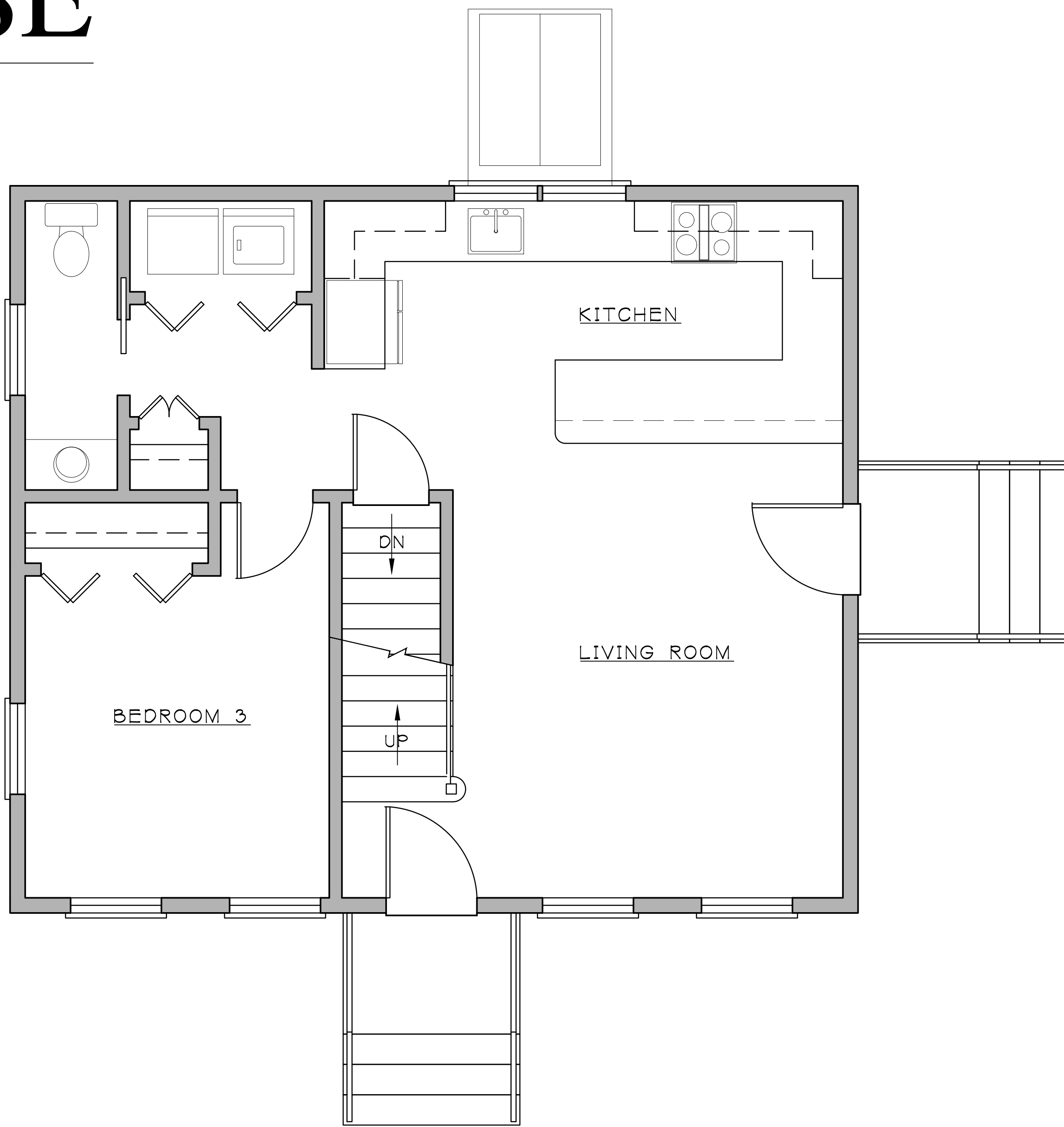


CAPE HOUSE



GENERAL NOTES

1. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE MASS STATE BUILDING CODE AND LOCAL AUTHORITIES.
2. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS IN THE FIELD, AND BUILD STRUCTURE ACCORDING TO THE CONSTRUCTION DRAWINGS.
3. CONTRACTOR TO VERIFY ALL JOIST SIZES AND SPACING AND ALL BEAM SIZES WITH LOCAL CODES, CONDITIONS AND TYPE OF GRADE OF LUMBER.
4. DOUBLE FLOOR JOIST UNDER ALL PARTITIONS PARALLEL TO JOIST SPANS.
5. PROVIDE "X" BRIDGING AT 8'-0" O.C. MAX FOR FLOOR JOISTS AND SOLID BRIDGING ABOVE BEAMS AND WHERE NOTED.
6. ALL HEADERS TO BE DOUBLE 2x8'S MINIMUM UNLESS OTHERWISE NOTED.
7. DESIGN LIVE LOADS - ROOF = 40 P.S.F. FLOOR = 30 P.S.F. PER MASS STATE BUILDING CODE.
8. STEEL JOIST HANGERS ARE REQUIRED AT ANY AND ALL FLUSH FRAMING. INSTALL ACCORDING TO MANUFACTURERS SPECIFICATIONS.
9. PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS. (COLLAR TIES TO BE AT A SPACING OF 16" O.C. MAX.)
10. 2-2x6 WOOD SILLS TO HAVE CONTINUOUS SILL SEALER, GROUTED AND ANCHORED TO FOUNDATION WALL WITH 1/2" DIA ANCHOR BOLTS 12" LONG AT 4'-0" O.C. MAX.
11. ALL STRUCTURAL STEEL TO BE A-36 F.Y=36,000 P.S.I.
12. ALL FRAMING LUMBER SHALL BE CONSTRUCTION GRADE:
HEM/PIR #2 FW = 1,050 P.S.I., E = 1,500,000 OR
SPRUCE/PINE/FIR #1 FW = 1,200 P.S.I., E = 1,400,000
13. CONTRACTOR SHALL USE EXTREME CARE IN LOCATING, PROTECTING AND RELOCATING ANY AND ALL UTILITIES ASSOCIATED WITH THE PROPOSED PROJECT IN ACCORDANCE WITH THE OWNER AND DESIGNATED UTILITIES REPRESENTATIVE DIRECTIVES.
14. OWNER IS RESPONSIBLE FOR FINAL SELECTION OF ALL WINDOW AND DOOR TYPES HARDWARE, MECHANICAL, ELECTRICAL SYSTEMS AND INTERIOR/EXT.

GENERAL FOUNDATION NOTES

1. ALL CONCRETE WORK SHALL CONFORM WITH THE LATEST REQUIREMENTS OF THE AMERICAN CONCRETE INSTITUTE.
2. ALL REINFORCING BARS TO BE ASTM A-815 GRADE 60 DEFORMED BARS WITH 3/4" BATT. INSULATION ON INTERIOR WALLS.
3. ALL CONCRETE TO BE FC = 2500 P.S.I. MIN. IN 28 DAYS.
4. FOUNDATIONS ARE TO BE CARRIED DOWN TO A DEPTH NECESSARY TO OBTAIN A SAFE UNDISTURBED SOIL BEARING CAPACITY OF 2 TONS PER SQUARE FOOT.
5. ALL EXTERIOR FOOTINGS SHALL BE NOT LESS THAN 4'-0" BELOW GRADE.
6. NO FOOTING SHALL BE PLACED IN WATER, ON FROZEN GROUND OR UNSUITABLE MATERIAL.
7. CONCRETE COVER SHALL BE AS FOLLOWS:
FLOOR SLABS = 3/4"
FOUNDATION WALLS = 2"
FOOTINGS = 3"
8. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
9. ALL SLABS TO BE PLACED ON WELL COMPACTED GRAVEL.
10. COORDINATE FOUNDATION PENETRATIONS FOR SEWER, WATER AND OTHER UTILITIES AS REQUIRED.
11. NO BACK FILL SHALL BE PLACED AGAINST FOUNDATION WALLS UNLESS WALLS ARE SUFFICIENTLY BRACED TO PREVENT MOVEMENT OR STRUCTURAL DAMAGE.
12. CONTRACTOR SHALL USE EXTREME CARE IN LOCATING, PROTECTING AND RELOCATING ANY AND ALL UTILITIES ASSOCIATED WITH THE PROPOSED PROJECT IN ACCORDANCE WITH THE OWNER AND DESIGNATED UTILITIES REPRESENTATIVE DIRECTIVES.

ENERGY DESIGN BASED ON CHAPTER 4,
PRESCRIPTIVE ENVELOPE COMPONENT CRITERIA
ADDITIONS TO EXISTING LOW-RISE RESIDENTIAL
BUILDINGS TABLE 402.1.1

MAXIMUM			MINIMUM		
PENETRATION U-VALUE	CEILING R-VALUE	WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB PERIMETER R-VALUE AND DEPTH
.32	R-49	R-20	R-30	R-15/19	R-10, 2 FT.

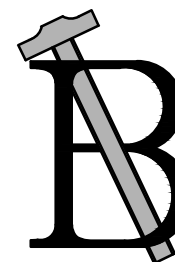
CLIENT: **SOUTH SHORE HABITAT FOR HUMANITY**
302-304 WHITING STREET
HINGHAM, MA 02043



SHEET NAME:

TITLE SHEET - FRONT ELEVATION

DRAWN BY:

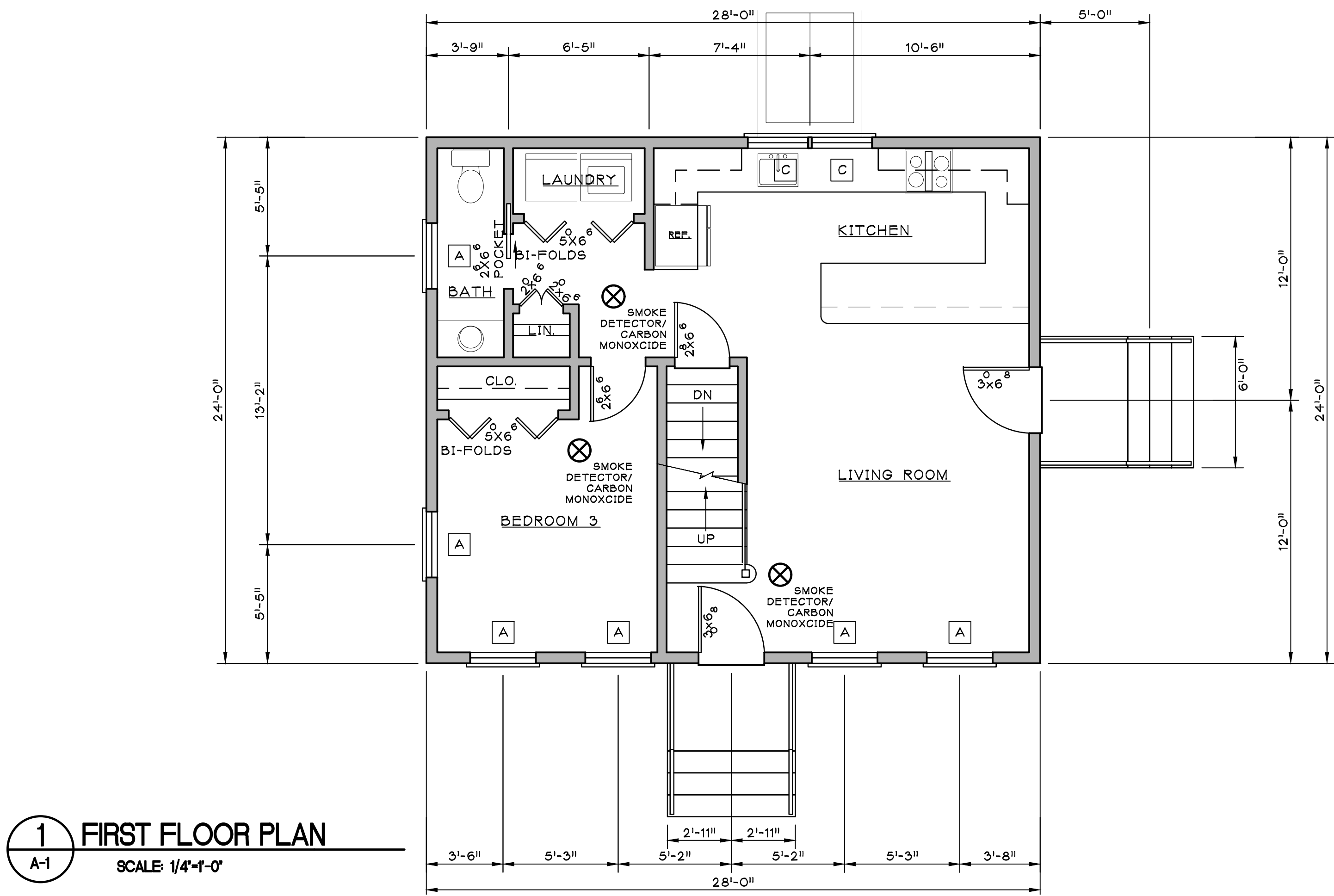


BEAU DESIGNS
BRIDGEWATER, MA 02324
PHONE: (508) 726-4289

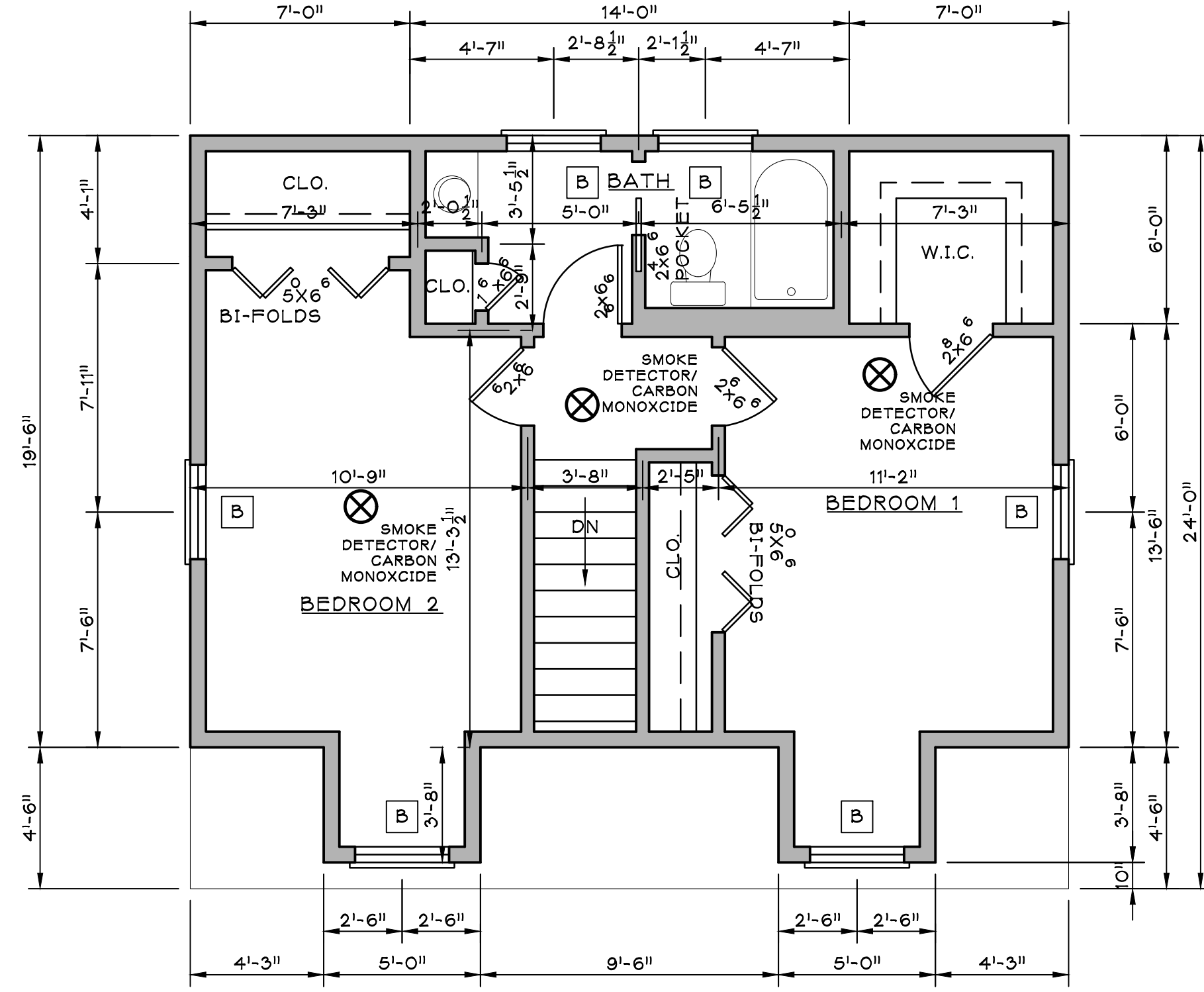
DATE: 05-02-19

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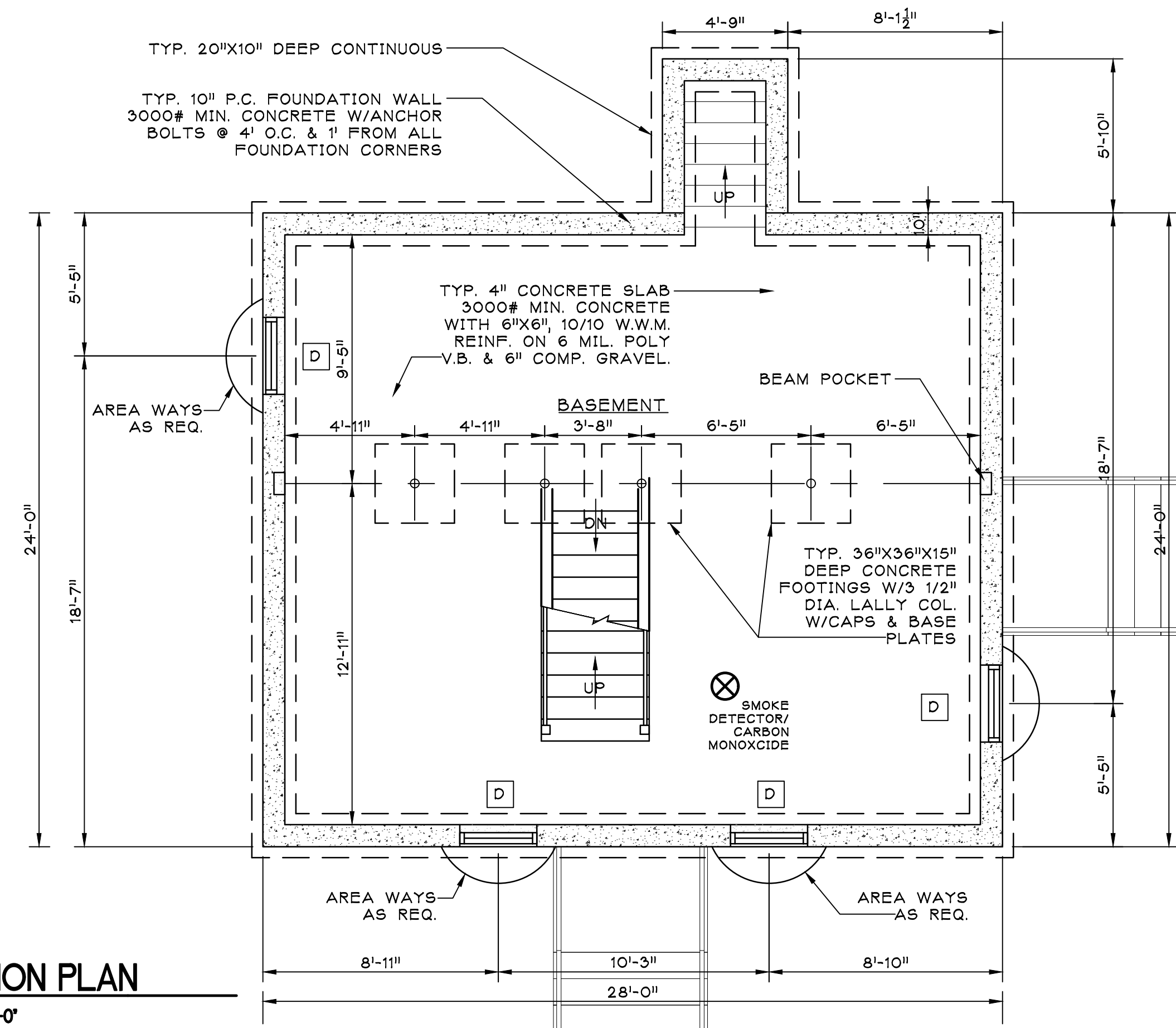
T-1



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



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



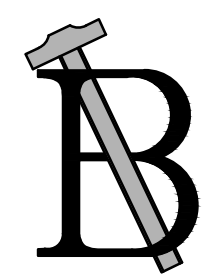
3 FOUNDATION PLAN
A-1 SCALE: 1/4"=1'-0"

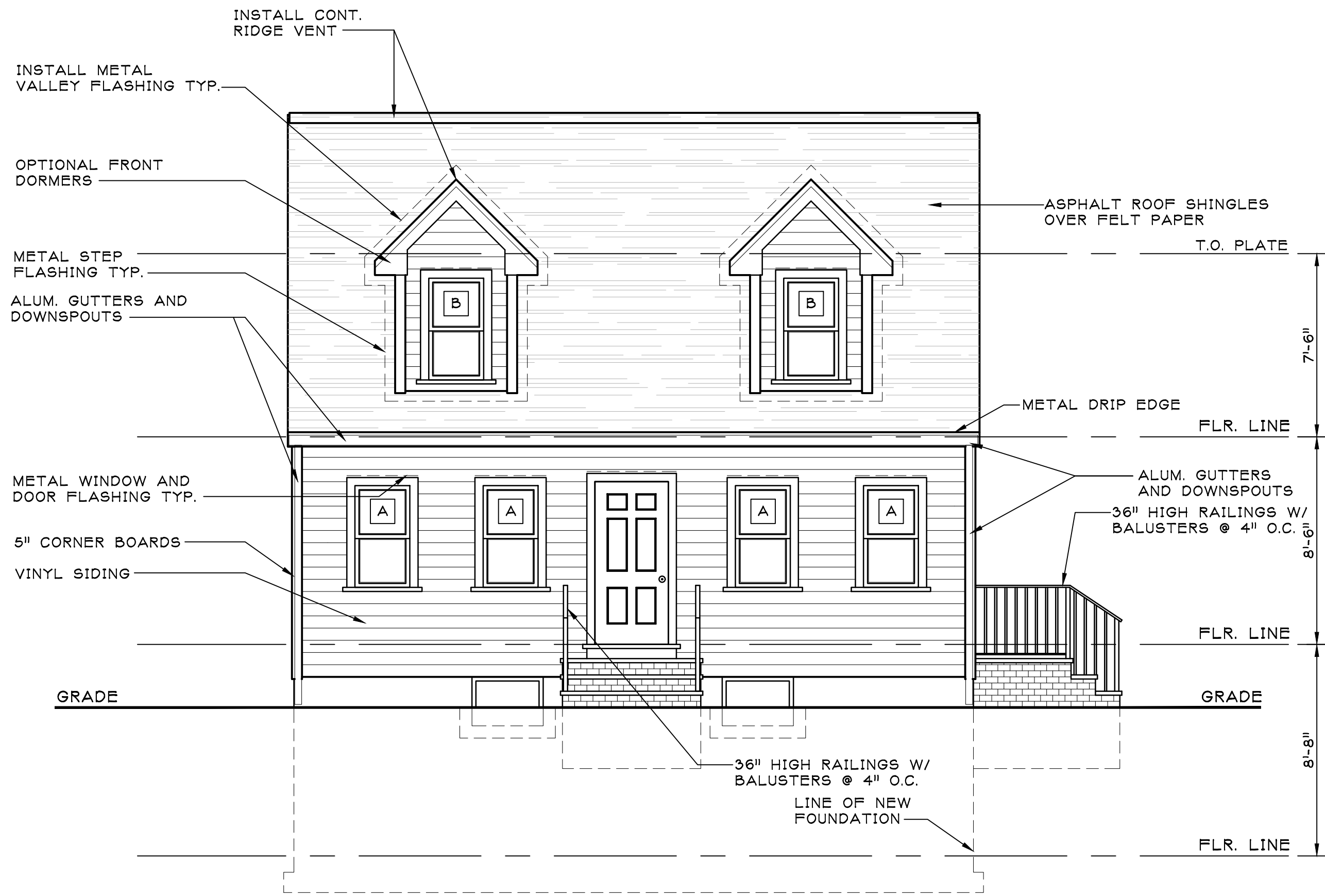
WINDOW SCHEDULE	
ANDERSON A-SERIES WINDOWS OR SIMILAR	
A	2'-0" X 4'-4" DOUBLE HUNG
B	2'-0" X 4'-0" DOUBLE HUNG
C	2'-4" X 3'-0" DOUBLE HUNG
D	2'-0" X 1'-7" BASMENT

ENERGY DESIGN BASED ON CHAPTER 4 PRESCRIPTIVE ENVELOPE COMPONENT CRITERIA ADDITIONS TO EXISTING LOW-RISE RESIDENTIAL BUILDINGS TABLE 402.1.1					
MAXIMUM			MINIMUM		
PENETRATION U-VALUE	CEILING R-VALUE	WALL R-VALUE	FLOOR R-VALUE	BASMENT WALL R-VALUE	SLAB FOOTING AND DEPTH
.32	R-49	R-20	R-50	R-15/19	R-10, 2 FT.

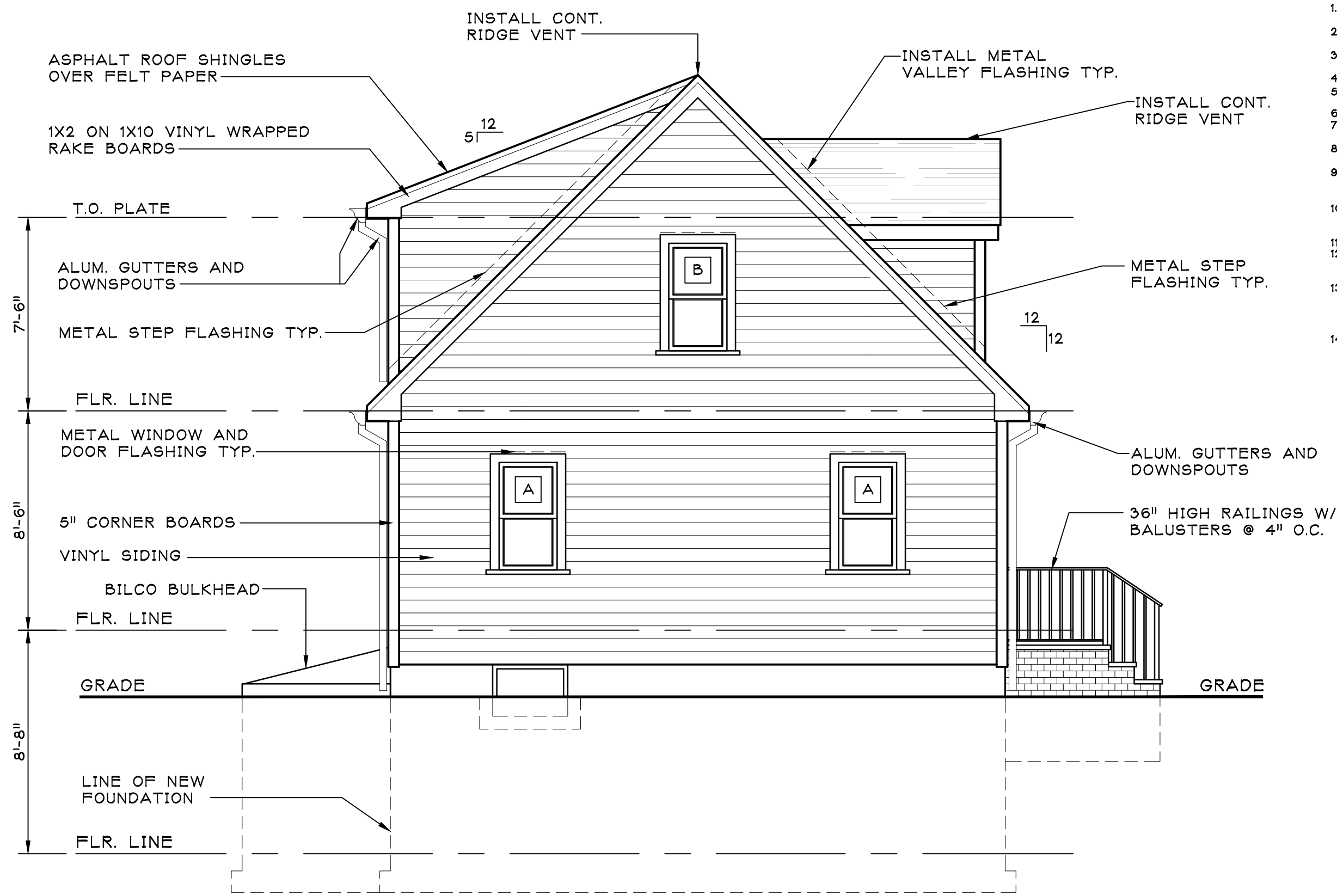
- GENERAL NOTES**
- ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE MASS STATE BUILDING CODE AND LOCAL AUTHORITIES.
 - CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS IN THE FIELD, AND BUILD STRUCTURE ACCORDING TO THE CONSTRUCTION DRAWINGS.
 - CONTRACTOR TO VERIFY ALL JOIST SIZES AND SPACING AND ALL BEAM DESIGNS WITH LOCAL CODES, CONDITIONS AND TYPE OF GRADE OF LUMBER.
 - DOUBLE FLOOR JOIST UNDER ALL PARTITIONS PARALLEL TO JOIST SPANS. PROVIDE 1/4" BRIDGING AT 8'-0" O.C. MAX FOR FLOOR JOISTS AND SOLID BRIDGING ABOVE BEAMS AND WHERE NOTED.
 - ALL HEADERS TO BE DOUBLE 2x8S MINIMUM UNLESS OTHERWISE NOTED.
 - DESIGN LIVE LOADS - ROOF = 40 P.S.F. FLOOR = 30 P.S.F. PER MASS STATE BUILDING CODE.
 - STEEL JOIST HANGERS ARE REQUIRED AT ANY AND ALL FLUSH FRAMING. (INSTALL ACCORDING TO MANUFACTURERS SPECIFICATIONS).
 - PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS. (COLLAR TIES TO BE AT A SPACING OF 16" O.C. MAX).
 - 2x4S WOOD SILLS TO HAVE CONTINUOUS SILL SEALER, GROUTED AND ANCHORED TO FOUNDATION WALL WITH 1/2" DIA ANCHOR BOLTS 12" LONG AT 4'-0" O.C. MAX.
 - ALL STRUCTURAL STEEL TO BE A-36 F.Y.=36,000 P.S.I.
 - ALL FRAMING LUMBER SHALL BE CONSTRUCTION GRADE. HEM-FIR #2 F.W. = 1,050 P.S.I. E = 1,800,000 OR SPRUCE/PINE/FIR #1 F.W. = 1,200 P.S.I. E = 1,400,000
 - CONTRACTOR SHALL USE EXTREME CARE IN LOCATING, PROTECTING AND RELOCATING ANY AND ALL UTILITIES ASSOCIATED WITH THE PROPOSED PROJECT IN ACCORDANCE WITH THE OWNER AND DESIGNATED UTILITIES REPRESENTATIVE DIRECTIVES.
 - OWNER IS RESPONSIBLE FOR FINAL SELECTION OF ALL WINDOW AND DOOR TYPES HARDWARE, MECHANICAL, ELECTRICAL SYSTEMS AND INTERIOR/EXT.

- GENERAL FOUNDATION NOTES**
- ALL CONCRETE WORK SHALL CONFORM WITH THE LATEST REQUIREMENTS OF THE AMERICAN CONCRETE INSTITUTE.
 - ALL REINFORCING BARS TO BE ASTM A-615 GRADE 60 DEFORMED BARS.
 - MASTIC DAMP PROOFING REQUIRED BELOW GRADE ON EXTERIOR WALLS WITH 3 1/2" BATT INSULATION ON INTERIOR WALLS.
 - ALL CONCRETE TO BE FC = 2500 P.S.I. MIN. IN 28 DAYS.
 - FOUNDATIONS ARE TO BE CARRIED DOWN TO A DEPTH NECESSARY TO OBTAIN A SAFE UNDISTURBED SOIL BEARING CAPACITY OF 2 TONS PER SQUARE FOOT.
 - ALL EXTERIOR FOOTINGS SHALL BE NOT LESS THAN 4'-0" BELOW GRADE.
 - NO FOOTING SHALL BE PLACED IN WATER, ON FROZEN GROUND OR UNSUITABLE MATERIAL.
 - CONCRETE COVER SHALL BE AS FOLLOWS:
FLOOR SLABS = 3/4"
FOUNDATION WALLS = 2"
FOOTINGS = 2"
 - ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
 - ALL SLABS TO BE PLACED ON WELL COMPACTED GRAVEL.
 - COORDINATE FOUNDATION PENETRATIONS FOR SEWER, WATER AND OTHER UTILITIES AS REQUIRED.
 - NO BACK FILL SHALL BE PLACED AGAINST FOUNDATION WALLS UNLESS WALLS ARE SUFFICIENTLY BRACED TO PREVENT MOVEMENT OR STRUCTURAL DAMAGE.
 - CONTRACTOR SHALL USE EXTREME CARE IN LOCATING, PROTECTING AND RELOCATING ANY AND ALL UTILITIES ASSOCIATED WITH THE PROPOSED PROJECT IN ACCORDANCE WITH THE OWNER AND DESIGNATED UTILITIES REPRESENTATIVE DIRECTIVES.

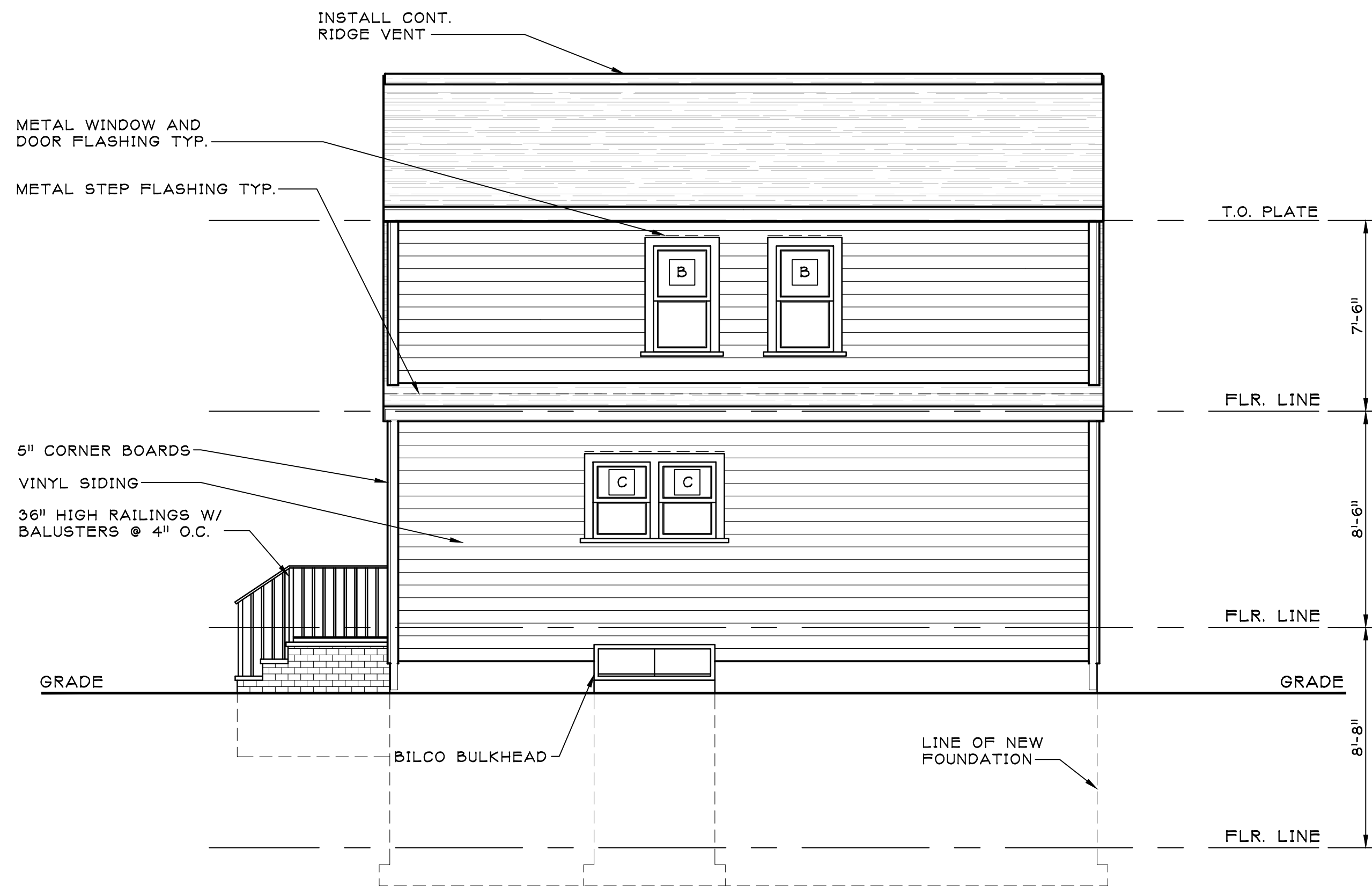




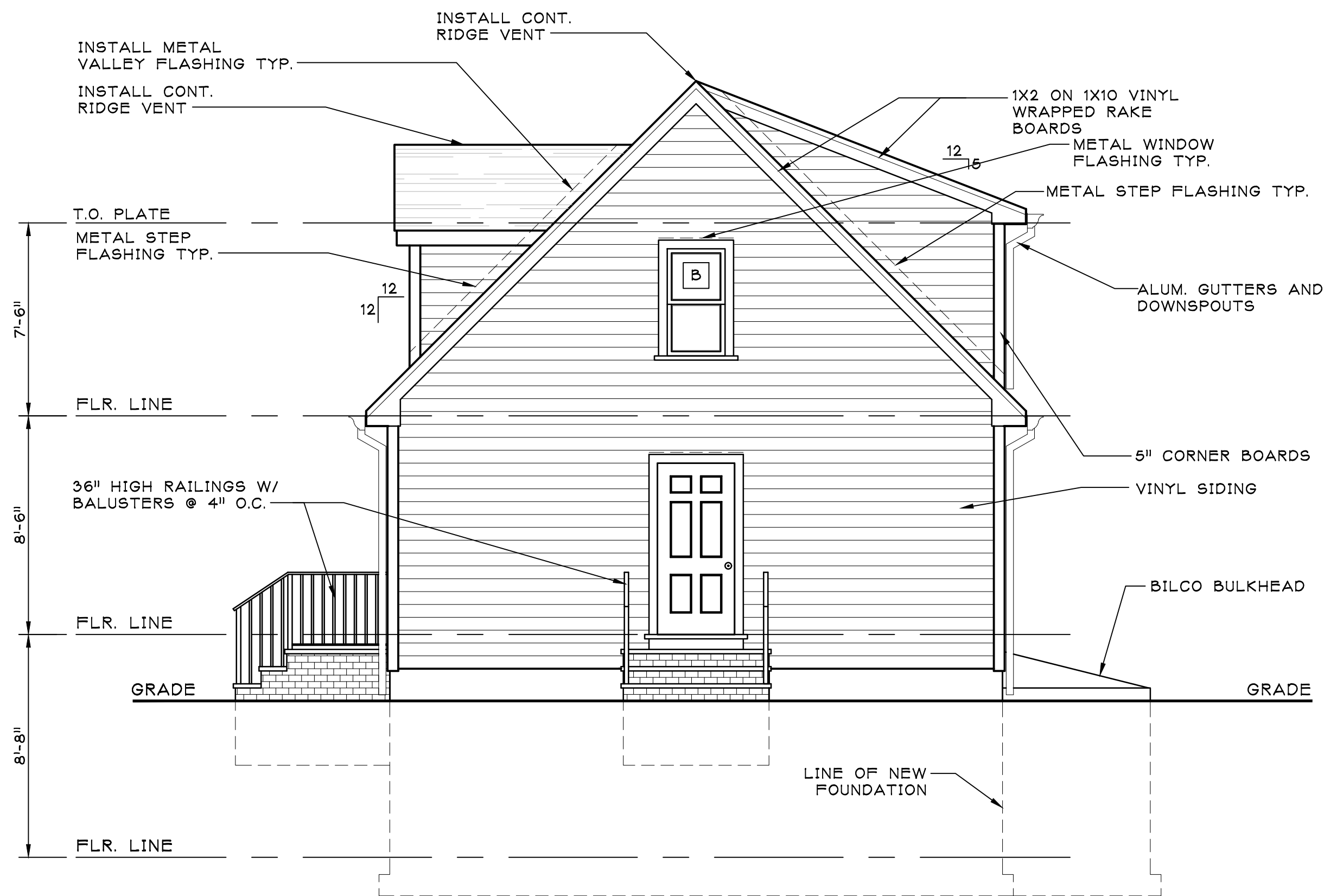
1 FRONT ELEVATION
A-2 SCALE: 1/4"=1'-0"



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



3 REAR ELEVATION
A-2 SCALE: 1/4"=1'-0"



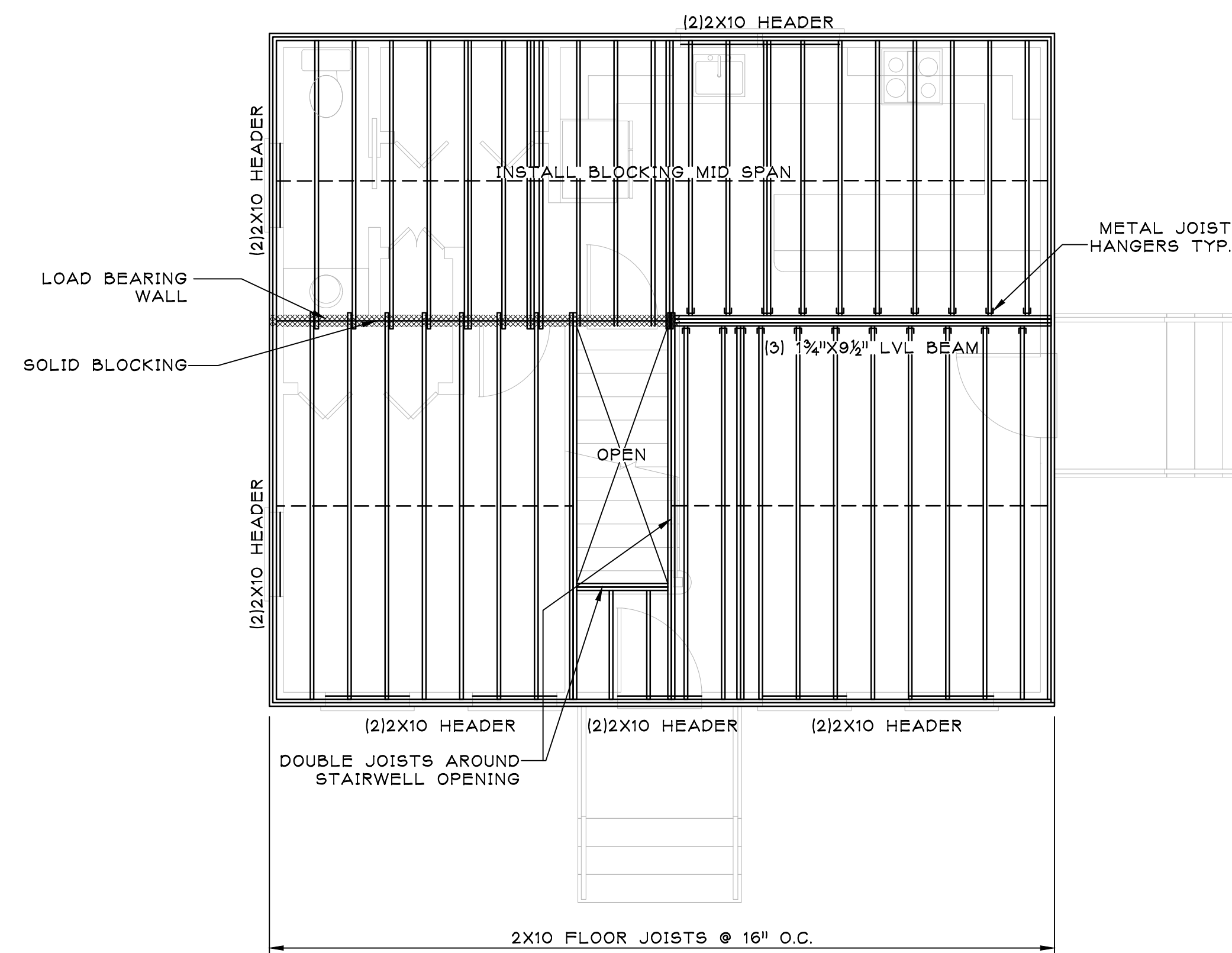
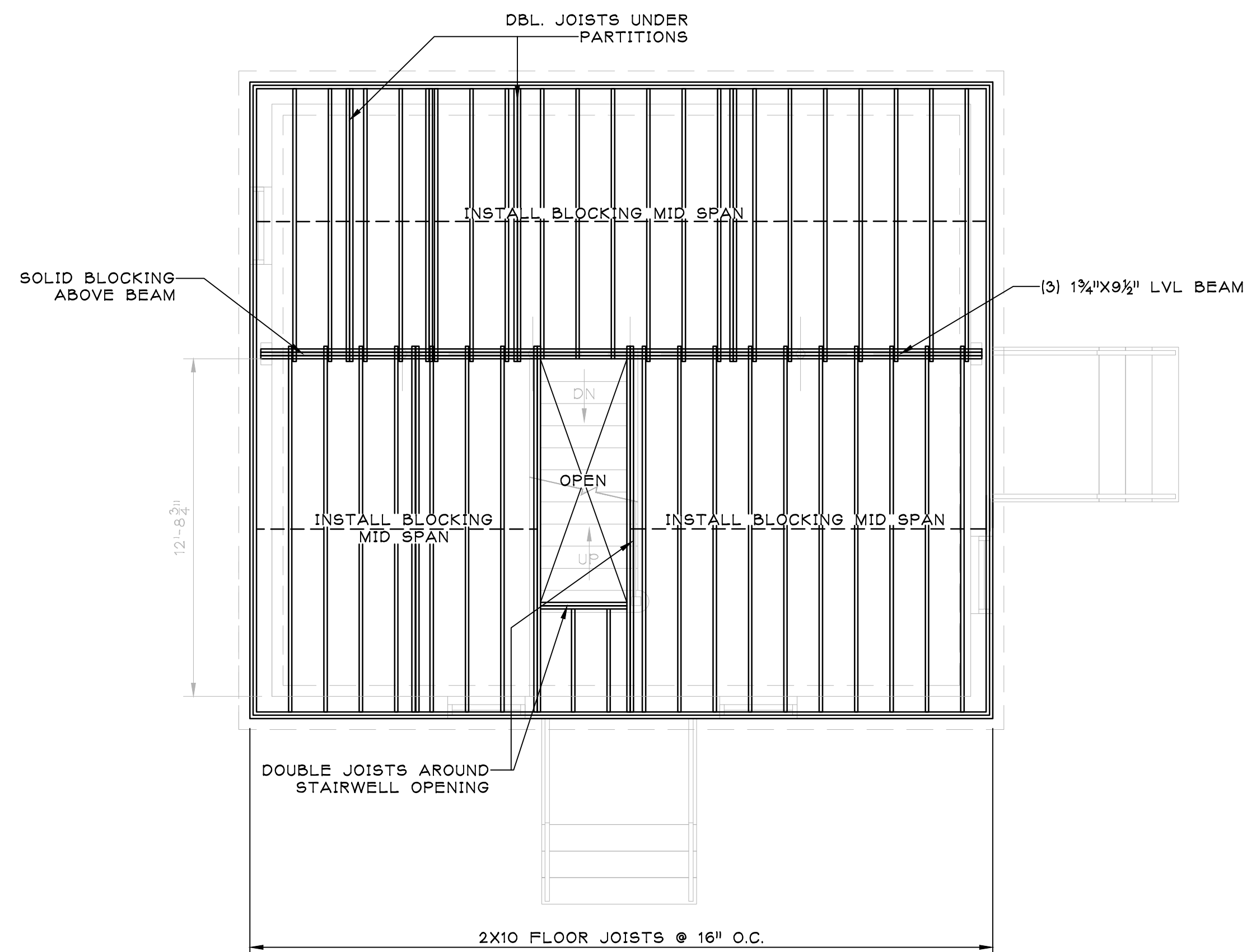
4 RIGHT-SIDE ELEVATION
A-2 SCALE: 1/4"=1'-0"

GENERAL NOTES

1. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE MASS STATE BUILDING CODE AND LOCAL AUTHORITIES.
2. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS IN THE FIELD, AND BUILD STRUCTURE ACCORDING TO THE CONSTRUCTION DRAWINGS.
3. CONTRACTOR TO VERIFY ALL JOIST SIZES AND SPACING AND ALL BEAM DESIGNS WITH LOCAL CODES, CONDITIONS AND TYPE OF GRADE OF LUMBER.
4. DOUBLE FLOOR JOIST UNDER ALL PARTITIONS PARALLEL TO JOIST SPANS.
5. PROVIDE "X" BRIDGING AT 8'-0" O.C. MAX FOR FLOOR JOISTS AND SOLID BRIDGING ABOVE BEAMS AND WHERE NOTED.
6. ALL HEADERS TO BE DOUBLE 2X8'S MINIMUM UNLESS OTHERWISE NOTED.
7. DESIGN LIVE LOADS: ROOF = 40 P.S.F. FLOOR = 30 P.S.F. PER MASS STATE BUILDING CODE.
8. STEEL JOIST HANGERS ARE REQUIRED AT ANY AND ALL FLUSH FRAMING.
9. PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS. (COLLAR TIES TO BE AT A SPACING OF 16" O.C. MAX.)
10. 2-2X6 WOOD SILL TO HAVE CONTINUOUS SILL SEALER, GROUTED AND ANCHORED TO FOUNDATION WALL WITH 1/2" DIA ANCHOR BOLTS 12" LONG AT 4'-0" O.C. MAX.
11. ALL STRUCTURAL STEEL TO BE A-36 F.Y.=36,000 P.S.I.
12. ALL FRAMING LUMBER SHALL BE CONSTRUCTION GRADE:
HEM/FIR #2 FW = 1,050 P.S.I. E = 1,500,000 OR
SPRUCE/PINE/FIR #1 FW = 1,200 P.S.I. E = 1,400,000
13. CONTRACTOR SHALL USE EXTREME CARE IN LOCATING, PROTECTING AND RELOCATING ANY AND ALL UTILITIES ASSOCIATED WITH THE PROPOSED PROJECT IN ACCORDANCE WITH THE OWNER AND DESIGNATED UTILITIES REPRESENTATIVE DIRECTIVES.
14. OWNER IS RESPONSIBLE FOR FINAL SELECTION OF ALL WINDOW AND DOOR TYPES HARDWARE, MECHANICAL, ELECTRICAL SYSTEMS AND INTERIOR/EXT.

WINDOW SCHEDULE		
ANDERSON A-SERIES WINDOWS OR SIMILAR		
A	2'-8" x 4'-4"	DOUBLE HUNG
B	2'-8" x 4'-0"	DOUBLE HUNG
C	2'-4" x 3'-0"	DOUBLE HUNG
D	2'-8" x 1'-7"	BASMENT

ENERGY DESIGN BASED ON CHAPTER 4 PRESCRIPTIVE ENVELOPE COMPONENT CRITERIA ADDITIONS TO EXISTING LOW-RISE RESIDENTIAL BUILDINGS						
MAXIMUM			MINIMUM			
PENETRATION U-VALUE	CEILING R-VALUE	WALL R-VALUE	FLOOR R-VALUE	BASMENT WALL R-VALUE	ROOF PERIMETER R-VALUE AND DEPTH	TABLE 402.1.1
0.32	R-49	R-20	R-30	R-15/19	R-10, 2 FT.	



GENERAL NOTES

1. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE MASS STATE BUILDING CODE AND LOCAL AUTHORITIES
2. ALL JOIST HANGERS, COLLAR TIES OR CONNECTIONS IN THE FIELD, AND FLOOR STRUCTURE ACCORDING TO THE CONSTRUCTION DRAWINGS.
3. CONTRACTOR TO VERIFY ALL JOIST SIZES AND SPACING AND ALL BEAM SIZES AND SPACING WITH LOCAL CODES AND WITH THE MANUFACTURER OF LUMBER.
4. DOUBLE FLOOR JOIST UNDER ALL PARTITIONS PARTIALLY, TO JOIST SPACING.
5. BRIDGING OVER BEAMS AND WHERE NOTED
6. ALL JOIST HANGERS TO BE INSTALLED UNLESS OTHERWISE NOTED.
7. DESIGN LIVE LOADS - ROOF = 40 P.S.F. FLOOR = 30 P.S.F. PER MASS STATE BUILDING CODE
8. ALL JOIST HANGERS ARE REQUIRED AT ALL JOIST AND FLUSH MASS (INSTALL ACCORDING TO MANUFACTURERS SPECIFICATIONS)
9. ALL COLLAR TIES TO BE INSTALLED AT ALL JOIST CONNECTIONS BETWEEN RIDGE BOARD AND CEILING JOISTS (COLLAR TIES TO BE AT A SPACING OF 8" O.C. MAX.)
10. 2"x4" O.C. MAX. TIES TO HAVE CONTINUOUS SILL SEALER, GROUDED AND ANCHORED TO FOUNDATION WALL WITH 1/2" DIA ANCHOR BOLTS 12" LONG AT ALL
11. ALL STRUCTURAL STEEL TO BE A-36 F.Y=36,000P.S.I.
12. ALL FRAMING LUMBER SHALL BE SOUTHERN PINE GRADE 1, 2 OR 3, SPEC. HEM-FIR #2 PW = 1,050 P.S.I. E = 1,500,000 IN²/IN² SPRUCE/PINE/FIR #1 FW = 1,200 P.S.I. E = 1,400,000 IN²/IN²
13. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RELOCATING ANY AND ALL UTILITIES ACCORDING WITH THE PROPOSED CONSTRUCTION IN ACCORDANCE WITH THE OWNER AND DESIGNATED UTILITIES REPRESENTATIVE DIRECTIVES.
14. OWNER IS RESPONSIBLE FOR FINAL SELECTION OF ALL WINDOW AND DOOR HARDWARE, HINGES, AND LOCKS.

WINDOW SCHEDULE		
ANDERSON A-SERIES WINDOWS OR SIMILAR		
A	2'-8" X 4'-4"	DOUBLE HUNG
B	2'-8" X 4'-0"	DOUBLE HUNG
C	2'-4" X 3'-0"	DOUBLE HUNG
D	2'-8" X 1'-7"	BASMENT

MAXIMUM			MINIMUM		
PENETRATION U-VALUE	CEILING R-VALUE	WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB PERIMETER R-VALUE AND DEPTH
.32	R-49	R-20	R-30	R-15/19	R-10, 2 F

