

BUILDING DEPT.

FEB 08 2022

TOWN OF BARNSTABLE

BUILDING DEPT.

JAN 27 2021

TOWN OF BARNSTABLE

29 SUMMERWIND LANE, CENTERVILLE MA



GENERAL PLAN NOTES - WHERE DISCREPANCIES EXIST BETWEEN THE STANDARD COMMENTS, NOTES FROM THE DESIGN PROFESSIONAL OR THE CODE, THE MOST RESTRICTIVE SHALL APPLY. ALL CONSTRUCTION SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC).

FOUNDATIONS/FOOTINGS/SLABS

1. CONCRETE SHALL BE AIR ENTRAINED WITH A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF:
BASEMENT AND INTERIOR FLOOR SLABS - 2,500 PSI
BASEMENT AND FOUNDATION WALLS - 3,000 PSI
PORCHES, CARPORT AND GARAGE FLOOR SLABS - 3,000 PSI
2. MINIMUM ASSUMED SOIL BEARING CAPACITY IS 2,000 PSF
3. FOUNDATION WALLS ENCLOSING BASEMENTS OR OTHER HABITABLE SPACE SHALL BE DAMPPROOFED PER IRC SECTION R408 - WHERE A HIGH WATER TABLE OR OTHER SEVERE WATER CONDITION EXISTS, THE WALLS SHALL BE WATERPROOFED.
4. OPTIONAL - PROVIDE A MINIMUM 4-INCH PERFORATED DRAIN AROUND USABLE SPACE BELOW GRADE OR OTHER EQUIVALENT MATERIALS PER IRC SECTION 405.1. THE PIPE SHALL BE COVERED WITH NOT LESS THAN 6 INCHES OF WASHED GRAVEL OR CRUSHED ROCK. THE DRAIN SHALL DAYLIGHT TO THE EXTERIOR BELOW THE FLOOR LEVEL OR TERMINATE IN A MINIMUM 20-GALLON SUMP PIT.
5. FOOTINGS SHALL EXTEND BELOW THE FROST LINE; MINIMUM DEPTH 48 INCHES BELOW GRADE.
6. FOOTINGS SHALL BE A MINIMUM OF 24 INCHES WIDE AND 12 INCHES DEEP.
7. FOUNDATION WALLS SHALL BE A MINIMUM 10 INCHES THICK - MAXIMUM WALL HEIGHT 9 FEET.
8. REINFORCEMENT, IF SPECIFIED, SHALL LAP A MINIMUM OF 18 INCHES AT ENDS AND AROUND CORNERS.
9. INTERIOR BEARING WALLS AND COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB.
10. INTERIOR NON-BEARING WALLS, OTHER THAN THOSE RESTING DIRECTLY ON THE FOOTING, SHALL BE ISOLATED FROM THE FLOOR FRAMING ABOVE.
11. AT WALKOUT FOUNDATION AREAS, REINFORCE THE SLAB FROM THE FOUNDATION WALL TO 2 FEET BEYOND THE OVERDIG AREA WITH #4 BARS AT 24 INCHES O.C. PERPENDICULAR AND HORIZONTAL TO THE WALL; MAXIMUM 4-FOOT OVERDIG.
12. AT WALKOUTS THE FOUNDATION WALL SHALL BE INSULATED WITH A MINIMUM R-6 INSULATION FOR A MINIMUM OF 3 FEET BELOW THE BOTTOM OF THE SLAB.
13. CONCRETE FLOOR SLABS SHALL BE A MINIMUM 4 INCHES THICK OVER A MINIMUM 4-INCH BASE OF SAND, GRAVEL OR CRUSHED STONE.
14. FLOOR SLABS SUPPORTED BY FILL CONSISTING OF MORE THAN 24 INCHES OF GRANULAR FILL OR 8 INCHES OF EARTH.
15. ANCHOR BOLTS - MINIMUM 5/8-INCH ANCHOR BOLTS WITH 7" EMBEDMENT AT MAXIMUM 36" O.C. HOUSE, 24" O.C. GARAGE AND WITHIN 6" INCHES OF THE END OF EACH SILL PLATE AND 12" FROM CORNERS.
16. WHERE FLOOR JOISTS ARE PARALLEL TO THE FOUNDATION WALL, THE WALL SHALL BE SUPPORTED Laterally AT THE TOP BY SOLID BLOCKING FOR A MINIMUM OF TWO JOIST SPACES, SPACED NOT MORE THAN 4 FEET O.C.
17. PROVIDE A SECONDARY MEANS OF EGRESS TO THE EXTERIOR FROM BASEMENTS (EGRESS WINDOW OR DOOR) FOUNDATION WINDOW WELLS FOR SECONDARY MEANS OF EGRESS SHALL PROVIDE A MINIMUM 3' X 3' HORIZONTAL AREA. (SEE EGRESS WINDOWS)

NOTES:

- 1.) ALL CONSTRUCTION TO CONFORM TO 780 CMR MASSACHUSETTS STATE BUILDING CODE, 9TH EDITION AMENDMENT & IRC 2018
- 2.) SEE CERTIFIED PLOT PLAN DEVELOPED FOR ALL PROPOSED & EXISTING CONDITIONS AND DETAILS
- 3.) CONTRACTOR IS TO VERIFY AND CONFIRM ALL CONDITIONS & DIMENSIONS IN THE FIELD AND IS TO INFORM THE DESIGNER OF ANY DISCREPANCIES
- 4.) CONTRACTOR TO VERIFY ALL INTERIOR & EXTERIOR MATERIALS, DETAILS, & FINISHES WITH THE OWNER
- 5.) FOLLOW ALL MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION OF ALL WINDOW AND DOOR COMPONENTS.
- 6.) ALL WINDOWS & DOORS TO HAVE SILL PANS & ICE WATER SHIELD FLASHING
- 7.) CONTRACTOR TO VERIFY ALL WINDOWS WITH OWNER AND ROUGH OPENINGS WITH WINDOW MANUFACTURER PRIOR TO ORDERING AND FRAMING OF WINDOWS
- 8.) ALL SHEETS OF PLYWOOD WALL SHEATHING TO BE INSTALLED VERTICALLY, OR HORIZONTALLY W BLOCKING AT EDGES
- 9.) VERIFY ALL PLUMBING, GAS & ELECTRICAL DETAILS WITH OWNERS ON SITE DURING FRAMING CONSTRUCTION
- 10.) FRAMING TO BE SPRUCE PINE FIR NO. 2 GRADE
- 11.) ALL AZEK TRIM TO BE PAINTED WHITE & ALL JOINTS & NAIL HOLES SEALED.
- 12.) ALL LVL LUMBER BEAMS TO BE 1.9e L360 LOAD
- 13.) FOLLOW ALL MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION OF ALL SIMPSON COMPONENTS.
- 14.) PROVIDE UTILITY INSTALLATIONS OR RELOCATIONS FROM STREET TO HOUSE VIA UNDERGROUND CONNECTIONS TO COMPLY WITH ALL LOCAL CODES
- 15.) ANY DEVIATION FROM THESE DRAWINGS SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR
- 16.) CAPE AND ISLANDS DESIGN IS NOT RESPONSIBLE FOR SURVEY/PLOT PLANS PLUMBING, HVAC AND ELECTRICAL PLANS.
- 17.) GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL THIRD PARTY SUB-CONTRACTORS AND COORDINATION OF THEIR WORK.

AREA RATIO

PARCEL #29 S.F. = 31,501
FIRST FLOOR S.F. = 1467
SECOND FLOOR S.F. = 1479
SECOND FLOOR UNFINISHED S.F. = 433
GARAGE FLOOR S.F. = 794
TOTAL FLOOR S.F. = 4,173
AREA RATIO = 4173 / 31,501 = 13 %

LIVING SPACE

FIRST FLOOR S.F. = 1467
SECOND FLOOR S.F. = 1479
ABOVE GARAGE FLOOR S.F. = 433 (UNFINISHED)
TOTAL LIVING S.F. = 2,946

Cape and Islands Design, LLC
52 Hayes Road
Centerville, MA 02632
Main: 860-759-0502

29 SUMMERWIND LANE, CENTERVILLE

COVER SHEET

A0

SCALE:

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DATE: 12/20/21



FRONT ELEVATION

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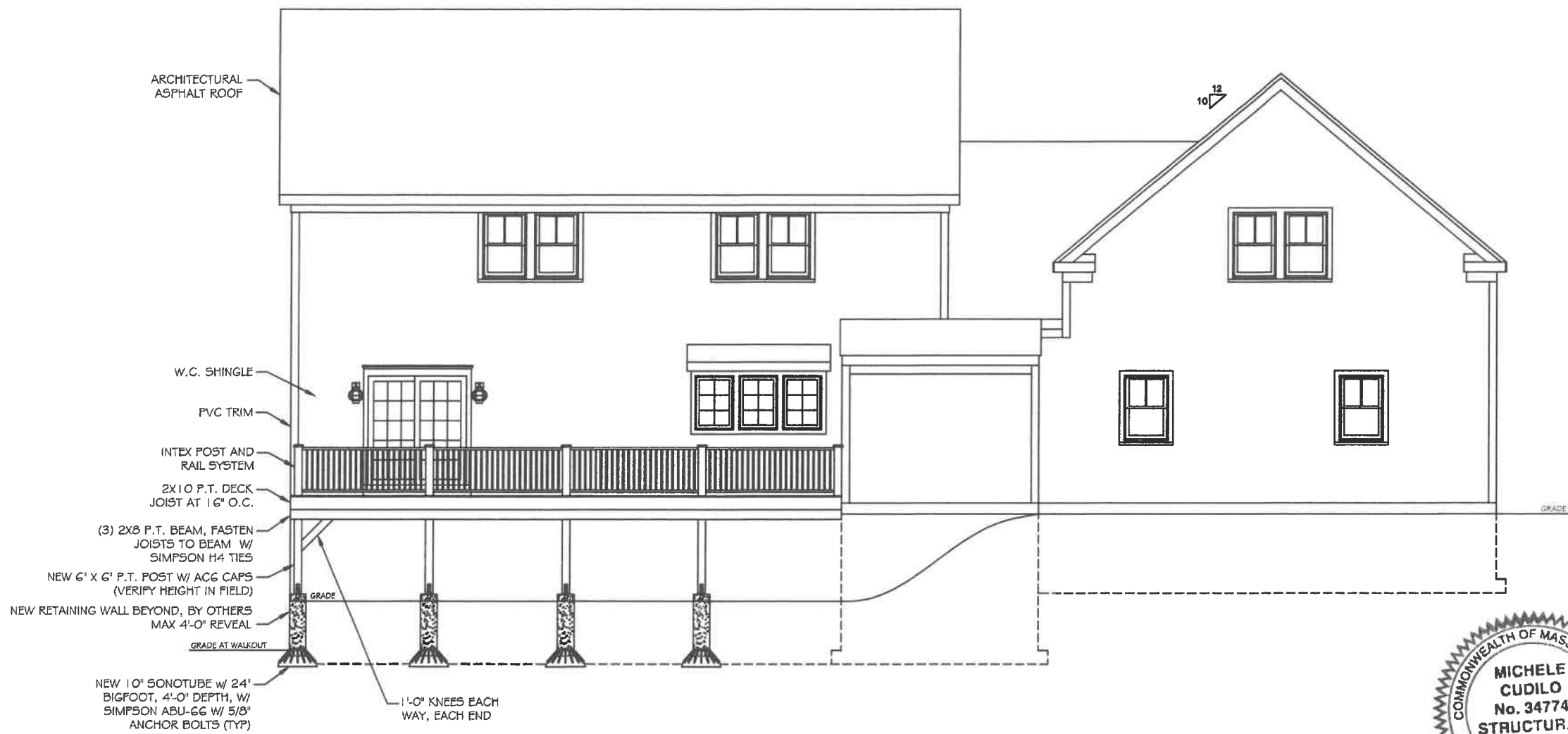
FRONT ELEVATION

A1

SCALE: 1/8" = 1'-0"

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DATE: 12/20/21



REAR ELEVATION



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12/22/21 FOR
STRUCT. ONLY

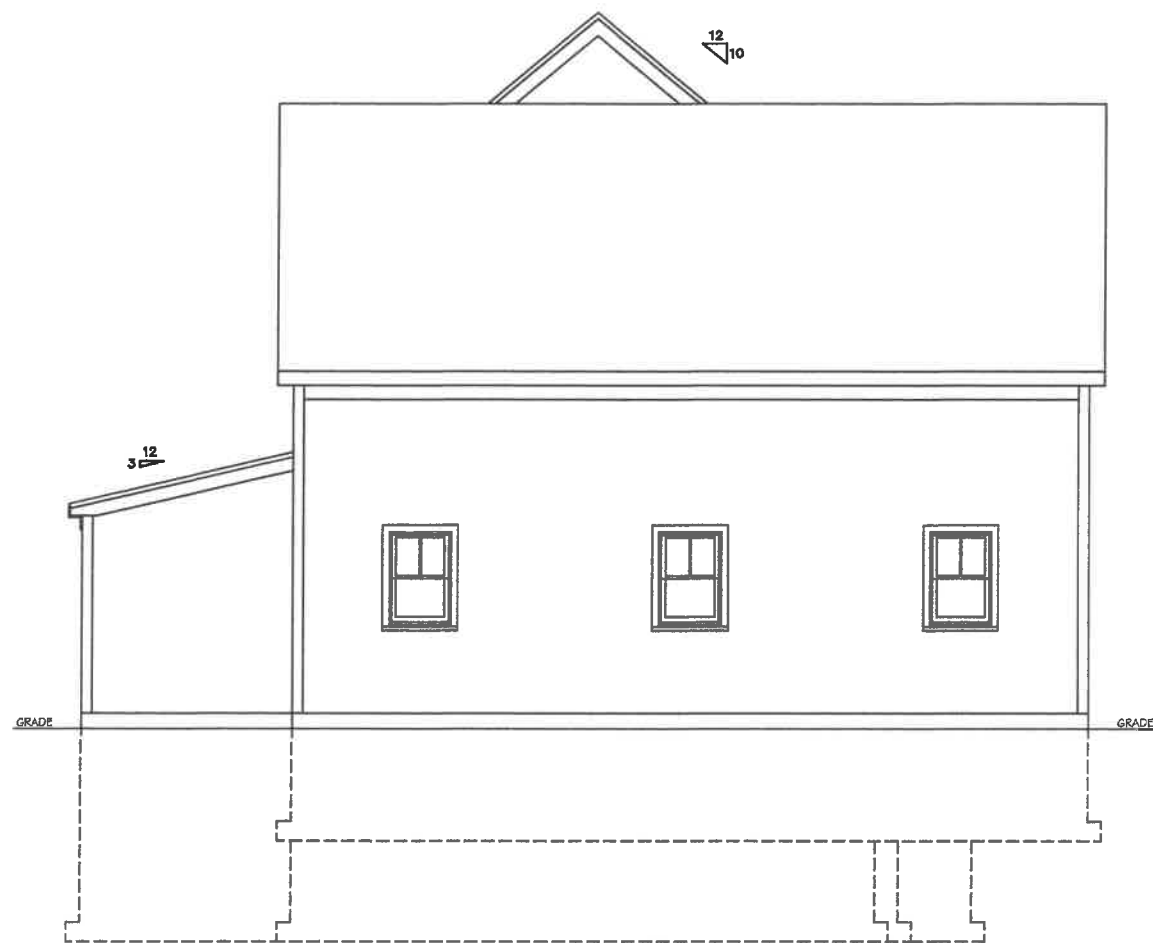
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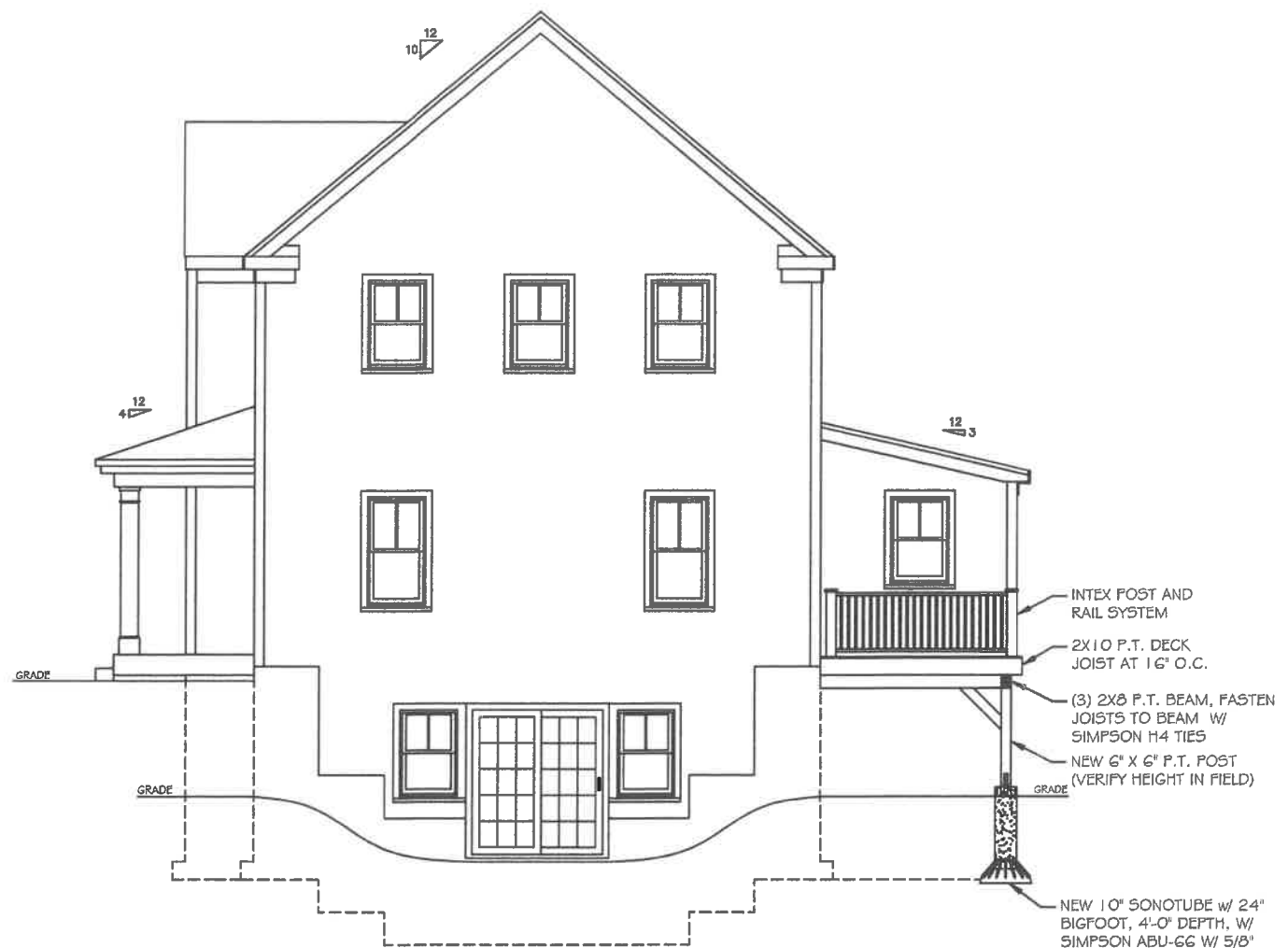
REAR ELEVATION

A2

SCALE: 1/8" = 1'-0"
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LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



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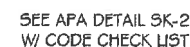
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ELEVATIONS

A3

SCALE: 1/8" = 1'-0"
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TOTAL FINISHED SPACE = 1467 S.F.
GARAGE = 794 S.F.

S/CO SMOKE CARBON MONOXIDE DETECTOR
H HEAT DETECTOR

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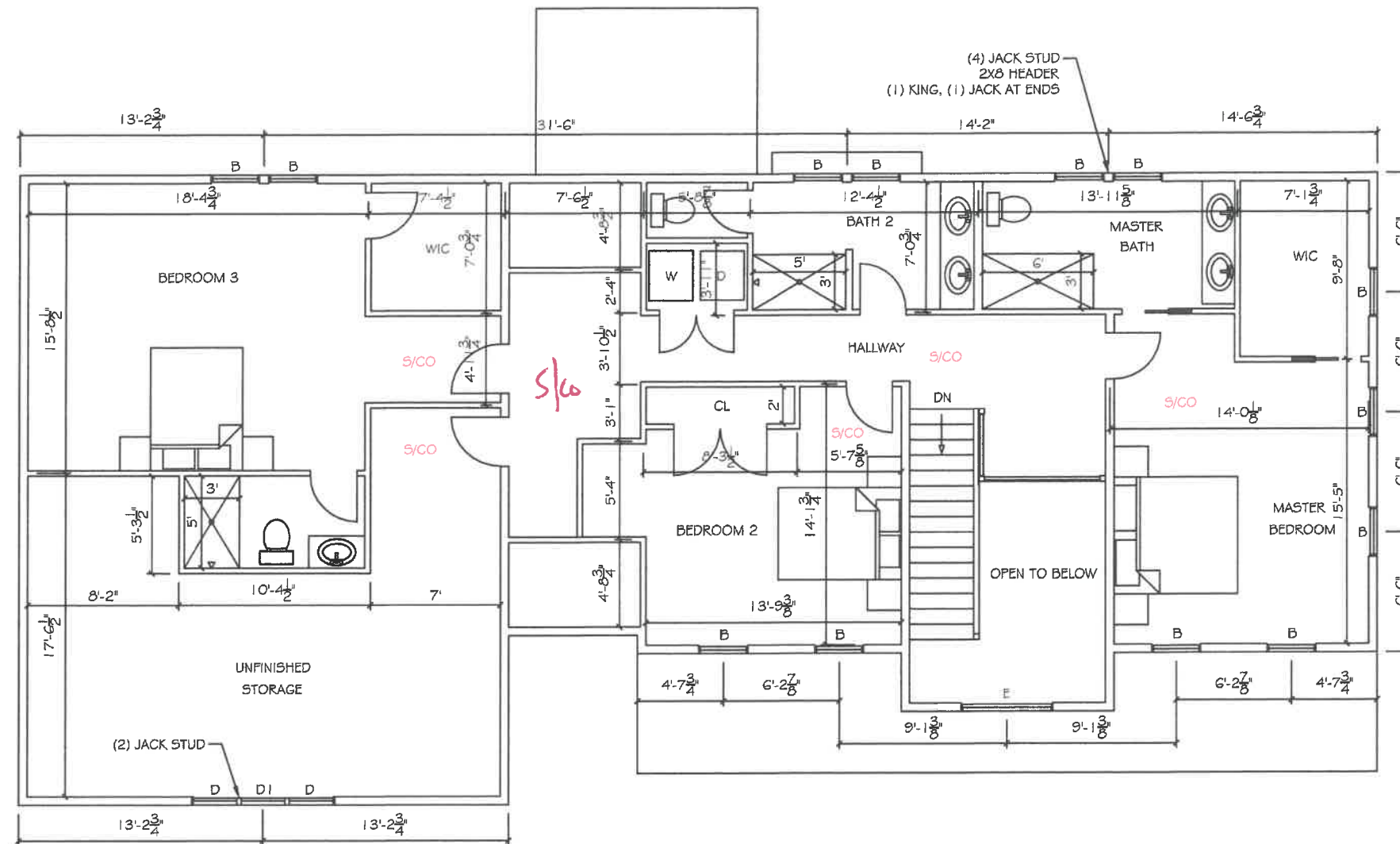
FIRST FLOOR PLAN

A4

SCALE: $1/8" = 1'-0"$

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SECOND FLOOR PLAN

TOTAL FINISHED SPACE = 1479 S.F.
TOTAL UNFINISHED SPACE = 433 S.F.

S/CO SMOKE CARBON MONOXIDE DETECTOR
H HEAT DETECTOR

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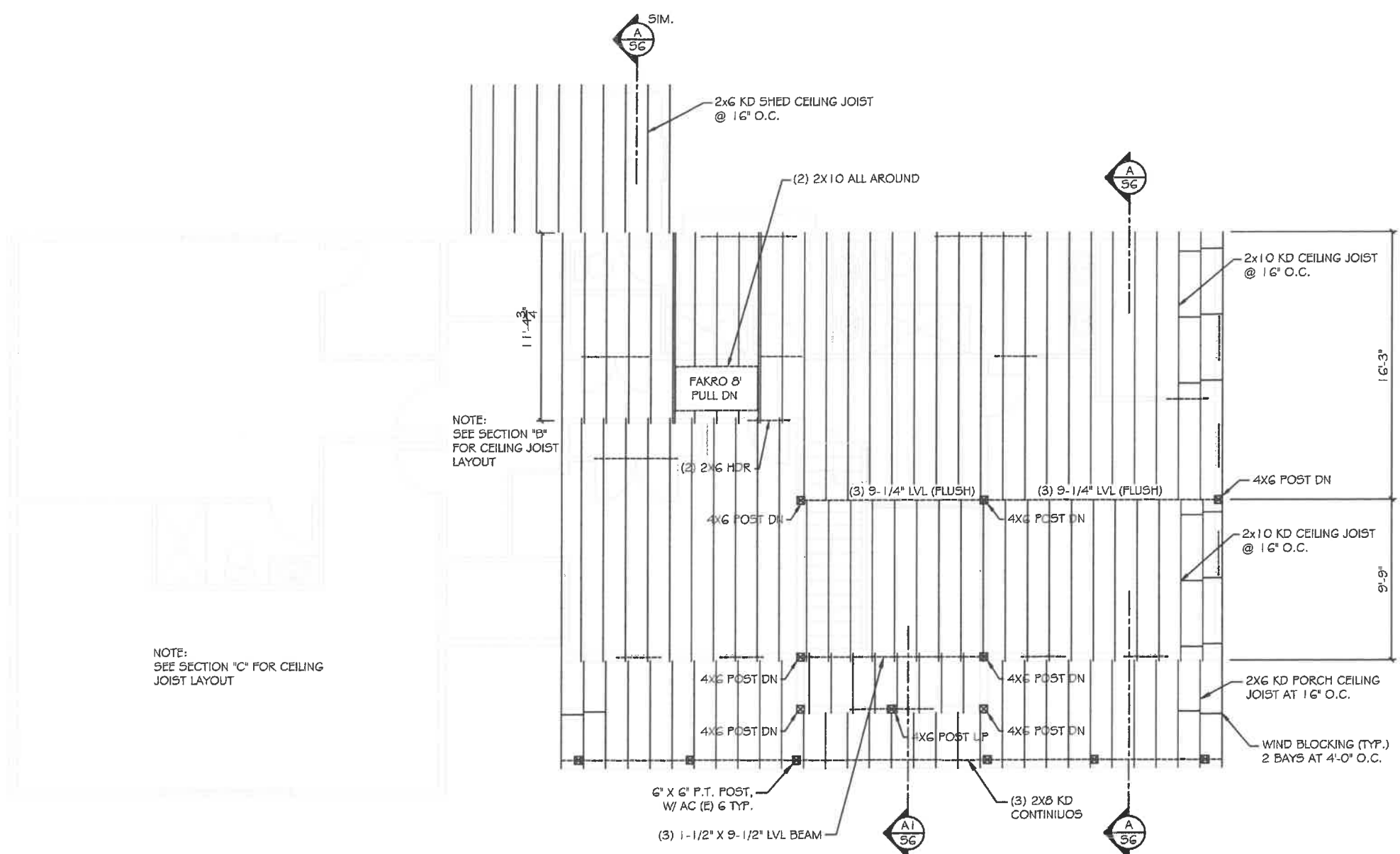
SECOND FLOOR PLAN

A5

SCALE: 1/8" = 1'-0"

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CEILING JOIST FRAMING PLAN - ATTIC FLOOR



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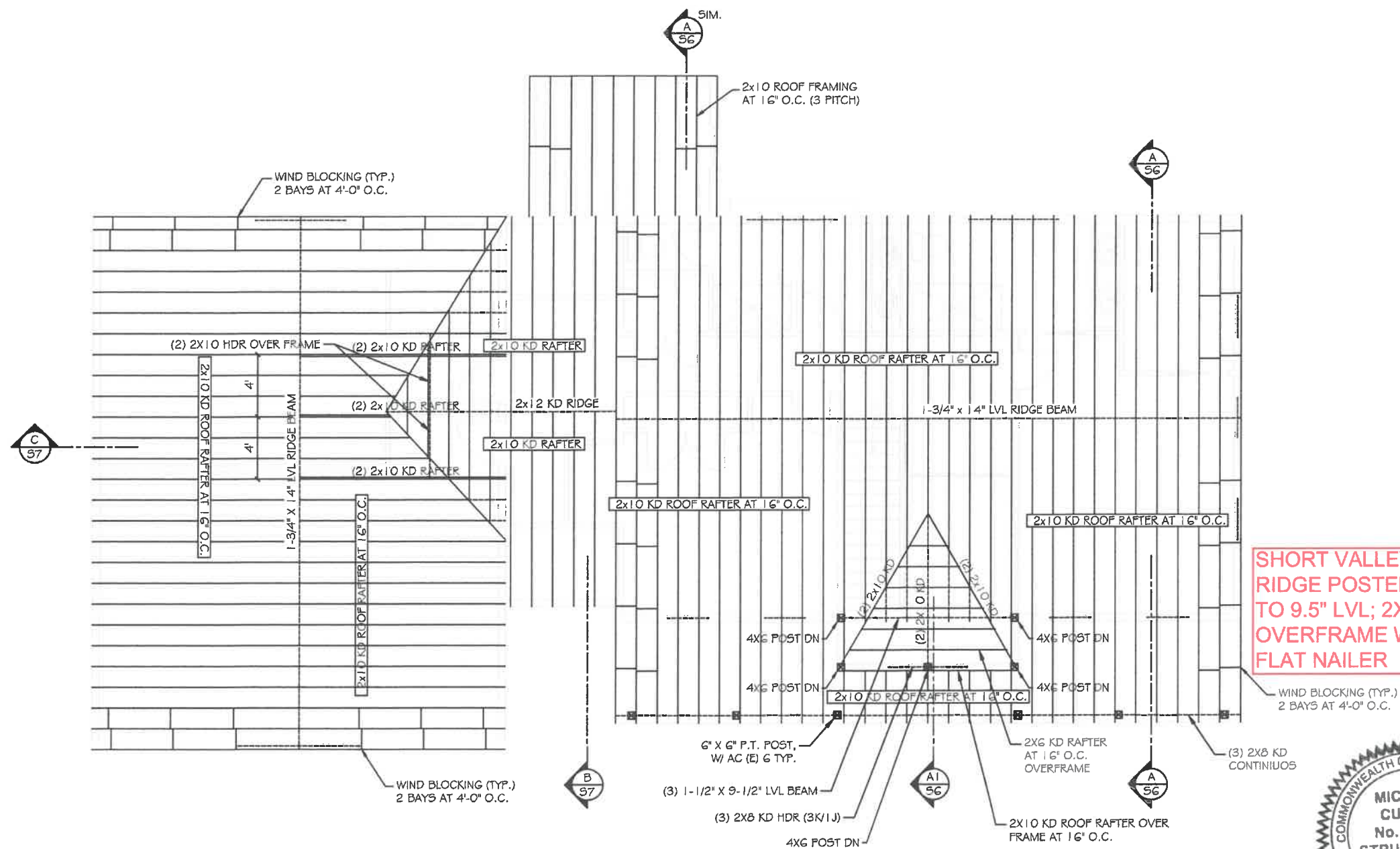
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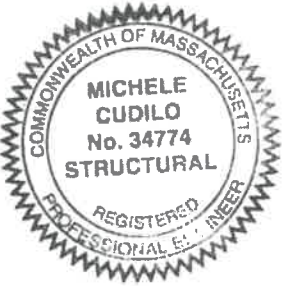
CEILING JOIST FRAMING PLAN

S4

SCALE: 1/8" = 1'-0"
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DATE: 12/20/21



SHORT VALLEYS,
RIDGE POSTED
TO 9.5\"/>



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ROOF FRAMING PLAN

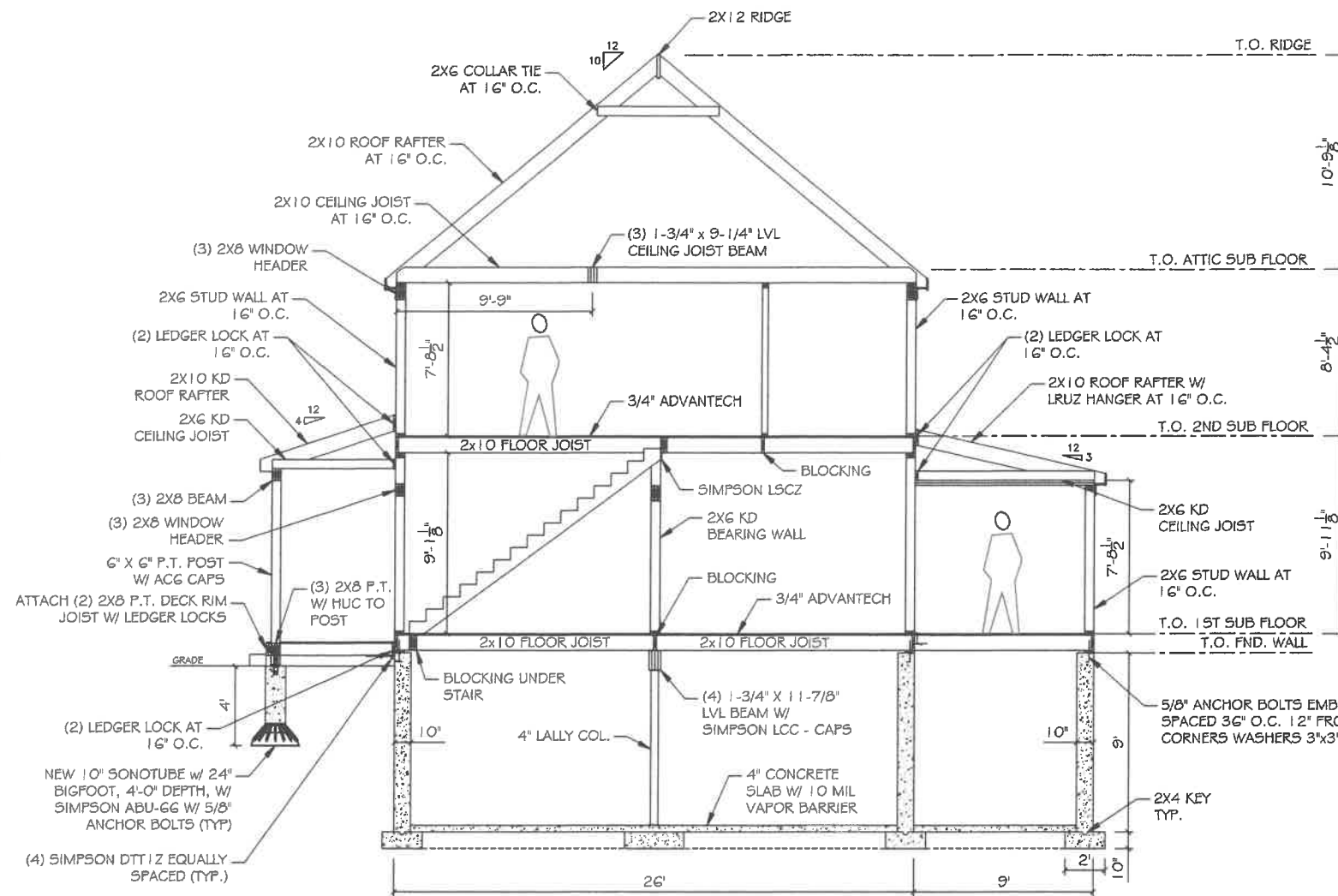
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ROOF FRAMING PLAN

S5

SCALE: 1/8" = 1'-0"
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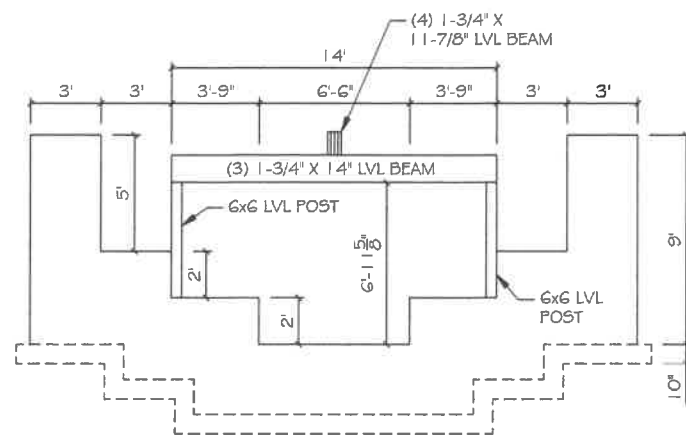
SECTION "A" VIEW

TYPICAL ROOF CONST.

1. 2X10 ROOF RAFTERS @ 16' O.C.
2. 2X12 ROOF RIDGE
3. 5/8" CDX PLYWOOD SHEATHING
4. ARCHITECT ASPHALT ROOF SHINGLES
5. #15 FELT PAPER, ICE AND WATER 3' AT EAVES AND VALLY
6. (R-49) INSULATION
7. SIMPSON H2.5 HURRICANE CLIPS AT ALL RAFTER ENDS
8. ALUMINUM DRIP EDGE
9. ALUMINUM GUTTERS

TYPICAL WALL CONST.

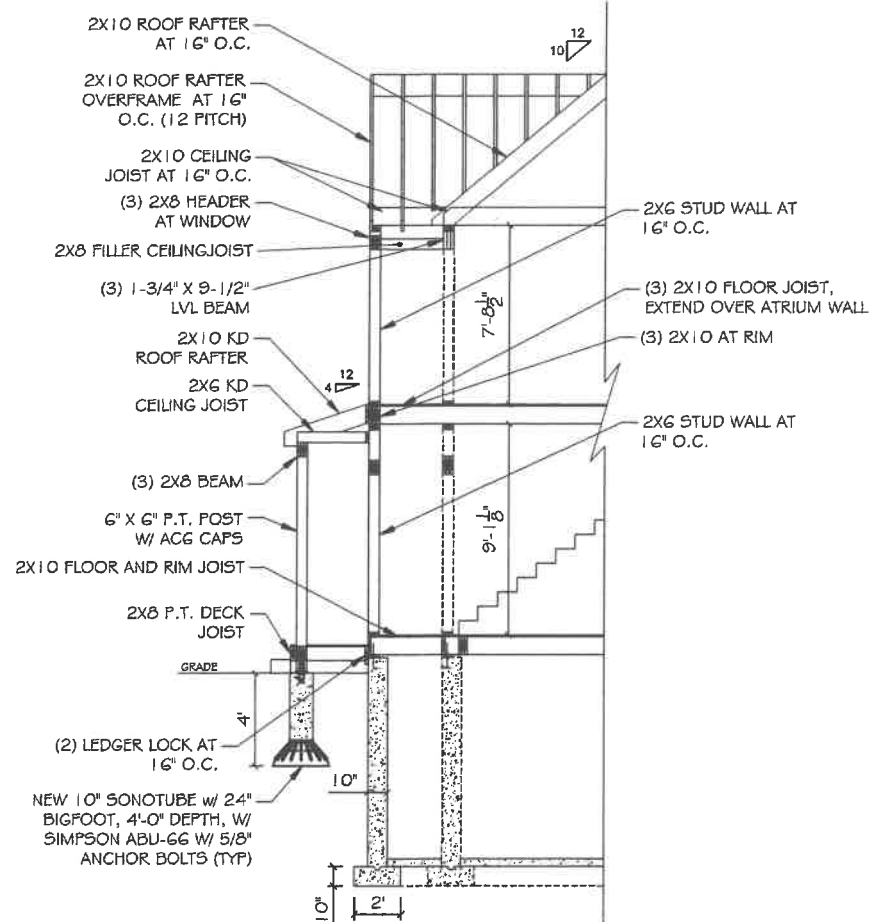
1. 2X6 STUDS @ 16' O.C.
2. ALL 1ST FLOOR HEADERS TO BE 2X8 KD, 6'-11" FROM SUBFLOOR
3. ALL 2ND FLOOR HEADERS TO BE 2X8 KD, 6'-10" FROM SUBFLOOR
4. 1/2" PLYWOOD SHEATHING
5. (R-21) INSULATION
6. 1/2" GYPSUM BOARD
7. W.C. SHINGLE SIDING
8. TYVEK OR EQUAL VAPOR BARRIER



FND. VIEW AT WALKOUT



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SECTION "A1" AT ATRIUM

WOOD FRAME CONSTRUCTION MANUAL 130 MPH EXPOSURE B WIND ZONE

JOINT DESCRIPTION	NO. OF COMMON NAILS	NO. OF BOX NAILS	NAIL SPACING
ROOF FRAMING:			
BLOCKING TO RAFTER (TOE NAILED)	2-8d	2-10d	EACH END
RIM BOARD TO RAFTER (END NAILED)	2-16d	3-16d	EACH END
WALL FRAMING:			
TOP PLATES AT INTERSECTIONS (FACE NAILED)	4-16d	5-16d	AT JOINTS
STUD TO STUD (FACE NAILED)	2-16d	2-16d	24" o.c.
HEADER TO HEADER (FACE NAILED)	16d	16d	16" o.c. ALONG EDGES
FLOOR FRAMING:			
JOIST TO SILL, TOP PLATE OR GIRDER (TOE NAILED)	4-8d	4-10d	PER JOIST
BLOCKING TO JOISTS (TOE NAILED)	2-8d	2-10d	EACH END
BLOCKING TO SILL OR TOP PLATE (TOE NAILED)	3-16d	4-16d	EACH BLOCK
LEDGER STRIP TO BEAM OR GIRDER (FACE NAILED)	3-16d	4-16d	EACH JOIST
JOIST ON LEDGER TO BEAM (TOE NAILED)	3-8d	3-10d	PER JOIST
BAND JOIST TO JOIST (END NAILED)	3-16d	4-16d	PER JOIST
BAND JOIST TO SILL OR TOP PLATE (TOE NAILED)	2-16d	3-16d	PER FOOT
ROOF SHEATHING:			
WOOD STRUCTURAL PANELS (PLYWOOD)			
RAFTERS OR TRUSSES SPACED UP TO 18" o.c.	8d	10d	8" EDGE 8" FIELD
RAFTERS OR TRUSSES SPACED OVER 18" o.c.	8d	10d	4" EDGE 4" FIELD
GABLE END WALL RAKE OR RAKE TRUSS W/O OVERHANG	8d	10d	4" EDGE 4" FIELD
GABLE END WALL RAKE OR RAKE TRUSS W/ STRUCTURAL OUTLOOKERS	8d	10d	4" EDGE 4" FIELD
GABLE END WALL RAKE OR RAKE TRUSS W/ LOOKOUT BLOCKS	8d	10d	3" EDGE 3" FIELD
CEILING SHEATHING:			
GYPSUM WALL BOARD	5d COOLERS	—	7" EDGE 10" FIELD
WALL SHEATHING:			
WOOD STRUCTURAL PANELS (PLYWOOD)			
STUDS SPACED UP TO 24" o.c.	8d	10d	6" EDGE 12" FIELD
12" & 25 32" FIBERBOARD PANELS	8d	—	3" EDGE 6" FIELD
12" GYPSUM WALL BOARD	5d COOLERS	—	7" EDGE 10" FIELD
FLOOR SHEATHING:			
WOOD STRUCTURAL PANELS (PLYWOOD)			
1" OR LESS THICKNESS	8d	10d	6" EDGE 12" FIELD
GREATER THAN 1" THICKNESS	10d	16d	6" EDGE 6" FIELD

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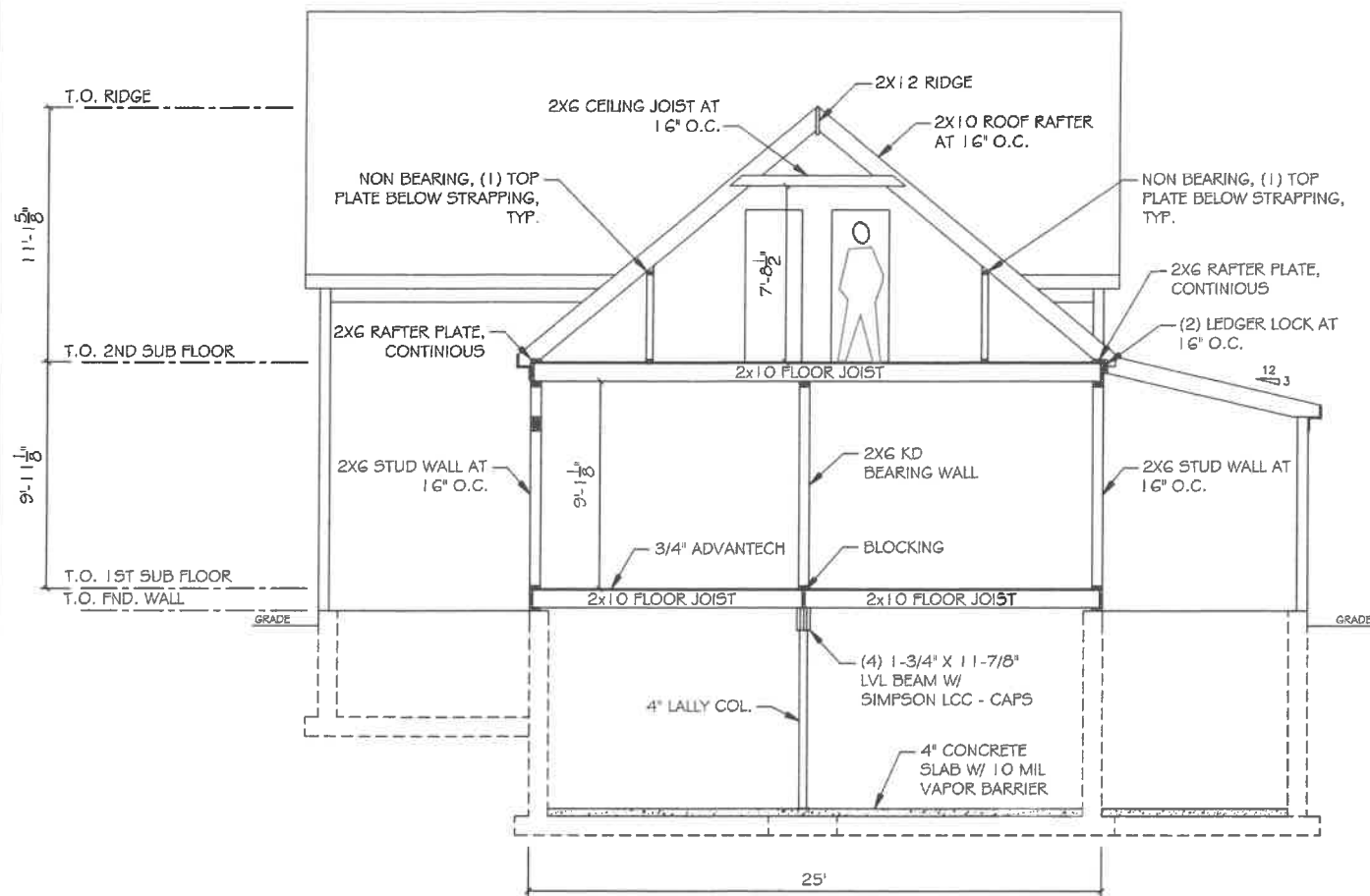
FRAMING SECTIONS

S6

SCALE: 1/8" = 1'-0"

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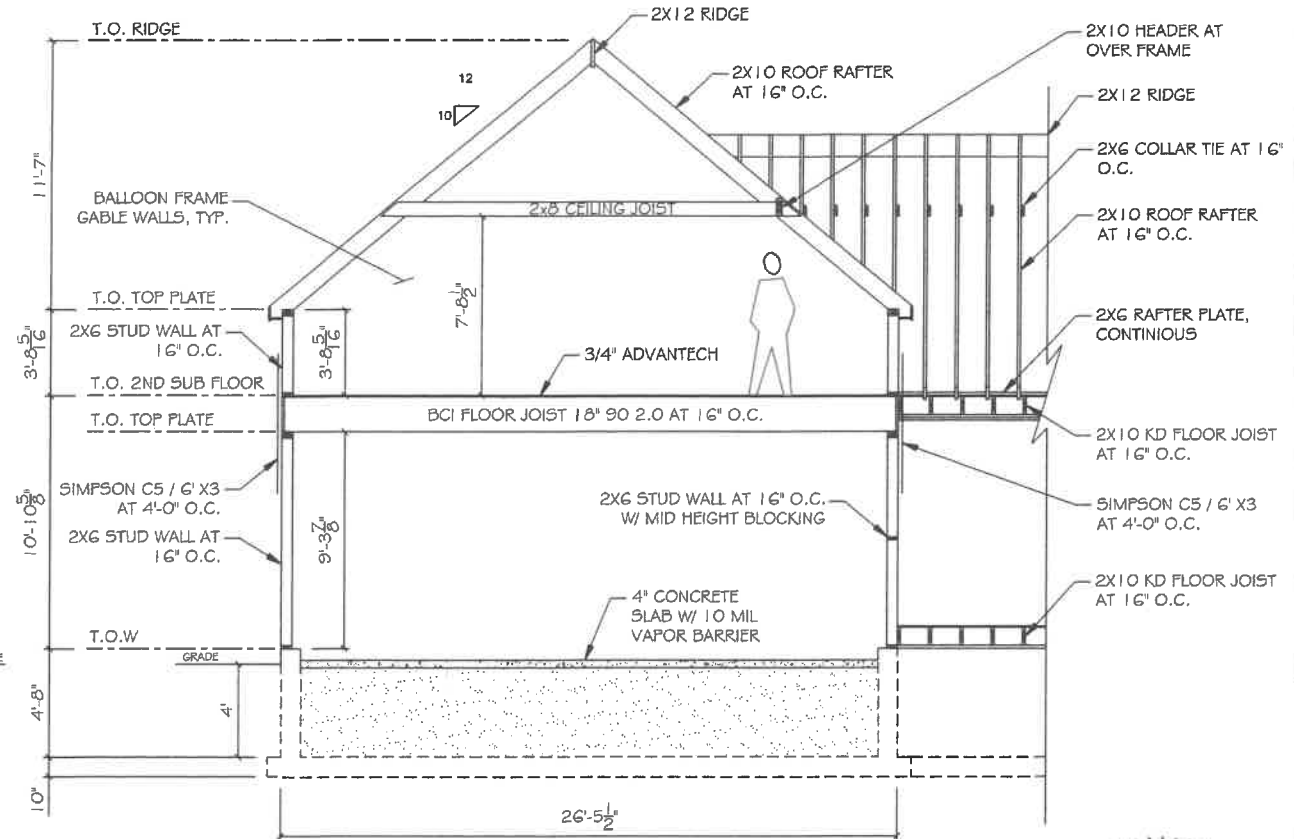


SECTION "B" AT MUDROOM

WINDOW & DOOR SCHEDULE

TYPE	QTY	MANUFACTURER'S UNIT	ROUGH OPENING	REMARKS
A	6	ANDERSEN TW 26410	2'-8 1/8" x 5'-0 7/8"	DOUBLEHUNG 2X6 WALL
B	21	ANDERSEN TW 26310	2'-8 1/8" x 4'-0 7/8"	DOUBLEHUNG 2X6 WALL, (2) AT WALKOUT
C	3	ANDERSEN CW135	2'-4 7/8" x 3'-5 3/8"	CASEMENT 2X6 WALL
D	2	ANDERSEN A21	2'-0 5/8" x 2'-0 5/8"	AWNING 2X6 WALL
D1	1	ANDERSEN A212	2'-0 5/8" x 4'-0 1/2"	AWNING 2X6 WALL
E	1	ANDERSEN P5050	5'-0 3/8" x 5'-0 3/8"	FIXED 2X6 WALL, CUSTOM GRILL PATTERN
1	1	THERMA-TRU	3'-0" x 6'-8"	FIBERGLASS - 4 LITE 2X6 WALL
2	1	THERMA-TRU	3'-0" x 6'-8"	FIBERGLASS - 3 LITE 2X6 WALL, 14" SIDE LITES
3	2	ANDERSEN FWG6068L	6'-0" x 6'-8"	SLIDER 400 2X6 WALL, (1) AT WALKOUT

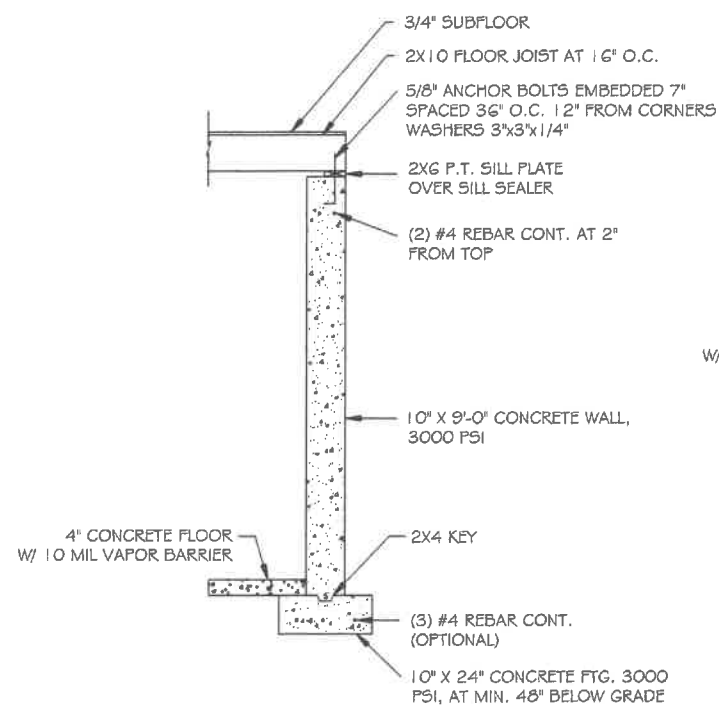
- CONTRACTOR TO VERIFY ALL WINDOWS WITH OWNER AND ROUGH OPENINGS WITH WINDOW MANUFACTURER PRIOR TO ORDERING OF WINDOWS
- ANDERSEN 400 SERIES WINDOWS WHITE EXTERIOR, BLACK EXTERIOR, GBG LOW-E HP 4 GLAZING W/ SCREENS & STD WHITE HARDWARE



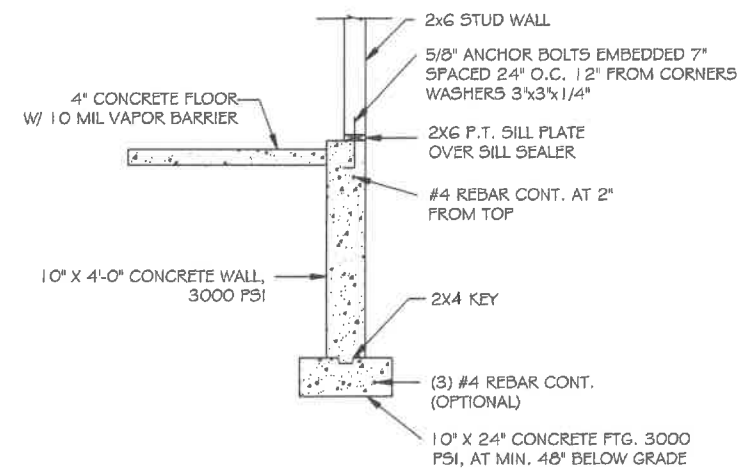
SECTION "C" AT GARAGE



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SECTION @ 9' FOUNDATION WALL
SCALE: 1/4" = 1'-0"



SECTION @ 4' FOUNDATION WALL
SCALE: 1/4" = 1'-0"

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FRAMING SECTIONS & FND. DETAILS

S7

SCALE: 1/8" = 1'-0"

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