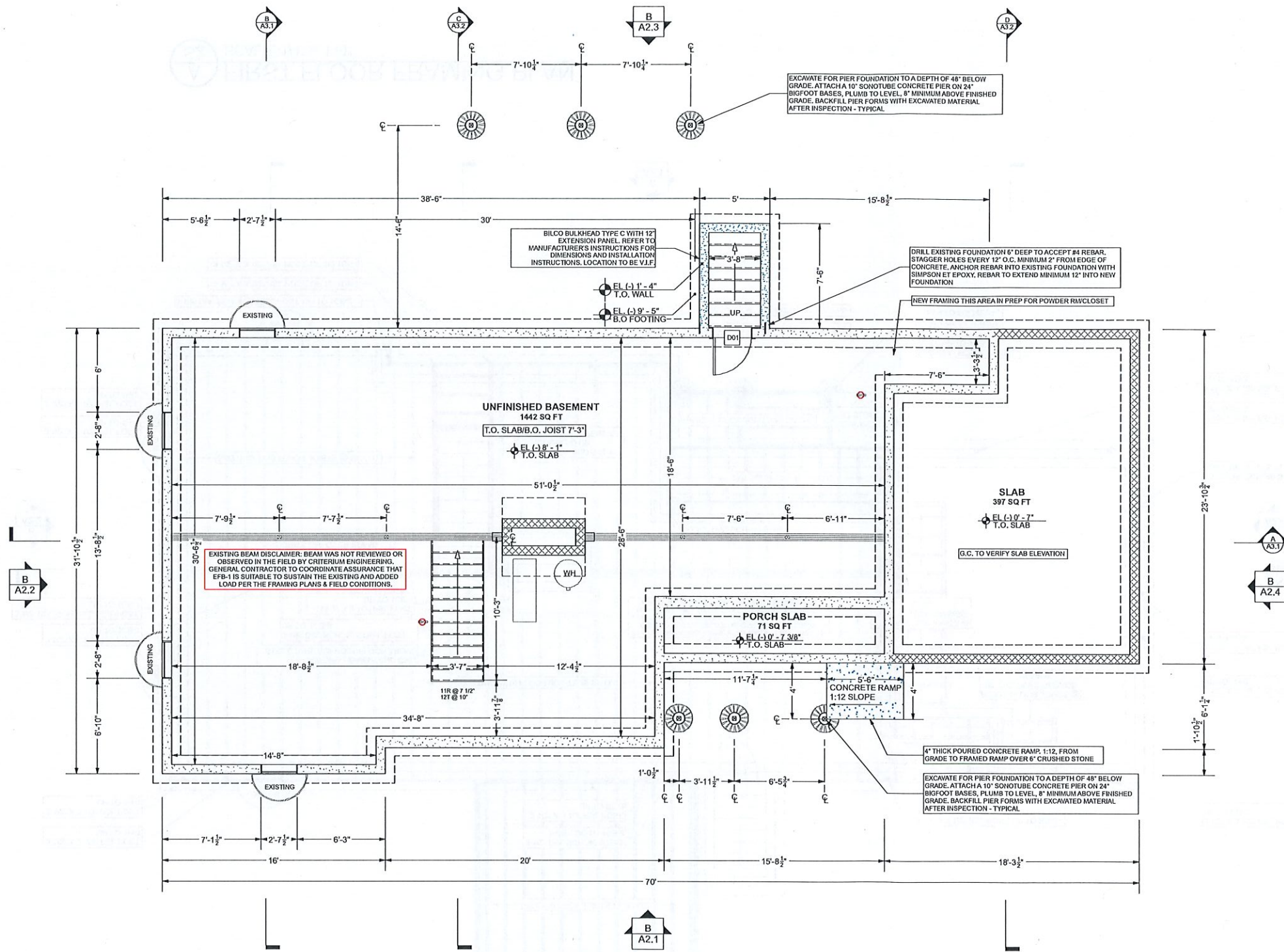
SHEET TITLE:
ACCESSIBILITY DETAILS

PROJECT ADDRESS:
**DERRICK & FRANCINE
TALLMAN
17 LOUIS WAY
HARWICH, MA 02645**

REV. DATE:
10/21/2022

SHEET:

AD1



A S1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

CONSTRUCTION NOTES: FOUNDATION

SITE WORK:
EXCAVATE AND BACKFILL FOR NEW CONCRETE PIERS. ROUGH GRADE UPON COMPLETION

CONCRETE:
DECK/RAMP FOOTINGS: 10" CONCRETE PIERS. BIG FOOT PIERS AS INDICATED ON PLANS WHERE POSTS.

BASEMENT PLUMBING:
PROVIDE NEW WATER PIPING, DRAINS AND VENTS AS REQUIRED.

R403.1.6 FOUNDATION ANCHORAGE.
SILL PLATES AND WALLS SUPPORTED DIRECTLY ON CONTINUOUS FOUNDATIONS SHALL BE ANCHORED TO THE FOUNDATION IN ACCORDANCE WITH THIS SECTION. WOOD SOLE PLATES AT ALL EXTERIOR WALLS ON MONOLITHIC SLABS, WOOD SOLE PLATES OF BRACED WALL PANELS AT BUILDING INTERIORS ON MONOLITHIC SLABS AND ALL WOOD SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH A307 OR OTHER APPLICABLE STEEL ANCHOR BOLTS, INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS, SPACED A MAXIMUM OF 6 FEET (1829 MM) ON CENTER. BOLTS SHALL BE AT LEAST 1/2 INCH (12.7 MM) IN DIAMETER AND SHALL EXTEND A MINIMUM OF 7 INCHES (178 MM) INTO CONCRETE OR GROUTED CELLS OF CONCRETE MASONRY UNITS. A NUT AND WASHER SHALL BE TIGHTENED ON EACH ANCHOR BOLT. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PLATE SECTION WITH ONE BOLT LOCATED NOT MORE THAN 12 INCHES (305 MM) OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF THE PLATE SECTION. INTERIOR BEARING WALL SOLE PLATES ON MONOLITHIC SLAB FOUNDATION THAT ARE NOT PART OF A BRACED WALL PANEL SHALL BE POSITIVELY ANCHORED WITH APPROVED FASTENERS. SILL PLATES AND SOLE PLATES SHALL BE PROTECTED AGAINST DECAY AND TERMITES WHERE REQUIRED BY SECTIONS R317 AND R318. COLD-FORMED STEEL FRAMING SYSTEMS SHALL BE FASTENED TO THE FOUNDATION AS REQUIRED IN SECTION R505.3.1 OR R603.3.1.

ALL STRUCTURAL NOTES VERIFIED AND APPROVED BY ENGINEER OF RECORD. SEE STRUCTURAL SPECIFICATIONS & CALCULATIONS ATTACHED.

NOTE: EXISTING GARAGE SLAB ELEVATION TO BE VERIFIED AND CONFIRMED IN FIELD.

NOTE: ALL POSTS EXTENDING MULTIPLE FLOORS ARE TO BE BRACED IN BOTH STRONG AND WEAK AXIS DIRECTIONS AT ALL FLOOR LEVELS. ADD BLOCKING BETWEEN JOIST TO PREVENT INWARD BUCKLING & UTILIZE SIMPSON STRONG TIE TO PREVENT OUTWARD BUCKLING.

FASTENER TABLE

Mark Number	Piles	Fasteners	Number of Screws per Row and Max. Spacing Between Rows
DB-1	(2) 2x10 SYP - PT	2 7/8" Fasten Master FlatLOK	2 Screws at 24"
1CB-1	(3) 1 1/2" x 9 1/2"	5" Fasten Master FlatLOK	2 Screws at 16"
1CB-2	W10x15 Steel Bm.	N/A	N/A
1CB-3	(2) 1 1/2" x 9 1/2"	3 1/2" Fasten Master FlatLOK	2 Screws at 24"
1CB-4	(2) 1 1/2" x 9 1/2"	3 1/2" Fasten Master FlatLOK	2 Screws at 16"
1CB-5	(2) 1 1/2" x 9 1/2"	3 1/2" Fasten Master FlatLOK	2 Screws at 24"
1CB-6	(2) 1 1/2" x 9 1/2"	3 1/2" Fasten Master FlatLOK	2 Screws at 16"
1CB-7	(2) 1 1/2" x 9 1/2"	3 1/2" Fasten Master FlatLOK	2 Screws at 24"
1CB-8	W10x49 Steel Bm.	N/A	N/A
1CB-9	W10x12 Steel Bm.	N/A	N/A
1CB-10	(3) 2x12 SYP-PT	4 1/2" Fasten Master FlatLOK	2 Screws at 16"
1CB-11	W10x17 Steel Bm.	N/A	N/A
2CB-1	(3) 2x10 SPF	4 1/2" Fasten Master FlatLOK	2 Screws at 16"
2CB-2	(3) 2x10 SPF	4 1/2" Fasten Master FlatLOK	2 Screws at 16"
RR-1	(2) 1 1/2" x 11 1/4"	3 1/2" Fasten Master FlatLOK	2 Screws at 24"
RR-2	(2) 1 1/2" x 11 1/4"	3 1/2" Fasten Master FlatLOK	2 Screws at 24"
RR-3	(2) 1 1/2" x 11 1/4"	3 1/2" Fasten Master FlatLOK	2 Screws at 24"
RR-4	No RR-4 beam		
RR-5	(2) 1 1/2" x 9 1/2"	3 1/2" Fasten Master FlatLOK	2 Screws at 24"
RR-6	(2) 1 1/2" x 9 1/2"	3 1/2" Fasten Master FlatLOK	2 Screws at 24"
RR-7	(2) 1 1/2" x 11 1/4"	3 1/2" Fasten Master FlatLOK	2 Screws at 24"
RR-8	(2) 1 1/2" x 11 1/4"	3 1/2" Fasten Master FlatLOK	2 Screws at 24"
RR-9	(2) 1 1/2" x 11 1/4"	3 1/2" Fasten Master FlatLOK	2 Screws at 24"
RB-1	No RB-1 beam		
RB-2	(3) 1 1/2" x 24"	5" Fasten Master FlatLOK	3 Screws at 24"
RB-3	(2) 1 1/2" x 14"	3 1/2" Fasten Master FlatLOK	3 Screws at 24"
RB-4	(2) 1 3/4" x 11 1/4"	3 1/2" Fasten Master FlatLOK	2 Screws at 24"
RB-5	(2) 1 1/2" x 9 1/2"	3 1/2" Fasten Master FlatLOK	2 Screws at 16"
RB-6	(2) 1 1/2" x 9 1/2"	3 1/2" Fasten Master FlatLOK	2 Screws at 16"
RB-7	(2) 1 1/2" x 11 1/4"	3 1/2" Fasten Master FlatLOK	2 Screws at 24"
RB-8	(3) 1 1/2" x 24"	5" Fasten Master FlatLOK	3 Screws at 24"
1H-1	(2) 1 1/2" x 9 1/2"	2x6 Blocking at Bottom	2 - 3 1/2" FlatLok Screws at 16"
1H-2	(2) 1 1/2" x 9 1/2"	2x6 Blocking at Bottom	2 - 3 1/2" FlatLok Screws at 16"
1H-3	(2) 1 1/2" x 9 1/2"	3 1/2" Fasten Master FlatLOK	2 Screws at 16"
2H-1	(3) 1 1/2" x 9 1/2"	5" Fasten Master FlatLOK	2 Screws at 16"
2H-2	(2) 1 1/2" x 9 1/2"	2x6 Blocking at Bottom	2 - 3 1/2" FlatLok Screws at 16"

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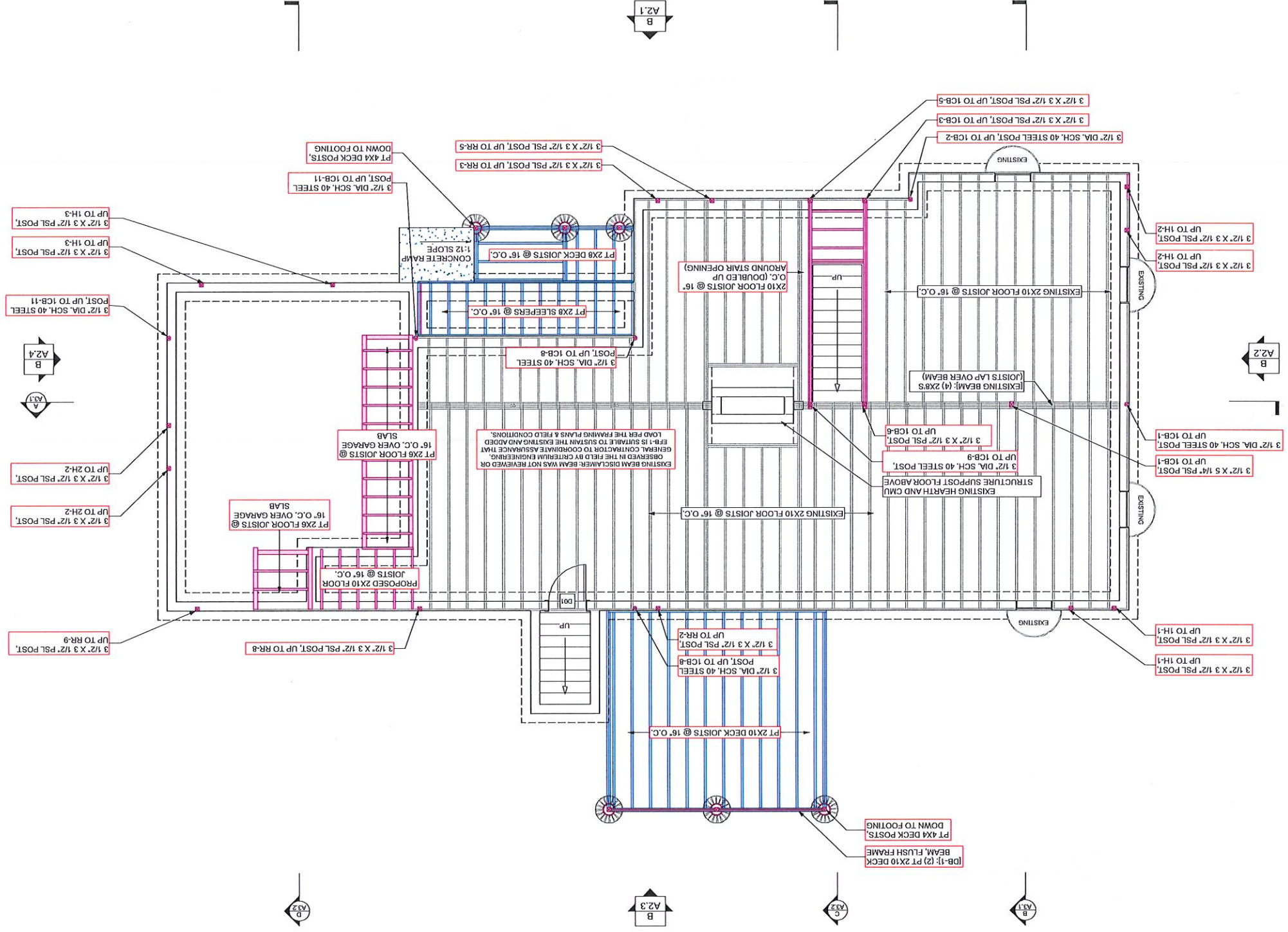
FOUNDATION PLAN

PROJECT ADDRESS:
DERRICK & FRANCINE
TALLMAN
17 LOUIS WAY
HARWICH, MA 02645

REV. DATE:
10/21/2022

SHEET:
S1

FIRST FLOOR FRAMING PLAN
 SCALE: 1/4" = 1'-0"



NOTE: ALL POSTS EXTENDING MULTIPLE FLOORS ARE TO BE BRACED IN BOTH STRONG AND WEAK AXIS DIRECTIONS AT ALL FLOOR LEVELS. ADD BLOCKING BETWEEN JOIST TO PREVENT INWARD BUCKLING & UTILIZE SIMPSON STRONG TIE TO PREVENT OUTWARD BUCKLING.

CONSTRUCTION NOTES: FRAMING

FIRST FLOOR:
 FLOOR JOISTS: (EXISTING) 2X10 FLOOR JOISTS @ 16" O.C.
 (PROPOSED) 2X10 FLOOR JOISTS @ 16" O.C (SEE STRUCTURAL PLANS). PRESSURE TREATED 2X6 @ 16" O.C. OVER GARAGE SLAB.
 FLOOR SHEATHING: 3/4" ADVANTECH T&G OSB GLUED AND NAILED
 CEILING STRAPPING: (2) LAYERS OF 3/4" STRAPPING IN BEAMS
 KITCHEN/DINING/FAMILY ROOM TO ACCOMMODATE STEEL BEAMS
 EXTERIOR WALLS: 2X4 STUDS @ 16" ON CENTER WITH 1/2" CDX EXTERIOR SHEATHING FOR WINDOW/DOOR OPENINGS.
 INTERIOR WALLS: VARIES. 2X4 STUDS 16" O.C. & 2X6 STUDS @ 16" O.C.
 PORCH, DECK, OUTDOOR SHOWER AND RAMP POSTS: PRESSURE TREATED 4X4 POSTS
 DECK JOISTS: PRESSURE TREATED 2X10 JOISTS @ 16" O.C. RAMPOURCH JOISTS: PRESSURE TREATED 2X8 JOISTS @ 16" O.C.
 ALL HEADERS ADJACENT TO CONDITIONED SPACES UNLESS OTHERWISE NOTED IN FRAMING PLAN

SECOND FLOOR:
 RIM: 1 1/8" X 9 1/2" PRE-ENGINEERED WOOD RIM BOX JOIST
 FLOOR JOISTS: AJS 25 9 1/2" FLOOR JOISTS @ 12" O.C. CEILING JOISTS: 2X10 CEILING JOISTS @ 16" O.C.
 FLOOR SHEATHING: 3/4" ADVANTECH T&G OSB GLUED AND NAILED
 EXTERIOR WALLS: 2X6 STUDS @ 16" ON CENTER WITH 5 PLY 1/2" CDX EXTERIOR SHEATHING.
 INTERIOR WALLS: 2X4 STUDS 16" O.C.
 EXTERIOR HEADERS: (2) 2X8 W/ 2 1/2" OF RIGID BETWEEN FOR ALL HEADERS ADJACENT TO CONDITIONED SPACES UNLESS OTHERWISE NOTED IN FRAMING PLAN

ROOF:
 RIDGE: (2) TRIPLE 2x4 LVL RIDGE BEAMS. REFER TO PLANS FOR FULL SCOPE.
 BATTERS: 2X10 RAFTERS @ 16" ON CENTER
 FLYING RAKE BLOCKING: 2X6 "LADDER" BLOCKING FOR FLYING RAKES
 SHEATHING: 5/8" CDX EXTERIOR SHEATHING NAILED FASTENERS:
 WALL AND ROOF SHEATHING: 2 1/2" X 1/4" DIA. NAILS WITH 3" SPACING ON EDGES AND 6" SPACING IN FIELD
 FRAMING: 3 1/4" X 1/4" DIA. NAILS
 FASTENER REQUIREMENTS FOR BOISE CASCADE VERSA-LAM LVL 2.1E-3100E PILES- REFERENCE FASTENER MASTER TECHNICAL BULLETIN FOR FASTENER GUIDELINES. MAINTAIN 3/4" MINIMUM EDGE DISTANCE AND 3/4" MINIMUM SPACING BETWEEN DISTANCE FOR ALL SCREWS. MINIMUM SPACING BETWEEN FASTENERS IN A ROW = 3 1/2". MINIMUM SPACING BETWEEN ROWS OF FASTENERS = 2 1/2".
 ALL STRUCTURAL NOTES VERIFIED AND APPROVED BY ENGINEER OF RECORD. SEE STRUCTURAL SPECIFICATIONS & CALCULATIONS ATTACHED.

S2
 SHEET:
 10/21/2022
 REV. DATE:
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SHEET TITLE:
FIRST FLOOR FRAMING PLAN

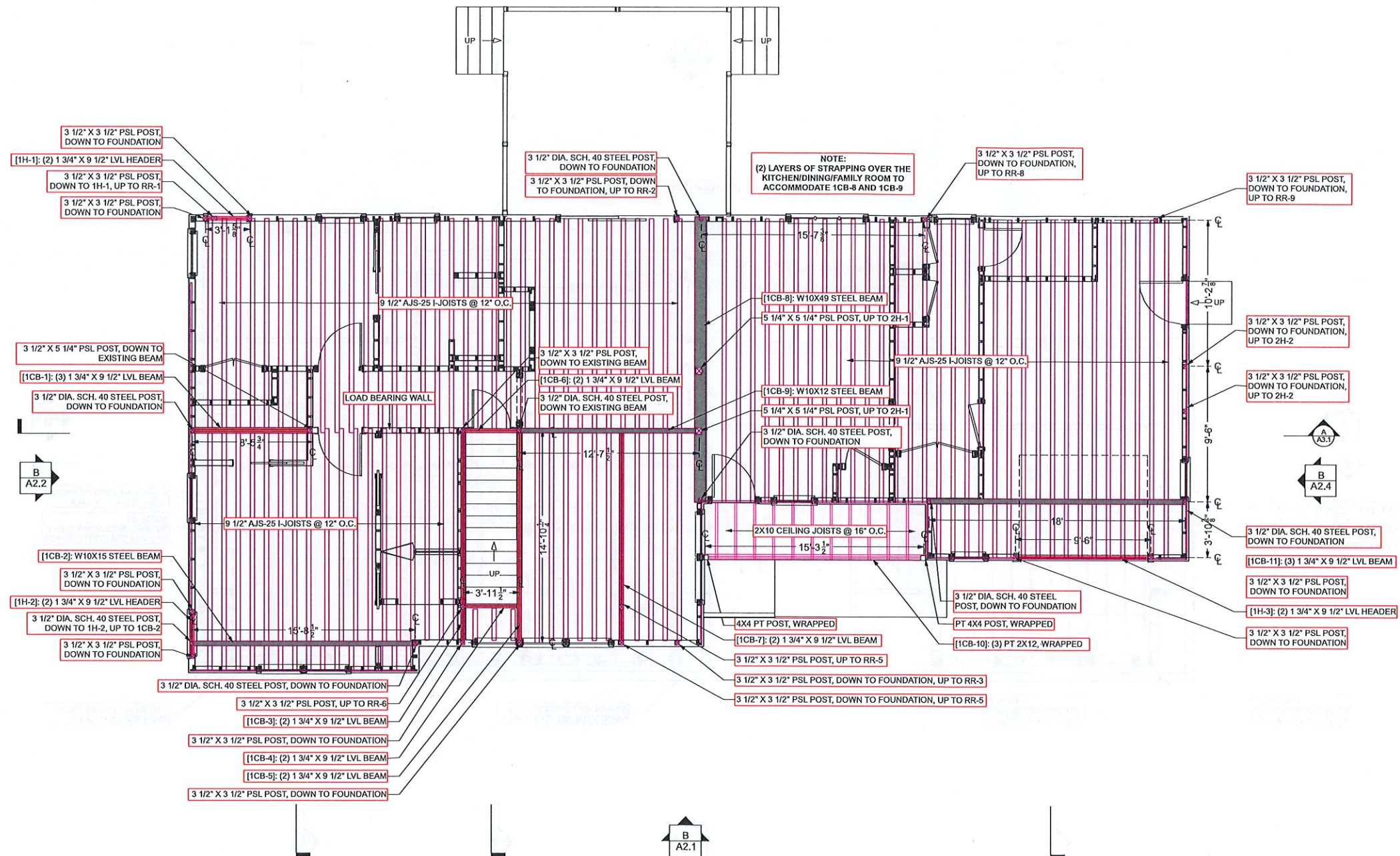
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Quality Control
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 11/18/2021
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Seal:
 Todd Riley, PE
 No. 11182
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 COMM. EXPIRES 11/18/2024

RECORD EPOCH OF THE LEARNING LIGN



A
S3 **SECOND FLOOR FRAMING PLAN**
SCALE: 1/4" = 1'-0"

CONSTRUCTION NOTES: FRAMING

FIRST FLOOR:
FLOOR JOISTS: (EXISTING) 2X10 FLOOR JOISTS @ 16" O.C. (PROPOSED) 2X10 FLOOR JOISTS @ 16" O.C. (SEE STRUCTURAL PLANS.) PRESSURE TREATED 2X6 @ 16" O.C. OVER GARAGE SLAB.
FLOOR SHEATHING: 3/4" ADVANTECH T&G OSB GLUED AND NAILED
CEILING STRAPPING: (2) LAYERS OF 3/4" STRAPPING IN KITCHEN/DINING/FAMILY ROOM TO ACCOMMODATE STEEL BEAMS
EXTERIOR WALLS: 2X4 STUDS @ 16" ON CENTER WITH 1/2" CDX EXTERIOR SHEATHING FOR WINDOW/DOOR OPENINGS.
INTERIOR WALLS: VARIES. 2X4 STUDS 16" O.C. & 2X6 STUDS @ 16" O.C.
PORCH, DECK, OUTDOOR SHOWER AND RAMP POSTS: PRESSURE TREATED 4X4 POSTS
DECK JOISTS: PRESSURE TREATED 2X10 JOISTS @ 16" O.C.
RAMP/PORCH JOISTS: PRESSURE TREATED 2X8 JOISTS @ 16" O.C.
EXTERIOR HEADER: (2) 2X8 W/ 2 1/2" OF RIGID BETWEEN FOR ALL HEADERS ADJACENT TO CONDITIONED SPACES UNLESS OTHERWISE NOTED IN FRAMING PLAN

SECOND FLOOR:
RIM: 1 1/8" X 9 1/2" PRE-ENGINEERED WOOD RIM BOX JOIST
FLOOR JOISTS: AJS 25 9 1/2" FLOOR JOISTS @ 12" O.C.
CEILING JOISTS: 2X10 CEILING JOISTS @ 16" O.C.
FLOOR SHEATHING: 3/4" ADVANTECH T&G OSB GLUED AND NAILED
EXTERIOR WALLS: 2X6 STUDS @ 16" ON CENTER WITH 5 PLY 1/2" CDX EXTERIOR SHEATHING.
INTERIOR WALLS: 2X4 STUDS 16" O.C.
EXTERIOR HEADER: (2) 2X8 W/ 2 1/2" OF RIGID BETWEEN FOR ALL HEADERS ADJACENT TO CONDITIONED SPACES UNLESS OTHERWISE NOTED IN FRAMING PLAN

ROOF:
RIDGE: (2) TRIPLE 24" LVL RIDGE BEAMS. REFER TO PLANS FOR FULL SCOPE.
RAFTERS: 2X10 RAFTERS @ 16" ON CENTER
FLYING RAKE BLOCKING: 2X6 "LADDER" BLOCKING FOR FLYING RAKES
SHEATHING: 5/8" CDX EXTERIOR SHEATHING NAILED

FASTENERS:
WALL AND ROOF SHEATHING: 2 1/2" X .131 DIA. NAILS WITH 3" SPACING ON EDGES AND 6" SPACING IN FIELD
FRAMING: 3 1/4" X .131 DIA. NAILS
FASTENER REQUIREMENTS FOR BOISE CASCADE VERSA-LAM LVL 2.1E-3100EF PILES: REFERENCE FASTENMASTER TECHNICAL BULLETIN FOR FASTENER GUIDELINES. MAINTAIN 1 3/4" MINIMUM EDGE DISTANCE AND 3 3/4" MINIMUM END DISTANCE FOR ALL SCREWS. MINIMUM SPACING BETWEEN FASTENERS IN A ROW = 3 1/2". MINIMUM SPACING BETWEEN ROWS OF FASTENERS = 2 1/2".

ALL STRUCTURAL NOTES VERIFIED AND APPROVED BY ENGINEER OF RECORD. SEE STRUCTURAL SPECIFICATIONS & CALCULATIONS ATTACHED.

NOTE: ALL POSTS EXTENDING MULTIPLE FLOORS ARE TO BE BRACED IN BOTH STRONG AND WEAK AXIS DIRECTIONS AT ALL FLOOR LEVELS. ADD BLOCKING BETWEEN JOIST TO PREVENT INWARD BUCKLING & UTILIZE SIMPSON STRONG TIE TO PREVENT OUTWARD BUCKLING.

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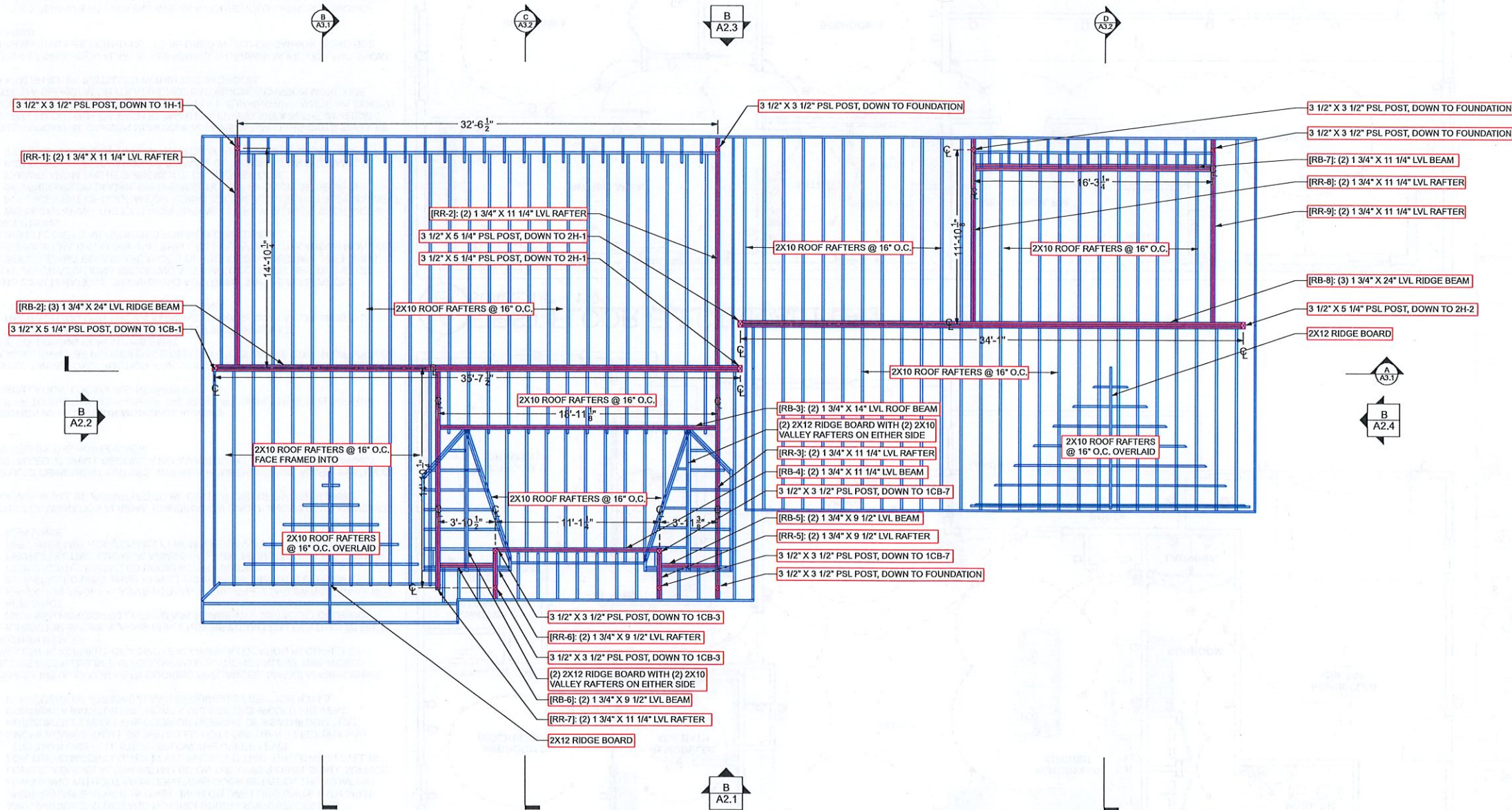
SHEET TITLE:
SECOND FLOOR FRAMING PLAN

PROJECT ADDRESS:
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 TALLMAN
 17 LOUIS WAY
 HARWICH, MA 02645

REV. DATE:
 10/21/2022

SHEET:

S3



A
S5 **ROOF FRAMING PLAN**
SCALE: 1/4" = 1'-0"

CONSTRUCTION NOTES: FRAMING

FIRST FLOOR:
FLOOR JOISTS: (EXISTING) 2X10 FLOOR JOISTS @ 16" O.C. (PROPOSED) 2X10 FLOOR JOISTS @ 16" O.C (SEE STRUCTURAL PLANS.) PRESSURE TREATED 2X6 @ 16" O.C. OVER GARAGE SLAB.
FLOOR SHEATHING: 3/4" ADVANTECH T&G OSB GLUED AND NAILED
CEILING STRAPPING: (2) LAYERS OF 3/4" STRAPPING IN KITCHEN/DINING/FAMILY ROOM TO ACCOMODATE STEEL BEAMS
EXTERIOR WALLS: 2X4 STUDS @ 16" ON CENTER WITH 1/2" CDX EXTERIOR SHEATHING FOR WINDOW/DOOR OPENINGS.
INTERIOR WALLS: VARIES. 2X4 STUDS 16" O.C. & 2X6 STUDS @ 16" O.C.
PORCH, DECK, OUTDOOR SHOWER AND RAMP POSTS: PRESSURE TREATED 4X4 POSTS
DECK JOISTS: PRESSURE TREATED 2X10 JOISTS @ 16" O.C.
RAMP/PORCH JOISTS: PRESSURE TREATED 2X8 JOISTS @ 16" O.C.
EXTERIOR HEADER: (2) 2X8 W/ 2 1/2" OF RIGID BETWEEN FOR ALL HEADERS ADJACENT TO CONDITIONED SPACES UNLESS OTHERWISE NOTED IN FRAMING PLAN

SECOND FLOOR:
RIM: 1 1/8" X 9 1/2" PRE- ENGINEERED WOOD RIM BOX JOIST
FLOOR JOISTS: AJS 25 9 1/2" FLOOR JOISTS @ 12" O.C.
CEILING JOISTS: 2X10 CEILING JOISTS @ 16" O.C.
FLOOR SHEATHING: 3/4" ADVANTECH T&G OSB GLUED AND NAILED
EXTERIOR WALLS: 2X6 STUDS @ 16" ON CENTER WITH 5/8" CDX EXTERIOR SHEATHING.
INTERIOR WALLS: 2X4 STUDS 16" O.C.
EXTERIOR HEADER: (2) 2X8 W/ 2 1/2" OF RIGID BETWEEN FOR ALL HEADERS ADJACENT TO CONDITIONED SPACES UNLESS OTHERWISE NOTED IN FRAMING PLAN

ROOF:
RIDGE: (2) TRIPLE 24" LVL RIDGE BEAMS. REFER TO PLANS FOR FULL SCOPE.
RAFTERS: 2X10 RAFTERS @ 16" ON CENTER
FLYING RAKE BLOCKING: 2X6 "LADDER" BLOCKING FOR FLYING RAKES
SHEATHING: 5/8" CDX EXTERIOR SHEATHING NAILED

FASTENERS:
WALL AND ROOF SHEATHING: 2 1/2" X .131 DIA. NAILS WITH 3" SPACING ON EDGES AND 6" SPACING IN FIELD
FRAMING: 3 1/4" X .131 DIA. NAILS
FASTENER REQUIREMENTS FOR BOISE CASCADE VERSA-LAM LVL 2.1E-3100EB PLIES: REFERENCE FASTENMASTER TECHNICAL BULLETIN FOR FASTENER GUIDELINES. MAINTAIN 1 3/4" MINIMUM EDGE DISTANCE AND 3 3/4" MINIMUM END DISTANCE FOR ALL SCREWS. MINIMUM SPACING BETWEEN FASTENERS IN A ROW = 3 1/2". MINIMUM SPACING BETWEEN ROWS OF FASTENERS = 2 1/2".

ALL STRUCTURAL NOTES VERIFIED AND APPROVED BY ENGINEER OF RECORD. SEE STRUCTURAL SPECIFICATIONS & CALCULATIONS ATTACHED.

NOTE: ALL POSTS EXTENDING MULTIPLE FLOORS ARE TO BE BRACED IN BOTH STRONG AND WEAK AXIS DIRECTIONS AT ALL FLOOR LEVELS. ADD BLOCKING BETWEEN JOIST TO PREVENT INWARD BUCKLING & UTILIZE SIMPSON STRONG TIE TO PREVENT OUTWARD BUCKLING.

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ARCHITECTURE FIRM
 Digitally signed
 by Todd Riley, PE
 on 2023.10.21 at 10:01:01
 Eastern Standard Time

SHEET TITLE:
ROOF FRAMING PLAN

PROJECT ADDRESS:
 DERRICK & FRANCINE
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 17 LOUIS WAY
 HARWICH, MA 02645

REV. DATE:
10/21/2022

SHEET:

S5

SPECIAL NOTE: RECOMMEND A WALK-THRU AFTER ROUGH FRAMING IS COMPLETE TO DETERMINE FINAL LOCATION OF OUTLETS, SWITCHES, AND LIGHTS WITH OWNERS, GENERAL CONTRACTOR REP AND ELECTRICIAN.

SECTION R314 - SMOKE ALARMS REFER TO SECTION R314 UNDER THE R/C FOR COMPLETE GUIDELINES ON INSTALLATION, LOCATION, REPAIRS ETC.

R314.3 LOCATION, SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
 1. IN EACH SLEEPING ROOM.
 2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
 3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, IN DWELLING UNITS WITH SPLIT UNINHABITABLE ATTICS. IN DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SURFACE FOR THE ADJACENT LOWER LEVEL, PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
 4. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET (914 MM) HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY SECTION R314.3.

R314.3.1 INSTALLATION NEAR COOKING APPLIANCES, SMOKE ALARMS SHALL NOT BE INSTALLED IN THE FOLLOWING LOCATIONS UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM IN A LOCATION REQUIRED BY SECTION R314.3.
 1. JOINTATION SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 20 FEET (6096 MM) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
 2. JOINTATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10 FEET (3048 MM) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
 3. PHOTOELECTRIC SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 6 FEET (1828 MM) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.

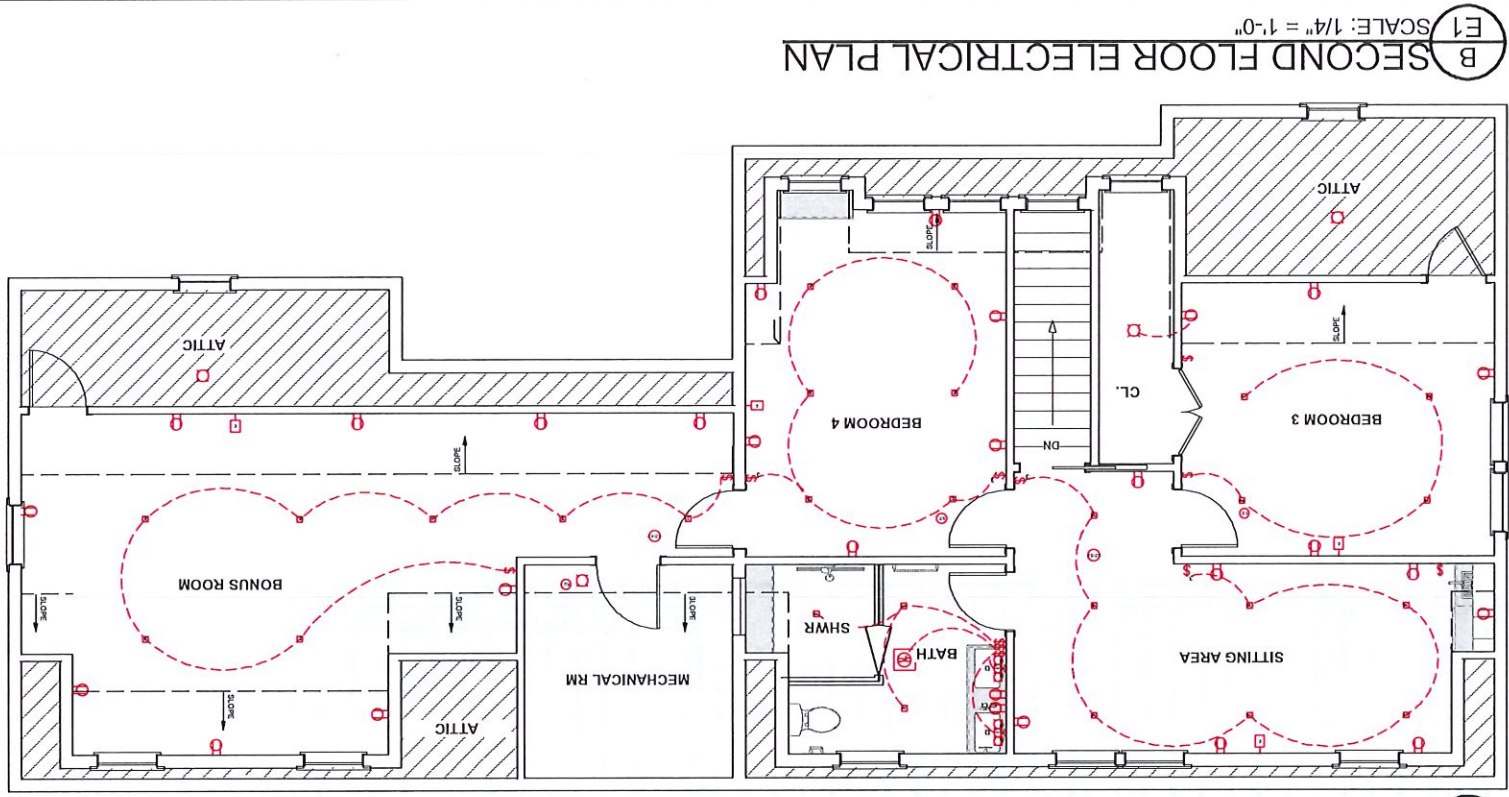
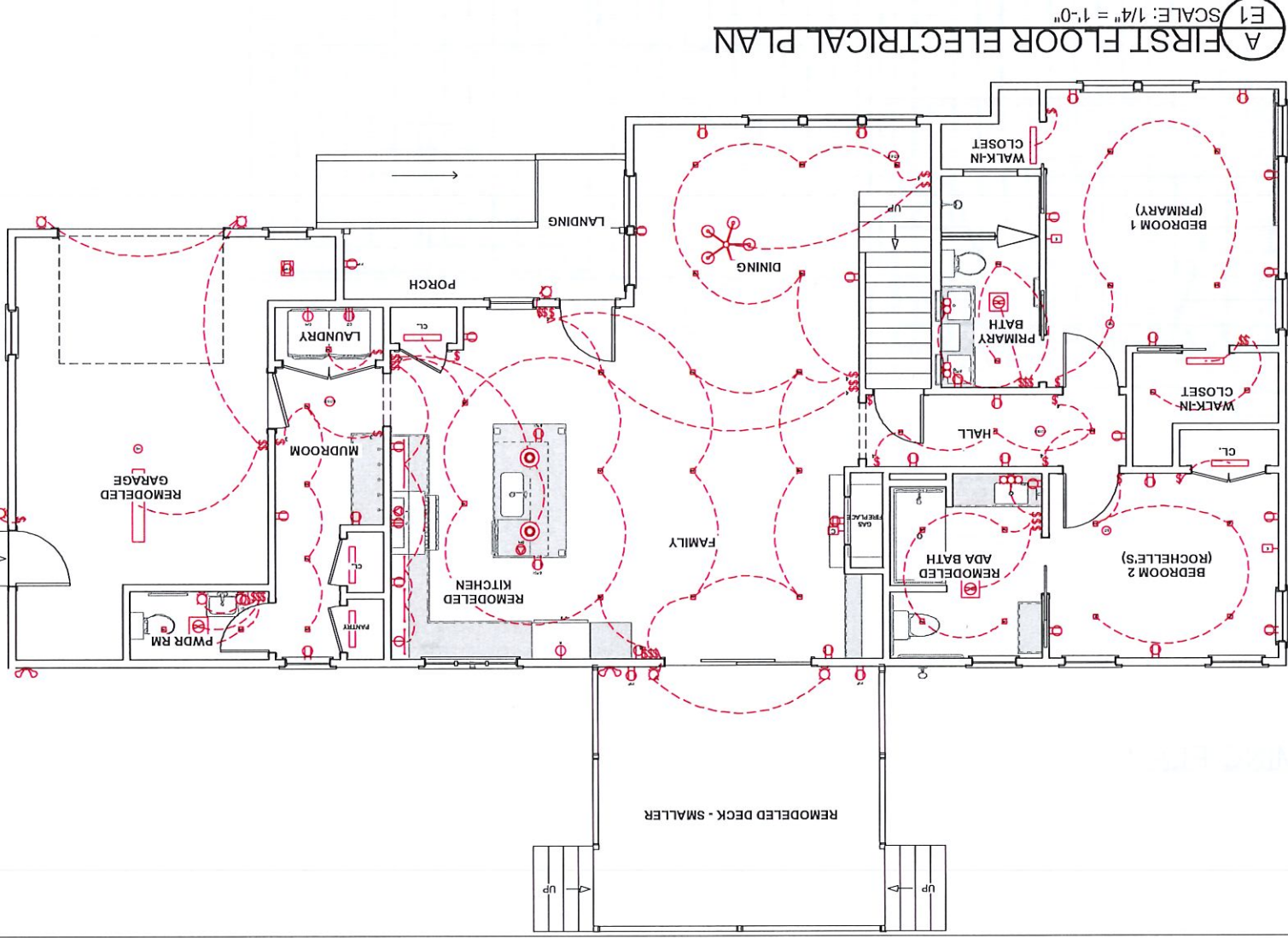
R314.5 COMBINATION ALARMS, COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE ALARMS.
 R314.7.3 PERMANENT FIXTURE, WHERE A HOUSEHOLD FIRE ALARM SYSTEM IS INSTALLED, IT SHALL BECOME A PERMANENT FIXTURE OF THE OCCUPANCY, OWNED BY THE HOMEOWNER.

SECTION R315 - CARBON MONOXIDE ALARMS REFER TO SECTION R315 UNDER THE R/C FOR COMPLETE GUIDELINES ON INSTALLATION, LOCATION, REPAIRS ETC.
 R315.2.1 NEW CONSTRUCTION, FOR NEW CONSTRUCTION, CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN DWELLING UNITS WHERE EITHER OR BOTH OF THE FOLLOWING CONDITIONS EXIST:
 1 THE DWELLING UNIT HAS AN ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING UNIT.

R315.2.2 ALTERATIONS, REPAIRS AND ADDITIONS, WHERE ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, OR WHERE ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED IN EXISTING DWELLINGS, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH CARBON MONOXIDE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS.
 EXCEPTIONS:
 1 WORK INVOLVING THE EXTERIOR SURFACES OF DWELLINGS, SUCH AS THE REPLACEMENT OF ROOFING OR SIDING, OR THE ADDITION OR REPLACEMENT OF WINDOWS OR DOORS, OR THE ADDITION OF A PORCH OR DECK, IS EXEMPT FROM THE REQUIREMENTS OF THIS SECTION.
 2 INSTALLATION, ALTERATION OR REPAIRS OF PLUMBING OR MECHANICAL SYSTEMS ARE EXEMPT FROM THE REQUIREMENTS OF THIS SECTION.
 R315.3 LOCATION, CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.
 R315.4 COMBINATION ALARMS, COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF CARBON MONOXIDE ALARMS.
 R315.6.3 PERMANENT FIXTURE, WHERE A HOUSEHOLD CARBON MONOXIDE DETECTION SYSTEM IS INSTALLED, IT SHALL BECOME A PERMANENT FIXTURE OF THE OCCUPANCY AND OWNED BY THE HOMEOWNER.

VENTILATION NOTES:

ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR.
 ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FOOT PER 150 SQ. FEET OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN AND SHALL BE COVERED WITH GALVANIZED WIRE SCREEN, OPENINGS SHALL BE EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS.
 PROVIDE 90 CFM (MM) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.
 UNDER FLOOR SPACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FOOT PER 150 SQ. FEET OF FLOOR SPACE. VENTS SHALL BE CAST INTO THE CONCRETE STEM WALLS AND COVERED WITH GALVANIZED WIRE SCREEN, VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.



SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage, Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle, 110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT6, TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel
	LED Strip

ELECTRICAL - DATA - AUDIO LEGEND

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 ELECTRICAL PLAN

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REV. DATE:
 10/21/2022

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E1