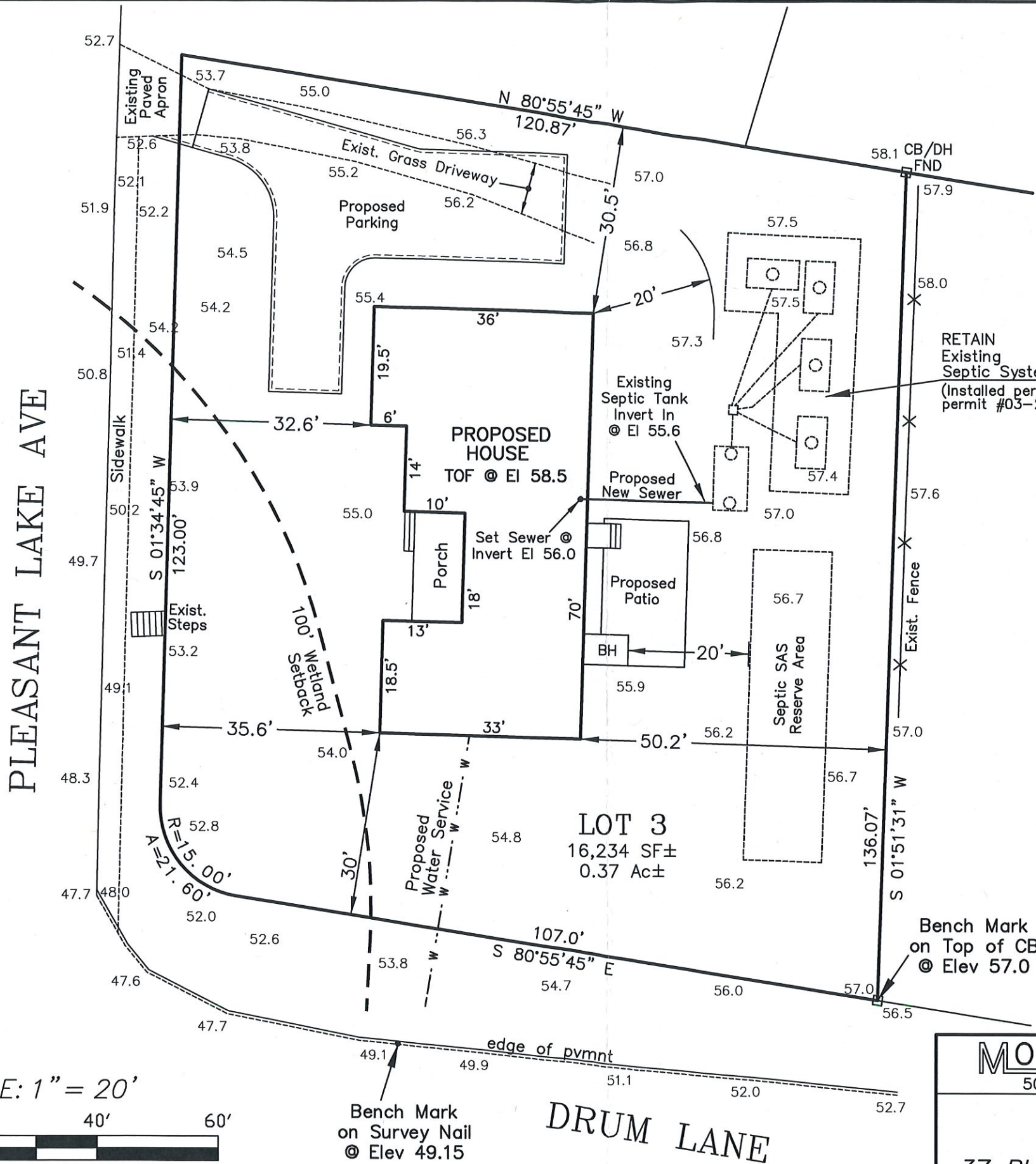


LOCATION MAP
 Parcel ID: 50-J3
 Deed Bk. 35236, Pg. 283
 Plann Bk. 254, Pg. 63, Lot 3

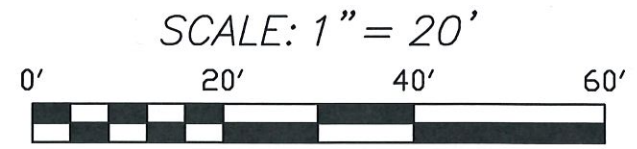


Zoning Compliance

	Zoning	Proposed Conditions
Zone: R-M		
Min Front Setback	25'	30', 32.6'
Min Side Setback	20'	30.5'
Min Rear Setback	20'	50.2'
Building Coverage	(3246sf) 20%max	(2277sf) 14%
Site Coverage	(5681sf) 35%max	(4005sf) 25%
Max. Building Height	30'	26.5'

NOTE:
 * This property is not located within a Special Flood Hazard Area.
 ** This property is not located within a Zone II, Drinking Water Protection District

Edge of Wetland (Located 1/11/23)
 33.4
 35.1
 35.3
 34.7
 47.7
 48.0
 47.6
 47.7
 34.2



*Elevation Datum is NAVD-88

MORAN ENGINEERING ASSOC., LLC
 508-432-2878 941 MAIN STREET (RTE 28), HARWICH, MA
PROPOSED CONDITIONS SITE PLAN
 Prepared For: Lorusso Building Inc
 37 PLEASANT LAKE AVE (Rte 124) HARWICH, MA
 PROJECT: 23-066 DATE: 3/27/23



Lorusso Residence

New Construction

37 Pleasant Lake Avenue

Harwich, MA, 02645



IECC TABLE 402.1.2 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT**

ASSEMBLY	REQUIREMENT	ACTUAL
WOOD FRAME CAVITY WALL ¹	R=20	R=21
WOOD FRAME FLOOR ¹	R=30	R=30
WOOD FRAME CEILING ^{1 2 3}	R=49	R=49
WINDOWS	U=0.300	U=0.300
DOORS	U=0.300	U=0.300
BASEMENT WALLS	15/19 ⁴	15/19 ⁴



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¹ R503.1.1 BUILDING ENVELOPE EXCEPTION 2: THE FOLLOWING ALTERATIONS NEED NOT COMPLY WITH THE REQUIREMENTS FOR NEW CONSTRUCTION PROVIDED THE ENERGY USE OF THE BUILDING IS NOT INCREASED: EXISTING CEILING, WALL OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION PROVIDED THAT THESE CAVITIES ARE FILLED WITH INSULATION.

² R402.2.1 CEILINGS WITH ATTIC SPACES. WHEN SECTION R402.1.1 WOULD REQUIRE R-38 IN THE CEILING, INSTALLING R-30 OVER 100 PERCENT OF THE CEILING AREA REQUIRING INSULATION SHALL BE DEEMED TO SATISFY THE REQUIREMENT FOR R-38 WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-30 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. SIMILARLY, R-38 SHALL BE DEEMED TO SATISFY THE REQUIREMENT FOR R-49 WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. THIS REDUCTION SHALL NOT APPLY TO THE U-FACTOR ALTERNATIVE APPROACH IN SECTION R402.1.3 AND THE TOTAL UA ALTERNATIVE IN SECTION R402.1.4.

³ R402.2.2 CEILINGS WITHOUT ATTIC SPACES. WHERE SECTION R402.1.1 WOULD REQUIRE INSULATION LEVELS ABOVE R-30 AND THE DESIGN OF THE ROOF/CEILING ASSEMBLY DOES NOT ALLOW SUFFICIENT SPACE FOR THE REQUIRED INSULATION, THE MINIMUM REQUIRED INSULATION FOR SUCH ROOF/CEILING ASSEMBLIES SHALL BE R-30. THIS REDUCTION OF INSULATION FROM THE REQUIREMENTS OF SECTION R402.1.1 SHALL BE LIMITED TO 500 SQUARE FEET (46 M²) OR 20 PERCENT OF THE TOTAL INSULATED CEILING AREA, WHICHEVER IS LESS. THIS REDUCTION SHALL NOT APPLY TO THE U-FACTOR ALTERNATIVE APPROACH IN SECTION R402.1.3 AND THE TOTAL UA ALTERNATIVE IN SECTION R402.1.4.

⁴ TABLE R402.1.2 BASEMENT R-VALUE. *15/19* MEANS R-15 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-19 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL. *15/19* SHALL BE PERMITTED TO BE MET WITH R-13 CAVITY INSULATION ON THE INTERIOR OF THE BASEMENT WALL PLUS R-5 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME.

G.C. TO VERIFY WITH CODE OFFICIAL TO CONFIRM ADDITIONAL ENERGY CODE COMPLIANCE REQUIREMENTS

Table of abbreviations and symbols used in the drawings, including terms like F.H., F.O., F.P., F.D., F.E., F.M., F.C., F.N., F.A., F.B., F.S., F.G., F.H., F.I., F.L., F.M., F.N., F.P., F.R., F.S., F.T., F.U., F.V., F.W., F.X., F.Y., F.Z.

ABBREVIATIONS, SYMBOLS LEGEND, WALLS LEGEND, MATERIALS LEGEND. Includes symbols for columns, walls, doors, windows, and materials like brick, concrete, and insulation.

GENERAL FOUNDATION & CONCRETE NOTES

- 1. SPREAD FOOTINGS SHALL BEAR LEVEL ON UNDISTURBED SOIL... 2. IF BEARING MATERIALS WITH A LOWER BEARING CAPACITY... 3. THE ARCHITECT ENGINEER ASSUMES NO RESPONSIBILITY... 4. NO FOUNDATION SHALL BE PLACED IN WATER OR ON FROZEN GROUND.

GENERAL FRAMING NOTES

- 1. ALL FRAMING LUMBER SHALL BE HEAVY GRADE NO. 2 OR S.P.F. (SPICE-TYPE-B) GRADE NO. 2 OR APPROVED EQUAL... 2. ALL PRESSURE TREATED (CCA TREATED) DIMENSIONAL FRAMING LUMBER SHALL BE SOUTHWEST PINE GRADE NO. 2... 3. ALL PRESSURE TREATED (CCA TREATED) SOLID TIMBERS SHALL BE SOUTHWEST PINE GRADE NO. 2... 4. ALL TRUSS SYSTEMS SHALL BE PARALLEL OR MICROSLABS.

GENERAL STRUCTURAL STEEL NOTES

- 1. ALL STEEL SHALL BE NEW STEEL CONFORMING TO THE A.I.S.C. SPECIFICATIONS FOR DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL... 2. ALL SCHEDULE 40 OR 80 PIPE SHALL BE NEW STEEL CONFORMING TO THE A.I.S.C. SPECIFICATIONS FOR DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL... 3. ALL "X" DESIGNATED TUBE SHALL BE NEW STEEL CONFORMING TO THE A.I.S.C. SPECIFICATIONS FOR DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL... 4. ALL SHOP AND FIELD WELDS SHOWN SHALL BE MADE BY APPROVED CERTIFIED WELDERS AND SHALL CONFORM TO THE A.W.S. CODE FOR BUILDINGS...

DRAWING LIST

Table listing drawing titles and issues. Columns include Drawing, Title, Issued, and Scale. Titles include FOUNDATION/BASEMENT PLAN, FIRST FLOOR PLAN, ROOF PLAN, etc.

DRAWING LIST

Detailed drawing notes and legends. Includes PARTITION TYPE NOTE, DIMENSIONING NOTE, PERMITTING & LOCAL REQUIREMENTS, and DIMENSIONING NOTES. Contains technical diagrams of wall sections and window details.

PROJECT: LORUSSO RESIDENCE, TONY LORUSSO, 37 PLEASANT LAKE AVE, HARWICH, MA 02645

PROJECT NUMBER: 23057

DENNIS COLWELL ARCHITECTS logo and contact information: 130 CENTRAL STREET, SUITE 208, FORTMOUTH, MA 02525, P: 508-241-2122, F: 508-241-4444, WWW.DC-ARCHITECT.COM

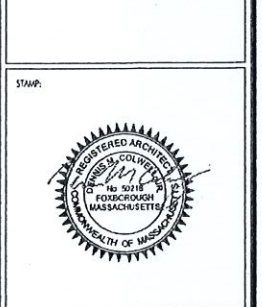
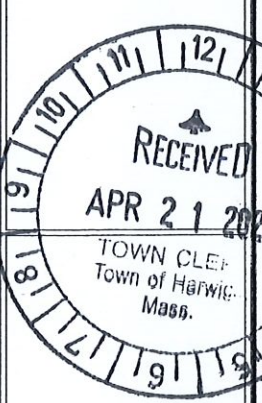
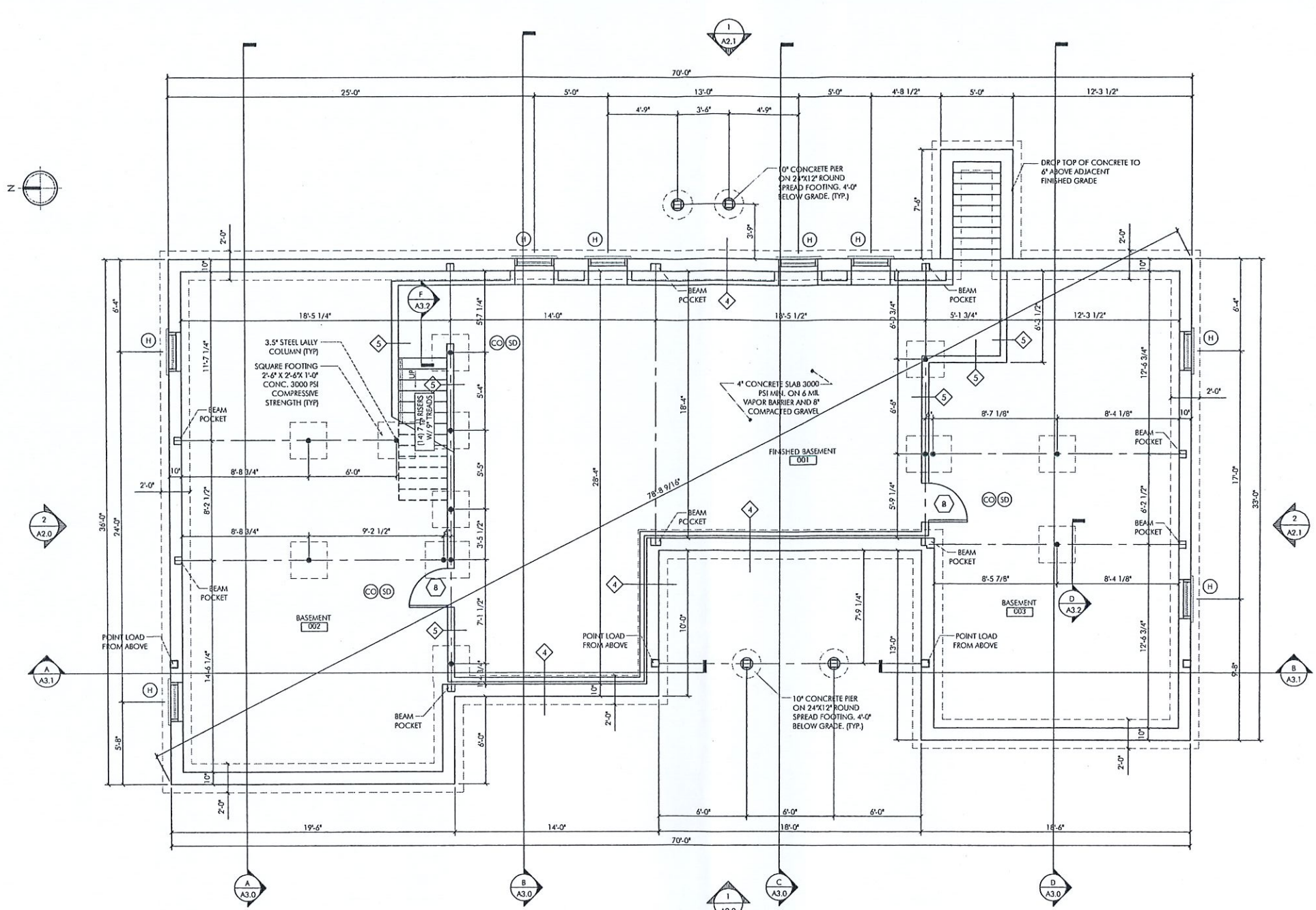


Table with fields for ISSUE, DATE, ISSUE FOR PERMIT, REVISED SHEET, DRAWING SCALE, DRAWING TITLE, and DRAWING NUMBER. Includes a large 'G1.0' stamp.



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

- (CO) CARBON MONOXIDE DETECTOR
- (SD) SMOKE DETECTOR (PHOTO ELECTRIC)
- (HD) 135 DEG RATE OF RISE HEAT DETECTOR
- (FL) FAN LIGHT - PANASONIC FV-05-11WXL1

*DROPS SHOWN BY ARCHITECT FOR REFERENCE.
 G.C. TO COORDINATE FOUNDATION DROPS WITH REGARDS TO SITE CONDITIONS



FLOOR AREA, GROSS (SF)	
BASEMENT, LIVING	905
BASEMENT, UNFINISHED	1,225
1ST FLOOR, LIVING	2,093
COVERED PORCH	144
LANDING	16
LIVING SPACE AREA	2,998

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PROJECT NUMBER: 23057

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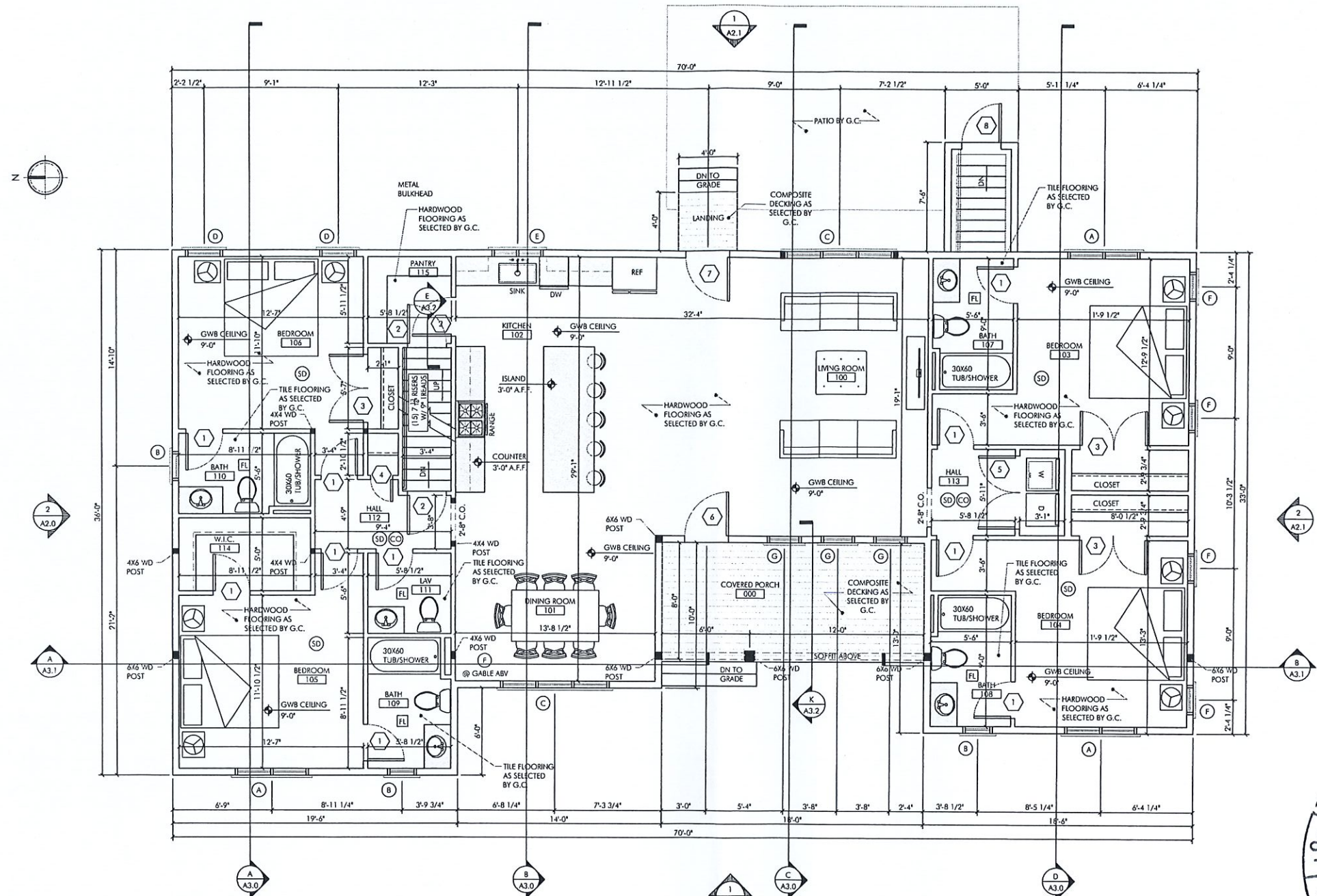
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ISSUE FOR PERMIT	03.23.2023

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

DRAWN BY: RVB CHECKED BY: DMC

DRAWING TITLE:
 FLOOR PLANS

DRAWING NUMBER:
A1.0



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

- (CO) CARBON MONOXIDE DETECTOR
- (SD) SMOKE DETECTOR (PHOTO ELECTRIC)
- (HD) 135 DEG RATE OF RISE HEAT DETECTOR
- (FL) FAN LIGHT - PANASONIC FV-05-11VKS1

DOOR SCHEDULE							
I.D.	QT.	DIMENSION	ROUGH OPENING*	MANUFACTURER	MATERIAL	DESCRIPTION	LOCATION
1	10	2'-0" x 8'-0"	AS VERIFIED BY G.C.	AS SELECTED BY G.C.	WOOD	INTERIOR DOORS	BEDROOMS/BATHS
2	3	2'-0" x 8'-0"	AS VERIFIED BY G.C.	AS SELECTED BY G.C.	WOOD	INTERIOR DOORS	PANTRY/STAIR
3	3	(2) 2'-0" x 8'-0"	AS VERIFIED BY G.C.	AS SELECTED BY G.C.	WOOD	INTERIOR DOORS	CLOSETS
4	1	1'-0" x 8'-0"	AS VERIFIED BY G.C.	AS SELECTED BY G.C.	WOOD	INTERIOR DOORS	LINEN
5	1	(2) 2'-0" x 8'-0"	AS VERIFIED BY G.C.	AS SELECTED BY G.C.	WOOD	INTERIOR DOORS	LAUNDRY
6	1	3'-0" x 8'-0"	AS VERIFIED BY G.C.	THERMA-TRU	FIBERGLASS	EXTERIOR DOOR	ENTRY
7	1	3'-0" x 8'-0"	AS VERIFIED BY G.C.	ANDERSEN	FIBERGLASS	EXTERIOR DOOR	LIVING
8	3	2'-0" x 8'-0"	AS VERIFIED BY G.C.	THERMA-TRU	FIBERGLASS	EXTERIOR DOOR	BASEMENT/DOGG-OUTLET

*ALL QUANTITIES TO BE VERIFIED BY G.C. BEFORE ORDERING
*ALL ROUGH OPENINGS TO BE VERIFIED IN FIELD BEFORE ORDERING
*FIRE RATED DOOR & LABEL 90 MINUTES

WINDOW SCHEDULE									
I.D.	QT.	MODEL#	ROUGH OPENING	MANUFACTURER	MATERIAL	DESCRIPTION	LOCATION	PATTERN	
A	3	2850-2	AS VERIFIED BY G.C.	ANDERSEN	VINYL	DOUBLE HUNG	BEDROOMS	3/4"	
B	3	2040 (TEMPERED)	AS VERIFIED BY G.C.	ANDERSEN	VINYL	DOUBLE HUNG	BATHROOMS	3/4"	
C	2	2850-3	AS VERIFIED BY G.C.	ANDERSEN	VINYL	DOUBLE HUNG	DINING/LIVING	3/4"	
D	4	2046	AS VERIFIED BY G.C.	ANDERSEN	VINYL	DOUBLE HUNG	BEDROOM/DORMERS	3/4"	
E	1	CN235	AS VERIFIED BY G.C.	ANDERSEN	VINYL/WOOD	CASEMENT	KITCHEN	4x4	
F	5	A21	AS VERIFIED BY G.C.	ANDERSEN	VINYL/WOOD	AWNING	BEDROOM/GABLE END	3/4"	
G	3	2446	AS VERIFIED BY G.C.	ANDERSEN	VINYL	DOUBLE HUNG	LIVING	3/4"	
H	8	2'-0" x 1'-4"	AS VERIFIED BY G.C.	AS SELECTED	VINYL	BASEMENT BUCK	BASEMENT	NONE	

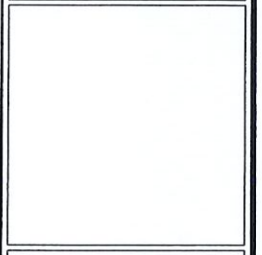
*ALL QUANTITIES TO BE VERIFIED BY G.C. BEFORE ORDERING
*ALL ROUGH OPENINGS TO BE VERIFIED IN FIELD BEFORE ORDERING



PROJECT:
LORUSSO RESIDENCE
TONY LORUSSO
37 PLEASANT LAKE AVE
HARWICH, MA 02645

PROJECT NUMBER: 23057

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132 CENTRAL STREET, SUITE 203, FOXBOROUGH, MA 02035
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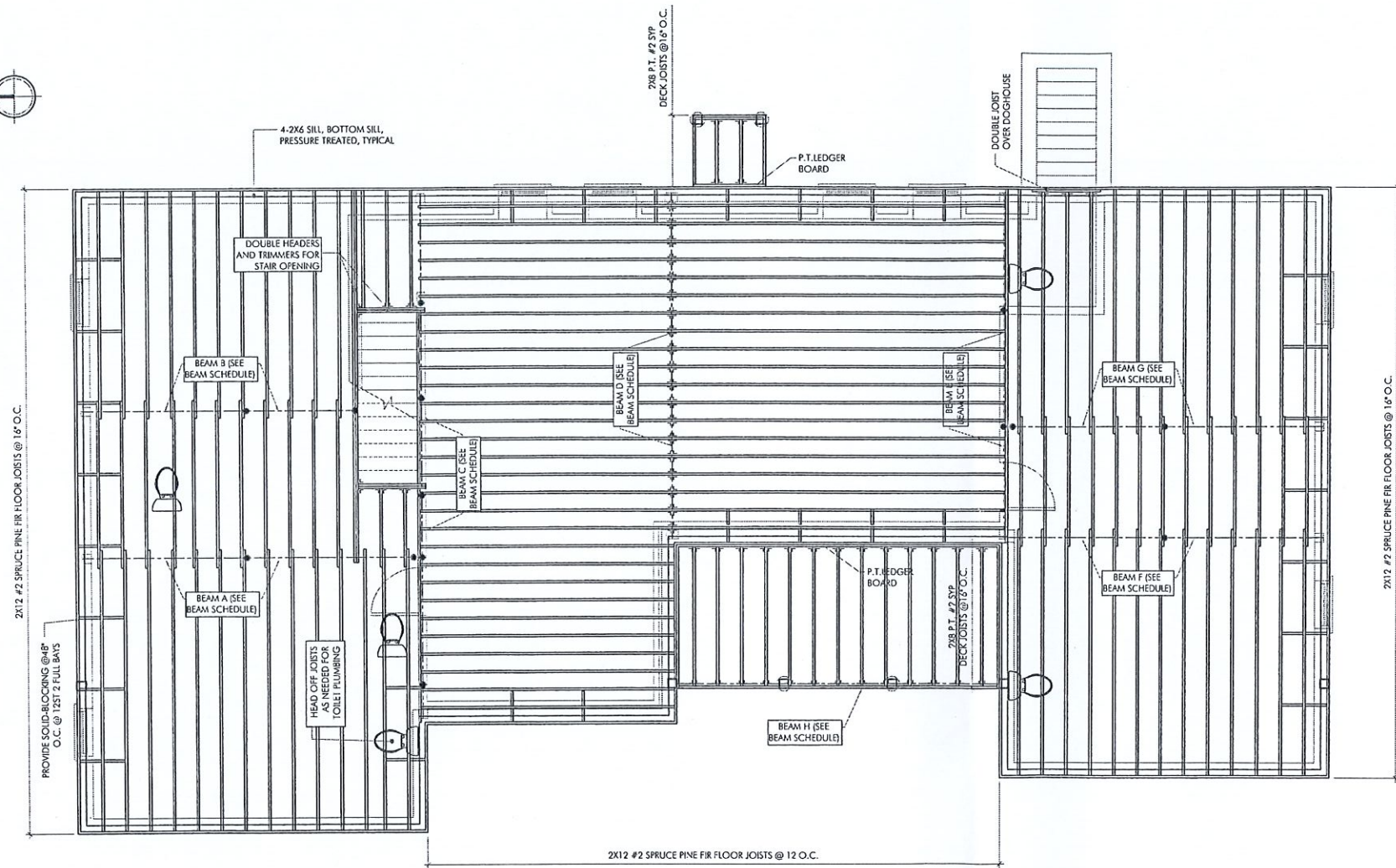
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ISSUE FOR PERMIT: 03.23.2023

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DRAWING TITLE:
FLOOR PLANS

DRAWING NUMBER:

A1.1



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

UNLESS OTHERWISE NOTED DESIGN LOADS: LIVE LOAD = 40 PSF
DEAD LOAD = 15 PSF



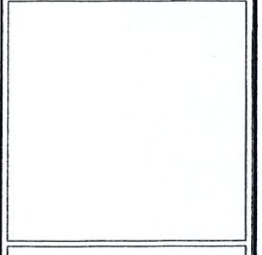
BEAM SCHEDULE					
I.D.	QT.	DIMENSION	LOCATION	MATERIAL	MANUFACTURER
A	1	(3)1.75' X 9.5'	BASEMENT	2.0E-2900F-APA EWS LVL	BY G.C.
B	1	(2)1.75' X 9.5'	BASEMENT	2.0E-2900F-APA EWS LVL	BY G.C.
C	1	(2)2X10	BASEMENT	#2 SPRUCE-PINE-FIR	N/A.
D	1	W10X26	BASEMENT	A992-50 STEEL	BY G.C.
E	1	(3)2X10	BASEMENT	#2 SPRUCE-PINE-FIR	N/A.
F	1	(2)1.75' X 9.5'	BASEMENT	2.0E-2900F-APA EWS LVL	BY G.C.
G	1	(2)1.75' X 9.5'	BASEMENT	2.0E-2900F-APA EWS LVL	BY G.C.
H	1	(2)2X8	UNDER PORCH	#2 SOUTHERN PINE	N/A.
J	1	(3)1.75' X 11.25'	OVER DINING/BEDROOM	2.0E-2900F-APA EWS LVL	BY G.C.
K	1	(3)2X10	OVER W.I.C.	PT #2 SPRUCE-PINE FIR	N/A.
L	1	(3)1.75' X 11.25'	OVER DINING	2.0E-2900F-APA EWS LVL	BY G.C.
M	1	(2)1.75' X 7.25'	DOOR HEADER	2.0E-2900F-APA EWS LVL	BY G.C.
N	1	(3)1.75' X 9.25'	OVER PORCH	2.0E-2900F-APA EWS LVL	BY G.C.
P	1	(3)1.75' X 14'	OVER BEDROOM/BATH	2.0E-2900F-APA EWS LVL	BY G.C.
Q	1	(3)1.75' X 7.25'	WINDOW HEADER	2.0E-2900F-APA EWS LVL	BY G.C.

*LENGTHS TO BE VERIFIED IN FIELD BY G.C. BEFORE ORDERING.
**LVL BEAMS
CONNECTORS: 1/2" STAGGERED THRU BOLTS GRADE A307, SDS SCREWS OR HIGHER
BOLTING PATTERN: MINIMUM 2" FROM TOP & BOTTOM AND 2 1/2" FROM ENDS. BOLTS EVERY 16" (VERIFY WITH MANUFACTURER)
CAUTION: DIFFERENTIAL SETTLEMENT MAY OCCUR BETWEEN SAWN LUMBER AND ENGINEERED WOOD COMPOSITES.
GC TO VERIFY EXACT LENGTHS IN FIELD PRIOR TO ORDERING.
***STEEL BEAMS
CONNECTORS: 1/2" STAGGERED THRU BOLTS GRADE A307 OR HIGHER
BOLTING PATTERN: MINIMUM 2" FROM TOP & BOTTOM AND 2 1/2" FROM ENDS. BOLTS EVERY 16" (VERIFY WITH MANUFACTURER)
FOUNDATION SUPPORT: PROVIDE 3-1/2" MIN. BEARING LENGTH AS WIDE AS BEAM. SHIM AS NECESSARY WITH STEEL PLATES, WELDED TOGETHER AND TO BEAM.
COLUMN SUPPORT: PROVIDE 1/4" THICK STEEL PLATE WITH A 3-1/2" MIN. BEARING LENGTH AS WIDE AS BEAM. WELD PLATE TO COLUMN AND BEAM.
STEEL FABRICATOR IS RESPONSIBLE FOR FINAL CONNECTION DETAILS AND DESIGN IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST EDITION OF THE A.I.S.C. DETAILING MANUAL.
GC TO VERIFY EXACT LENGTHS IN FIELD PRIOR TO ORDERING.

PROJECT:
LORUSSO RESIDENCE
TONY LORUSSO
37 PLEASANT LAKE AVE
HARWICH, MA 02645

PROJECT NUMBER: 23057

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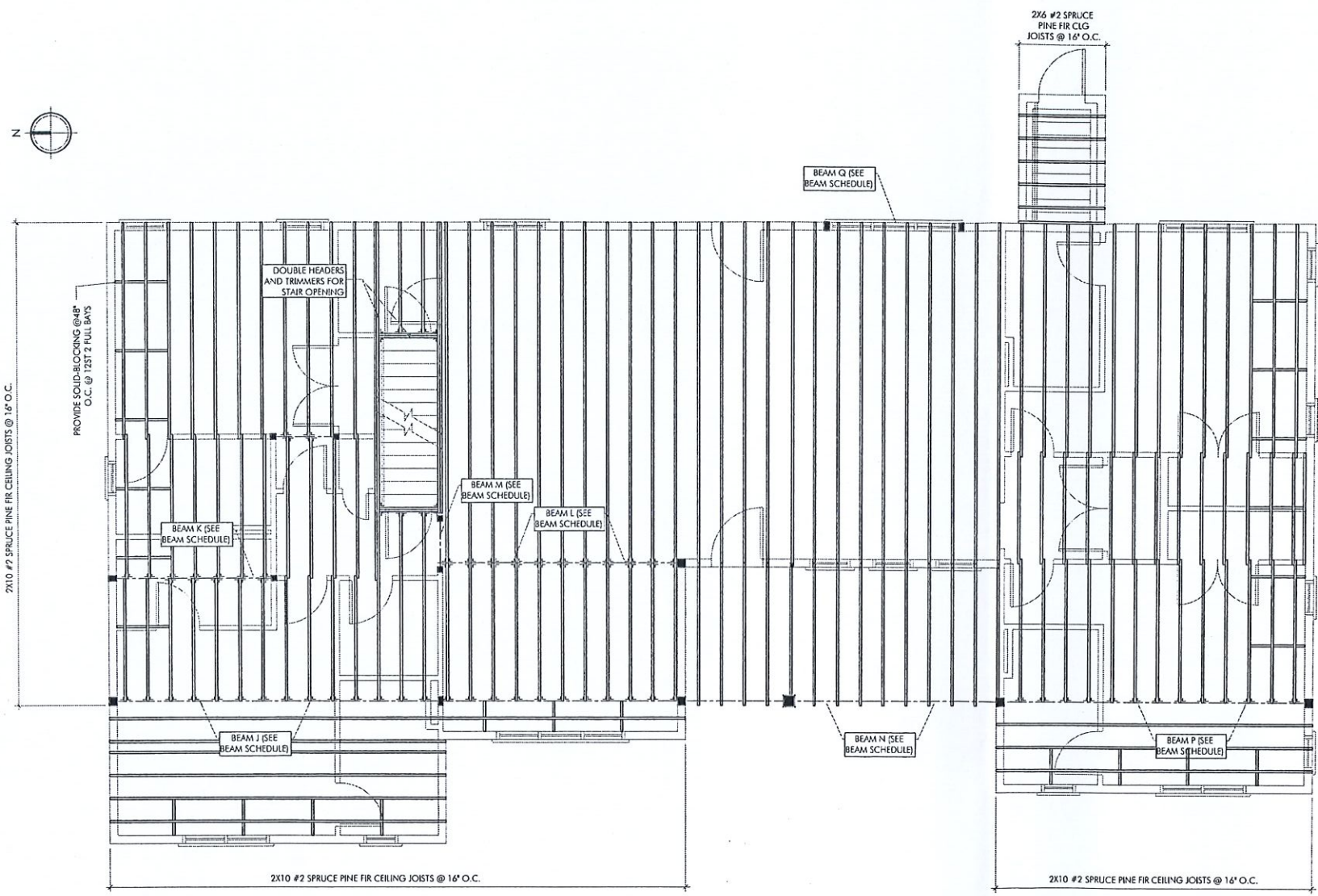
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CEILING FRAMING PLAN
 SCALE: 1/4" = 1'-0"
 FIRST FLOOR CEILING LOAD
 UNLESS OTHERWISE NOTED DESIGN
 LOADS: LIVE LOAD = 20 PSF
 DEAD LOAD = 10 PSF

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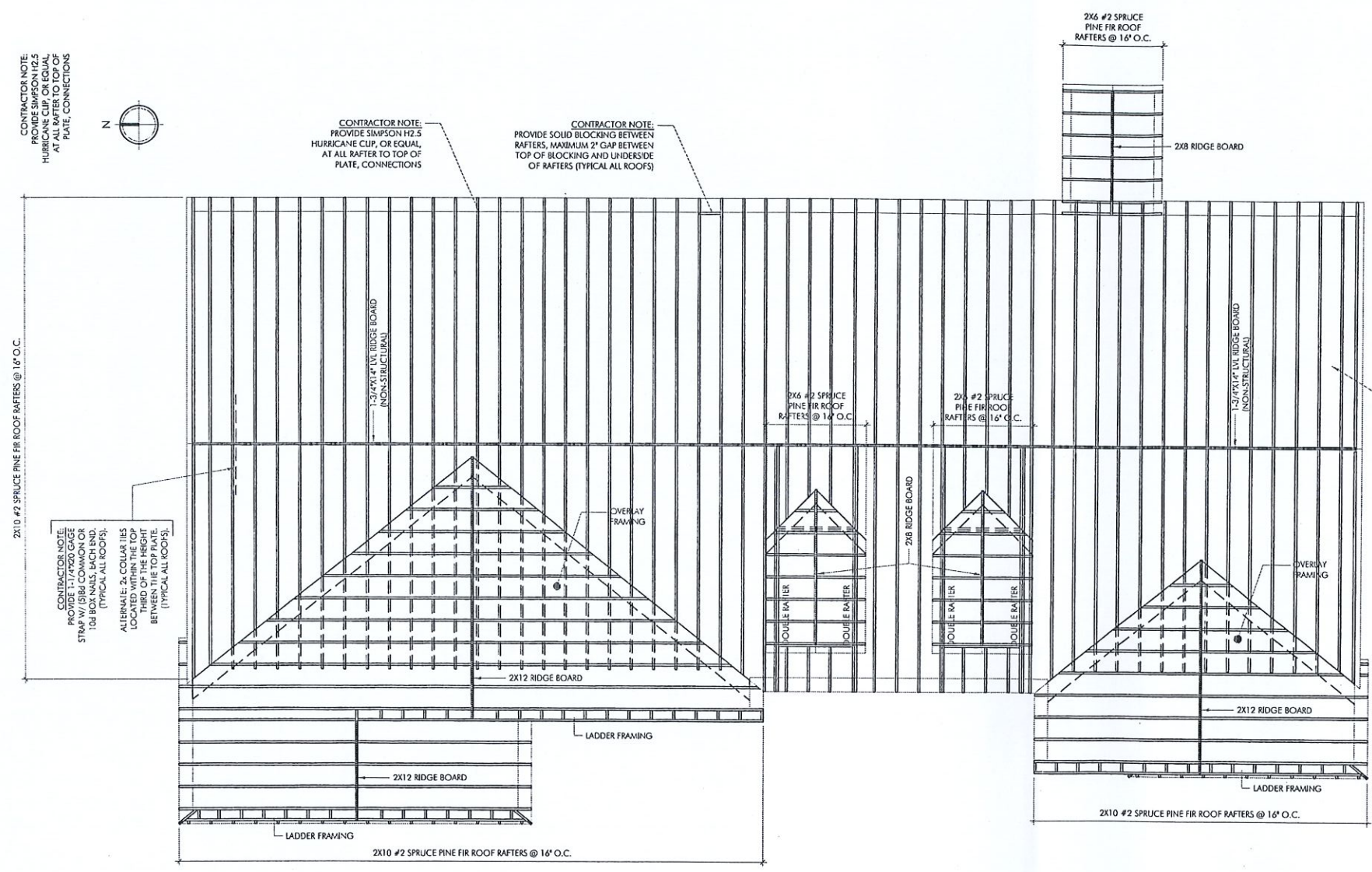
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A1.4



PROJECT:
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CONTRACTOR NOTE:
 PROVIDE SIMPSON HZ.5 HURRICANE CLIP OR EQUAL AT ALL RAFTER TO TOP OF PLATE CONNECTIONS



CONTRACTOR NOTE:
 PROVIDE SIMPSON HZ.5 HURRICANE CLIP, OR EQUAL, AT ALL RAFTER TO TOP OF PLATE, CONNECTIONS

CONTRACTOR NOTE:
 PROVIDE SOLID BLOCKING BETWEEN RAFTERS, MAXIMUM 2" GAP BETWEEN TOP OF BLOCKING AND UNDERSIDE OF RAFTERS (TYPICAL ALL ROOFS)

2x10 #2 SPRUCE PINE FIR ROOF RAFTERS @ 16' O.C.

CONTRACTOR NOTE:
 PROVIDE 1 1/2" X 2" X 8" GAGE STAP W/ (5) 16d COMMON OR 10d BOX NAILS, EACH END, (TYPICAL ALL ROOFS).
 ALTERNATE: 2x COLLAR TIES LOCATED WITHIN THE TOP THIRD OF THE HEIGHT BETWEEN THE TOP PLATE (TYPICAL ALL ROOFS).

CONTRACTOR NOTE:
 PROVIDE 1x4 COMMON OR 10d BOX NAILS AT 6" O.C. WITHIN ONE FOOT OF ROOF EDGES, THE RIDGE, AND ALL PLYWOOD EDGES. PROVIDE 16d COMMON NAILS OR 10d BOX NAILS @ 12" ON CENTER EVERYWHERE.

ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"
 ROOF LOAD
 UNLESS OTHERWISE NOTED DESIGN
 LOADS: LIVE (SNOW) LOAD = 25 PSF
 DEAD LOAD = 20 PSF (INCLUDES SOLAR PV READY LOAD)

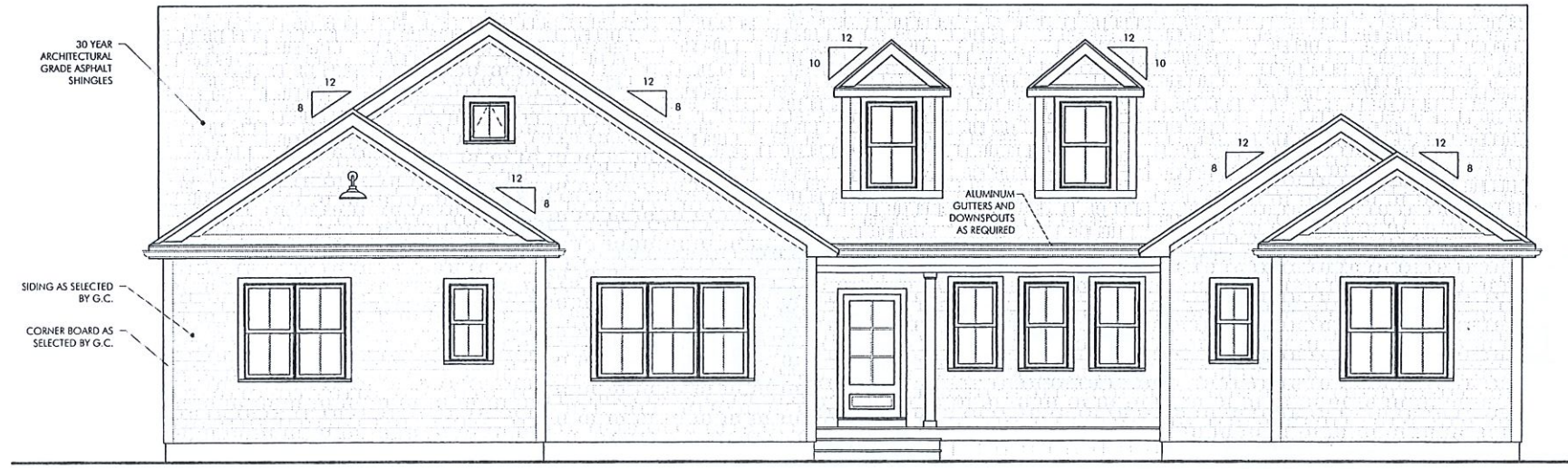


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ISSUE FOR PERMIT	03.23.2023

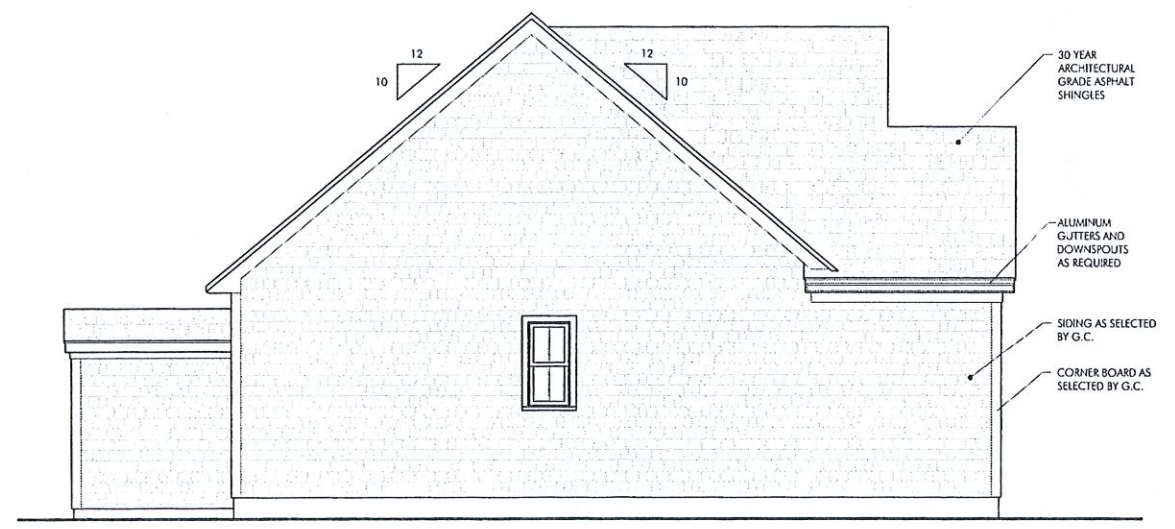
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DRAWING TITLE:
 FRAMING PLANS

DRAWING NUMBER:
A1.5



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



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



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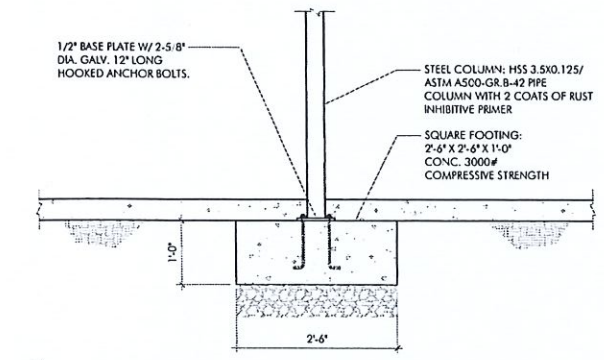
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ISSUE:	DATE:
ISSUE FOR PERMIT	03.23.2023
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DRAWING NUMBER: A2.0	

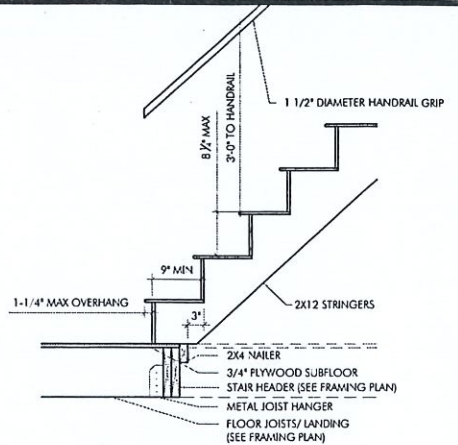
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HARWICH, MA 02645

PROJECT NUMBER: 23057

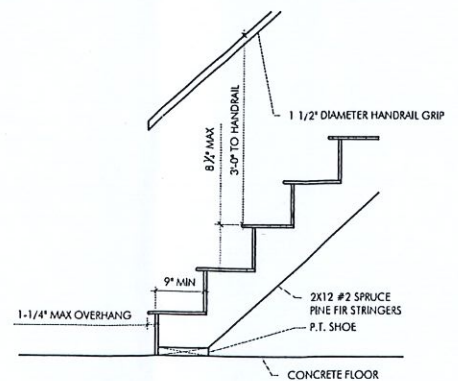
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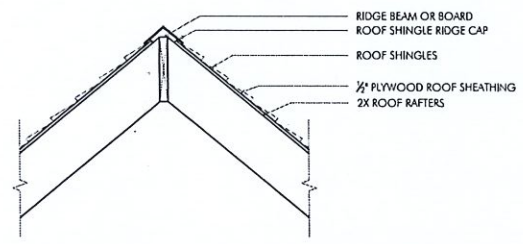
D SECTION THRU PIPE COLUMN & FOOTING
SCALE: 3/4" = 1'-0"



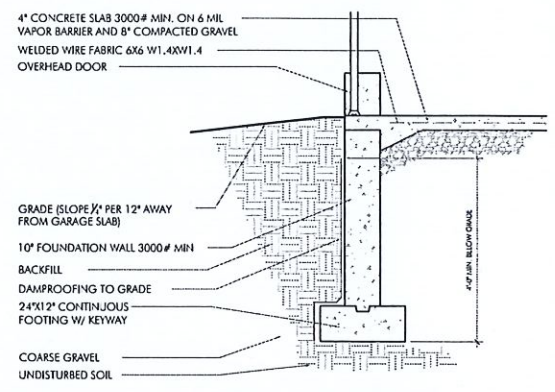
E RESIDENTIAL STAIR DETAIL
SCALE: 3/4" = 1'-0"



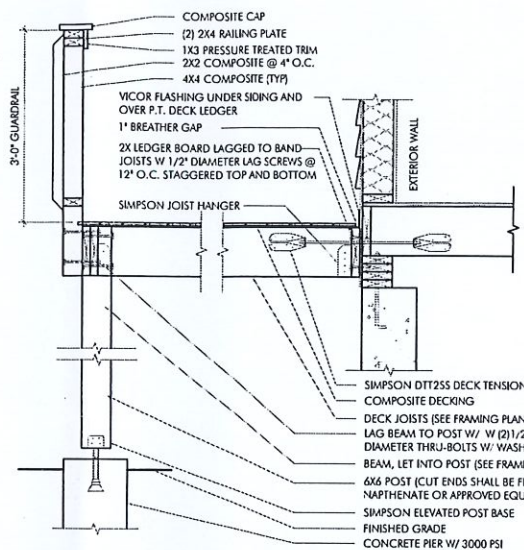
F STAIR DETAIL
SCALE: 3/4" = 1'-0"



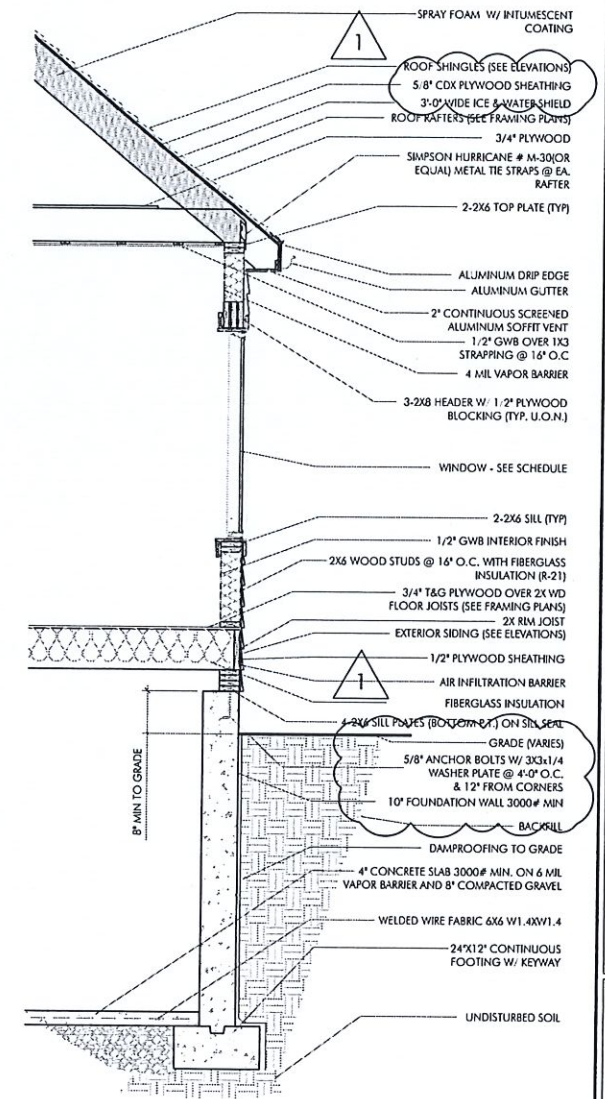
G FLUSH RIDGE OR HIP BEAM DETAIL
SCALE: 3/4" = 1'-0"



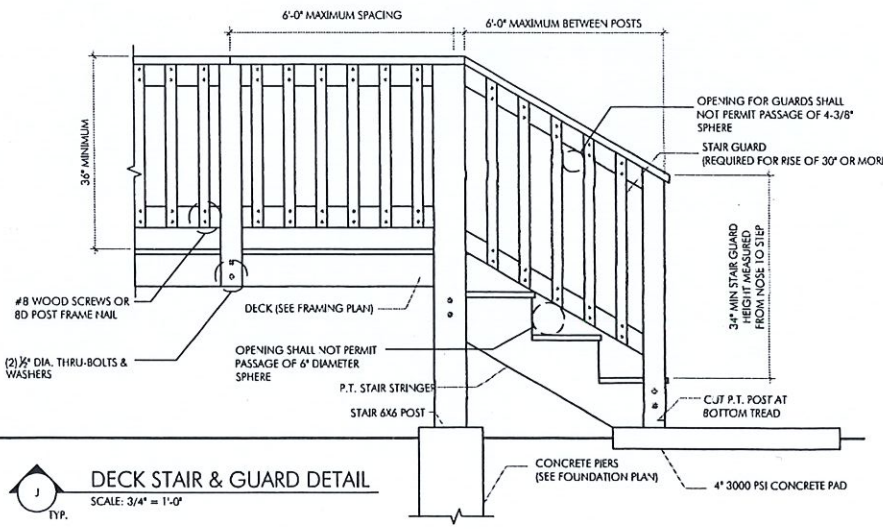
H FROST WALL @ GARAGE
SCALE: 1/2" = 1'-0"



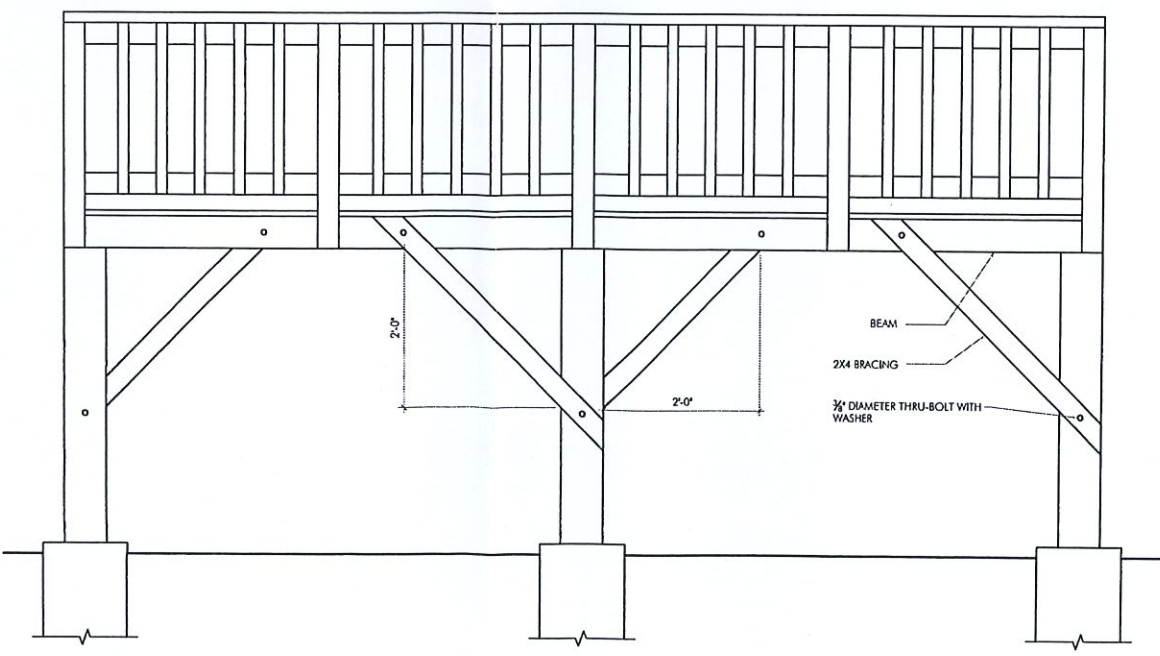
K DECK DETAIL
SCALE: 3/4" = 1'-0"



I WALL SECTION
SCALE: 1/2" = 1'-0"



J DECK STAIR & GUARD DETAIL
SCALE: 3/4" = 1'-0"



L DECK GREATER THAN 2'-0\"/>



ISSUE:	DATE:
ISSUE FOR PERMIT	03.23.2023
UPDATED WALL SECTION	03.28.2023

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

DRAWN BY: RWB CHECKED BY: DMV

DRAWING TITLE: BUILDING SECTIONS

DRAWING NUMBER:

A3.2