

GENERAL NOTES:

WORK

A. 1.1 OWNERS agree that said plans are conceptual and provisional only and may be subject to approval of execution by a General Contractor, Engineer, other professionals and/or subject to approval and permits by OWNERS local city/town agencies. OWNER understands that Plans are subject to change as work progresses and Designs by SPB is not liable for pre-existing, unknown or unanticipated issues related to construction and/or execution of the Plans. Designs by SPB is not liable for any cost related to such matters and/or changes to execution of Plans or construction.

1.2 OWNERS further understand that Designs by SPB is a design specialist and is not a registered architect. OWNERS agree to have all Plans reviewed and approved by OWNER or its agent or general contractor or construction contractor prior to performance of construction. Designs by SPB shall not be liable for costs should the scope of work, construction or Plans require changes, revisions, or amendments. Designs by SPB strongly recommends that Plans used by OWNERS in conjunction with professionals, including but not limited to, licensed construction professionals, general contractor, and engineer. Should OWNER fail to use Plans in conjunction with the recommended professionals, OWNER understands and assumes all risk regarding the execution of such Plans.

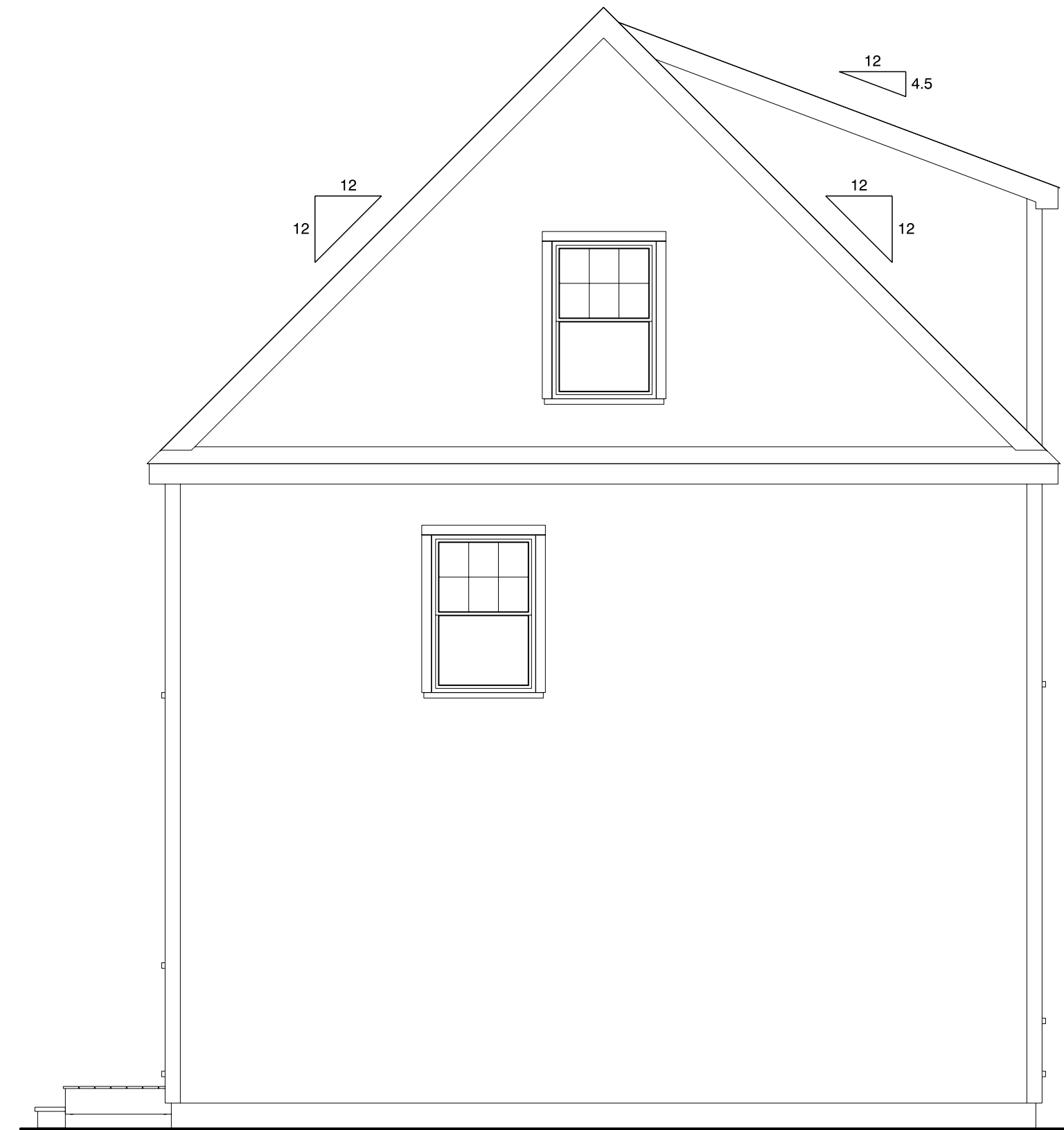
CHANGE ORDERS

2.1 All changes and deviations in the Plans, including cost, credit or debt, must be set forth in a Change Order agreed upon and signed by the OWNERS and Designs by SPB (hereinafter called "Change Order"). A Change Order concerning any portion of the Plan must be in advance of the performance of that specific portion of the work and at the OWNERS expense, if any, shall be paid at the time the Change Order is signed by all parties.

2.2 OWNERS understand that additional expenses may be incurred in excess of the amount of the estimated original cost due to hidden or unknown contingencies, changes, permits, or the like that may occur during the process, preparation and/or performance of construction. In the event that such hidden, unknown contingencies or changes shall arise requiring revised Plans or design changes, Designs by SPB and OWNERS shall execute a Change Order with respect to the same in advance of the performance of work by Designs by SPB.

REFER TO 2015 IRC
& 9TH EDITION MASSACHUSETTS CODE

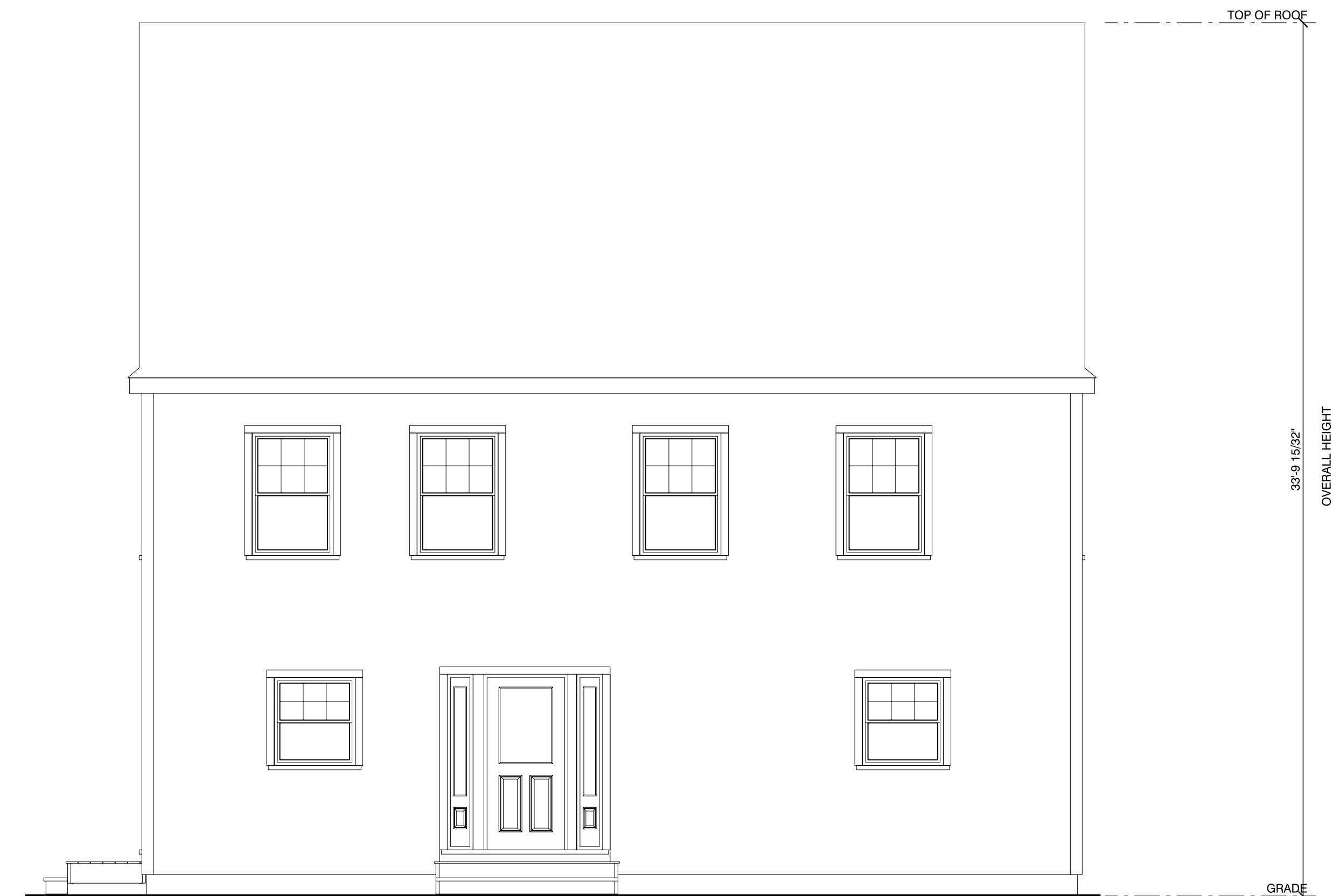
REFER TO WFCM 110 MPH
EXPOSURE B WIND ZONE GUIDE



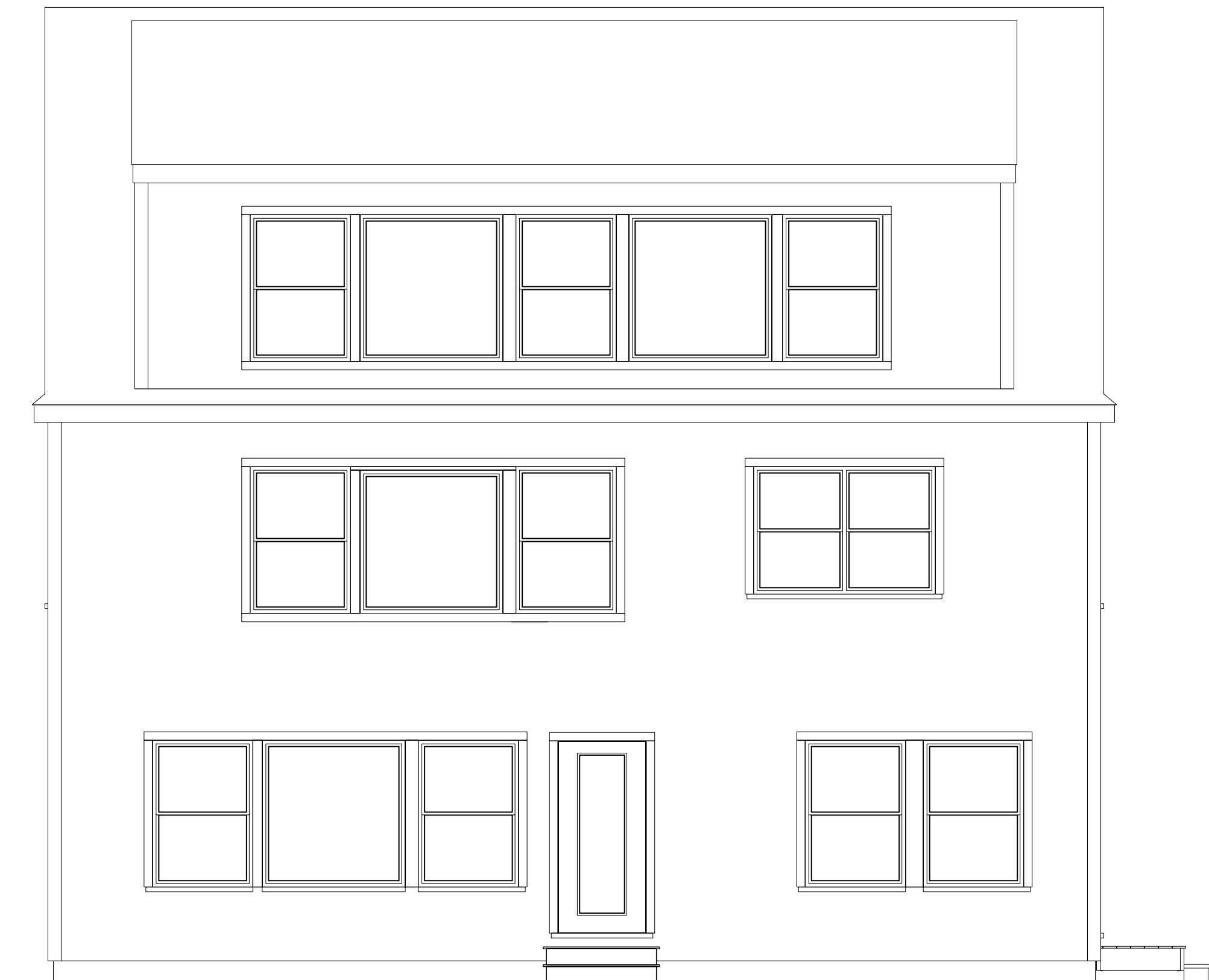
PROPOSED RIGHT ELEVATION



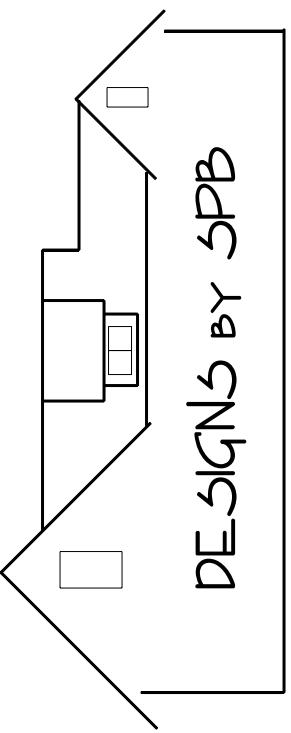
PROPOSED LEFT ELEVATION



FRONT ELEVATION



PROPOSED REAR ELEVATION



shawnsnb@gmail.com
capecodhomedesignplans.com

DESIGNS BY SPB
RESIDENTIAL/COMMERCIAL
DESIGN & CONSULTING
POCASSET, MA.
(508)495-2881

RENOVATION DESIGN
CONNORS RESIDENCE
13 SALT CREEK RD.
ONSET, MA.

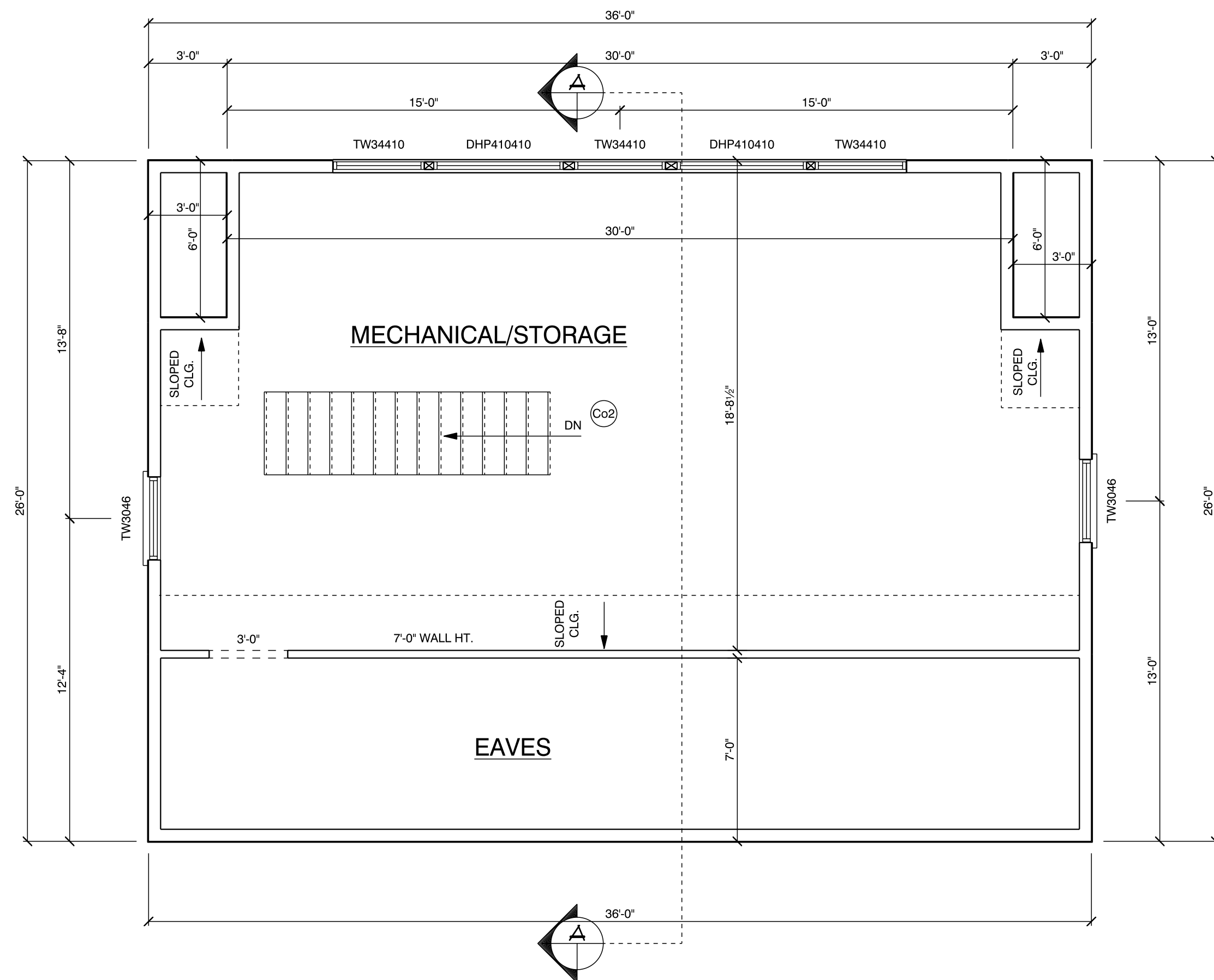
PLAN DATE: 11-24-20

DRAWN BY: SPB

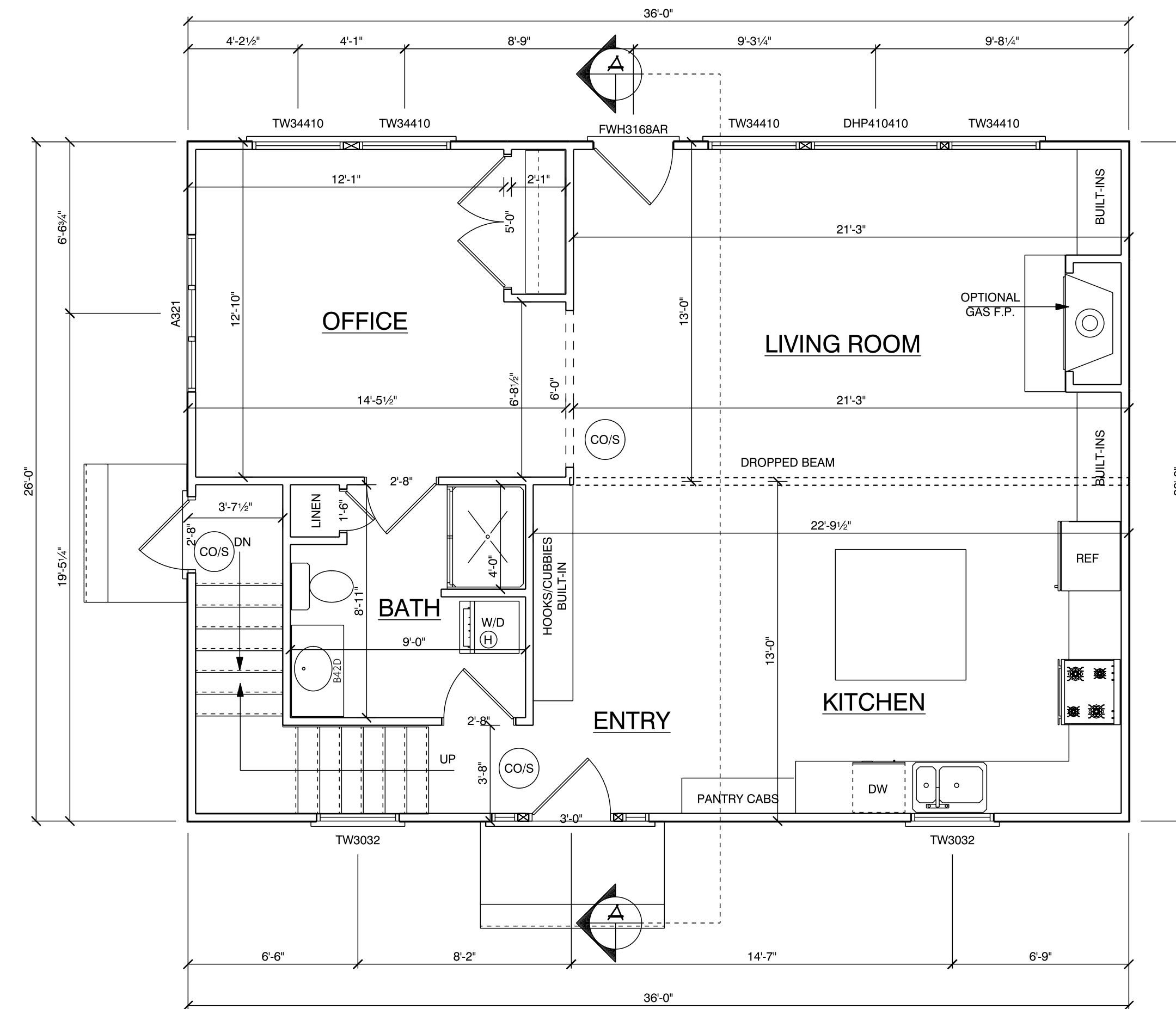
REVISIONS:

SCALE: 1/4"=1'-0"
UNLESS NOTED

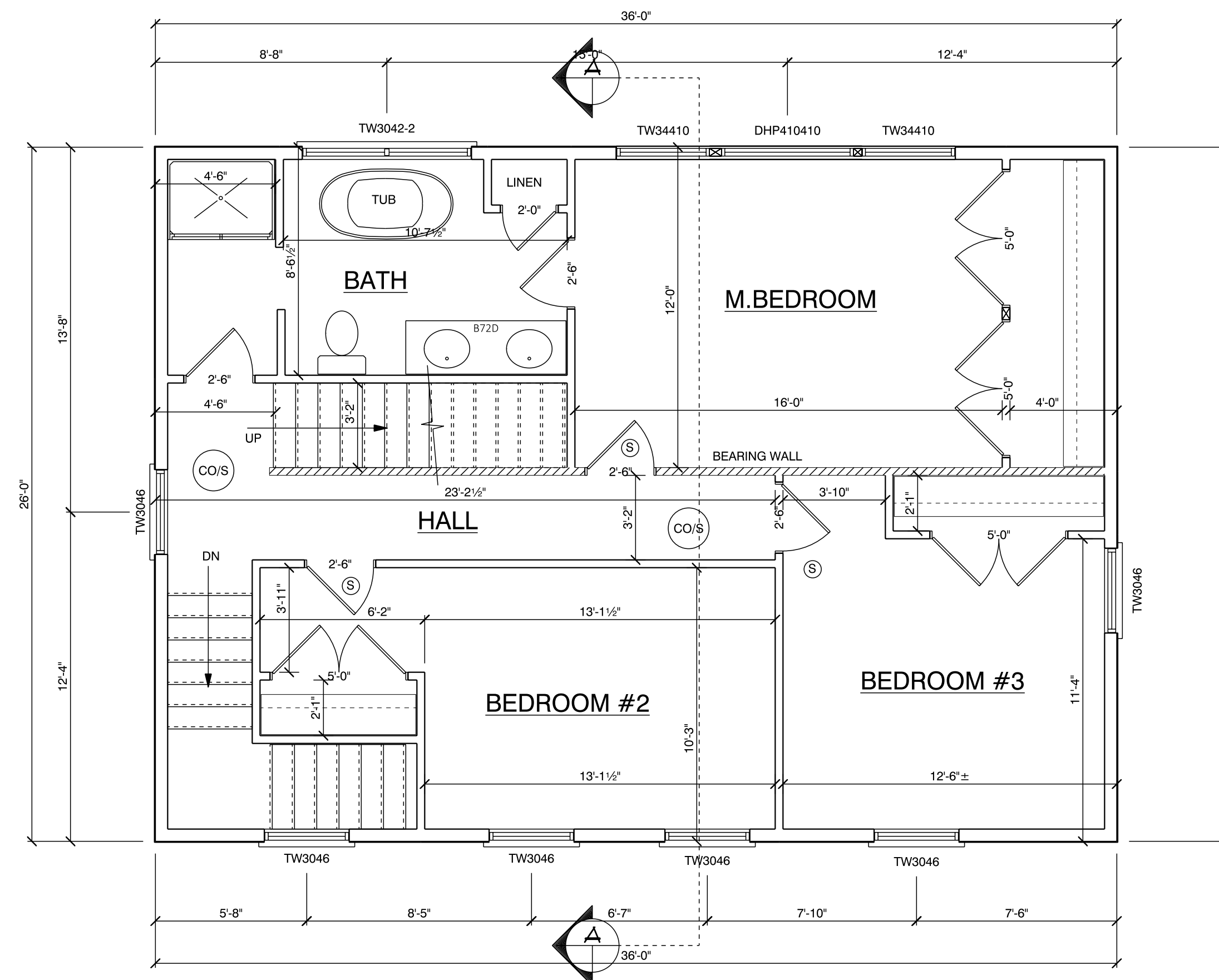
A1



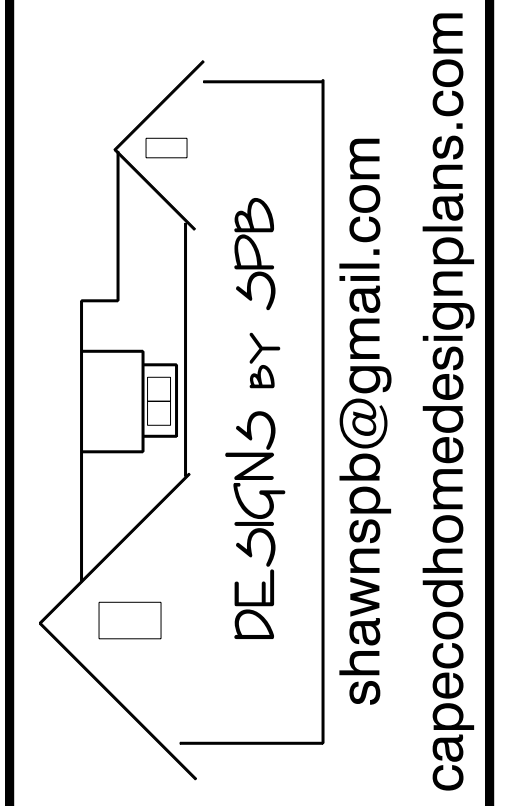
PROPOSED MECHANICAL/STORAGE PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



DE.SIGNs BY SPB
 RESIDENTIAL/COMMERCIAL
 DESIGN & CONSULTING
 POCASSETT, MA.
 (508)495-2881

RENOVATION DESIGN
 CONNORS RESIDENCE
 13 SALT CREEK RD.
 ONSET, MA.

PLAN DATE: 11-24-20

DRAWN BY: SPB

REVISIONS:

SCALE: 1/4"=1'-0"
 UNLESS NOTED

A2

FRAMING NOTES

FLOOR BRACING
BLOCKING & CONNECTIONS SHALL BE PROVIDED AT PANEL EDGES PERPENDICULAR TO FLOOR FRAMING MEMBERS IN THE FIRST TWO TRUSSES OR JOIST SPACES AND SHALL BE SPACED AT A MAXIMUM 4 FEET ON CENTER. NAILING REQUIREMENTS ARE: BLOCKING TO JOIST-2x4 FOR COMMON NAILS & AT EACH END.

FLOOR SHEATHING FASTENING
NAILING REQUIREMENTS ARE: 3/4" T&G CDX PLYWOOD OR EQUAL. NAILING TO BE 8d FOR COMMON NAILS WITH SPACING AT 6" EDGE/12" FIELD.

WALLS
LOAD BEARING WALLS TO HAVE A MAXIMUM HEIGHT OF 10'-0"
NON-LOAD BEARING WALLS TO HAVE A MAXIMUM HEIGHT OF 20'-0"
WALL SPACING TO BE 2x4 @ 16" O.C.
WALL AT GARAGE DOORS TO 2x6 @ 16" O.C.

EXTERIOR WALLS
WOOD STUDS: LOAD BEARING WALLS TO HAVE A MAXIMUM HEIGHT OF 9'-9"
NON-LOAD BEARING WALLS TO HAVE A MAXIMUM HEIGHT OF 9'-9"
WALL SPACING TO BE 2x6 @ 16" O.C.
WALL AT GARAGE DOORS TO 2x6 @ 16" O.C.
STUDS IN GABLE END WALLS: ADJACENT TO CATHEDRAL CEILINGS SHALL BE CONTINUOUS FROM THE CEILING DIAPHRAM OR TO THE ROOF DIAPHRAM.
DOUBLE TOP PLATE: SPLICE LENGTH = 4FT. MINIMUM WITH 14- 16d COMMON NAILS EACH SIDE OF SPLICE.
WALL OPENINGS: HEADERS TO BE 2X10 WITH 3- FULL HEIGHT STUDS (UNLESS NOTED).
EXTERIOR WALL SHEATHING: SHEATHING TYPE TO BE 1/2" NAILED 4" O.C. EDGES/12" O.C. IN FIELD. SHEATHING (FULL SHEETS) TO SPAN FROM RIM JOISTS/BOTTOM PLATE TO TOP PLATE.

ROOFS
ROOF OVERHANGS TO BE 1'-0" OR LESS.
HURRICANE TIES TO BE SIMPSON H2.5A.
RIDGE STRAP CONNECTION TO BE SIMPSON LST15
1/2" CDX PLYWOOD FASTENED WITH 8d COMMON NAILS @ 6" EDGE-6" FIELD.
GABLE END WALL RAKE W/LOOKOUT BLOCKS TO BE 8d COMMON NAILS @ 4" EDGE-4" FIELD.
BLOCKING TO BE PROVIDED IN FIRST TO RAFTERS/ ROOF TRUSSES @ 4'-0" O.C..

DESIGN LOADS

- The various portions of the structure are designed to carry the following live loads in addition to specific machinery and equipment loads:
 - Roof 21 psf based on a ground snow of 30 psf
 - Floors 40 psf
 - Corridors
- Lateral loads:
 - Wind Load: 15 psf based on wind velocity of 120 mph.
 - Seismic Design Load:
 - S-sMS-S=0.34, S-sDS-S=0.08, Site Class C, C-s-s=0.04
 - V = 3kip

EXCAVATIONS, FOUNDATIONS AND BACKFILL

- All footings shall be carried down to 4" into the undisturbed layer having a minimum bearing capacity of 2 ton per square foot, or shall bear on compacted fill as described in note 10 below.
- Typical footing excavations will be inspected by the Architect before the footings are cast in order to confirm that the foundation material is adequate to sustain the design bearing pressure.
- All exterior construction shall be carried down a minimum of 4 feet below finished exterior grade, or bear on ledge, unless otherwise shown on the drawings.

CONCRETE

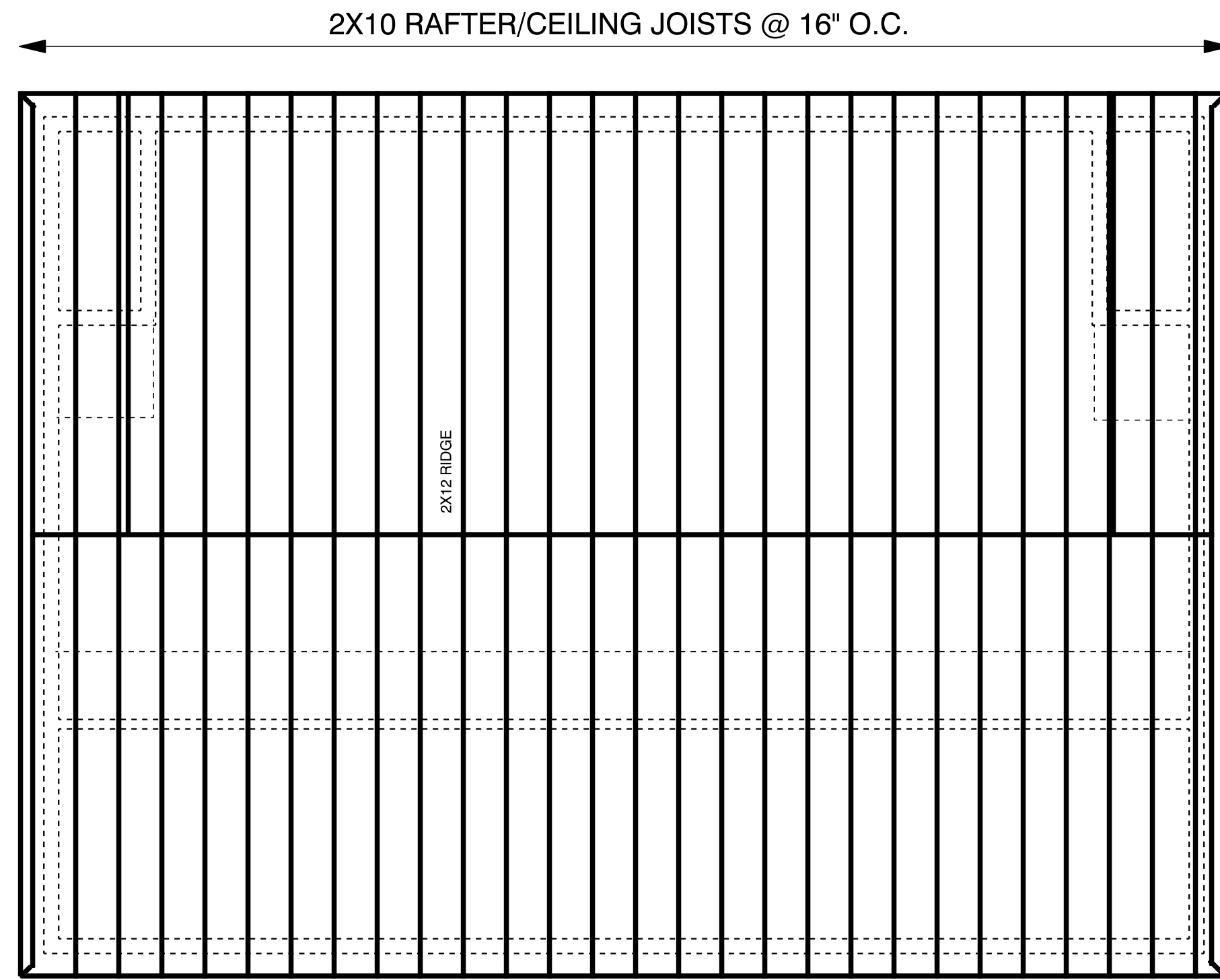
- All concrete shall conform to the Building Code Requirements for Reinforced Concrete (ACI 318), the Standard Specification for Structural Concrete in Buildings (ACI 301) and local building codes. All concrete work shall be as specified and recommended by ACI field reference manual SP-15.
- All concrete shall have a minimum compressive strength of 3000 psi at 28 days.
- Provide 6% air-entrainment for all concrete. (Optional addition) exposed to earth or weather.
- All reinforcing bars shall be deformed bars conforming to requirements of ASTM Specification A615, Grade 60.

STRUCTURAL STEEL

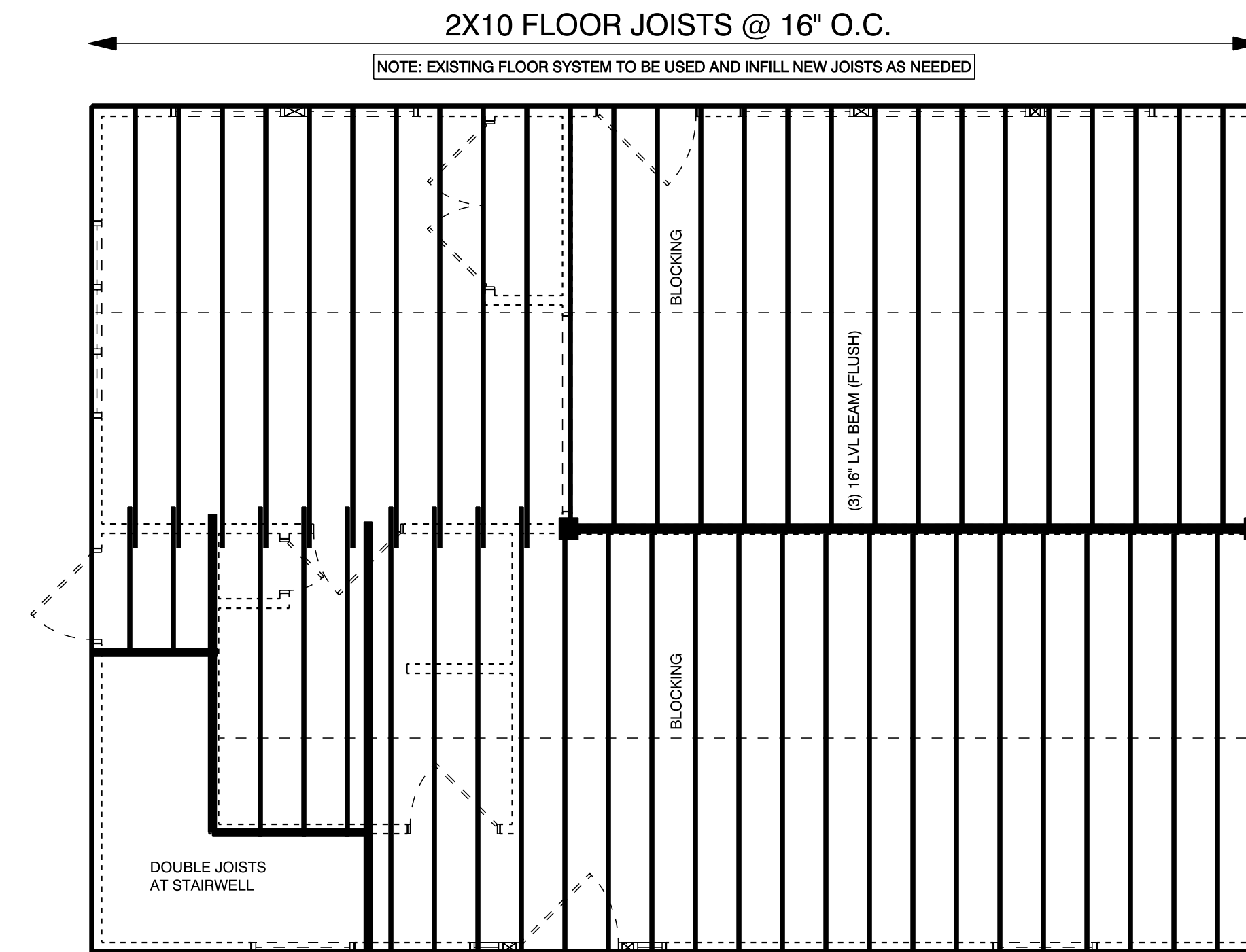
- Steel plates and angles shall conform to ASTM A36. Steel wide flange beams (and all other shapes not specifically addressed) shall conform to ASTM A992 (Fy = 50 ksi). Structural tubes shall conform to ASTM A500, Grade B (Fy = 46 ksi). Pipe shall conform to ASTM A53, Grade B or ASTM A501.

WOOD FRAMING

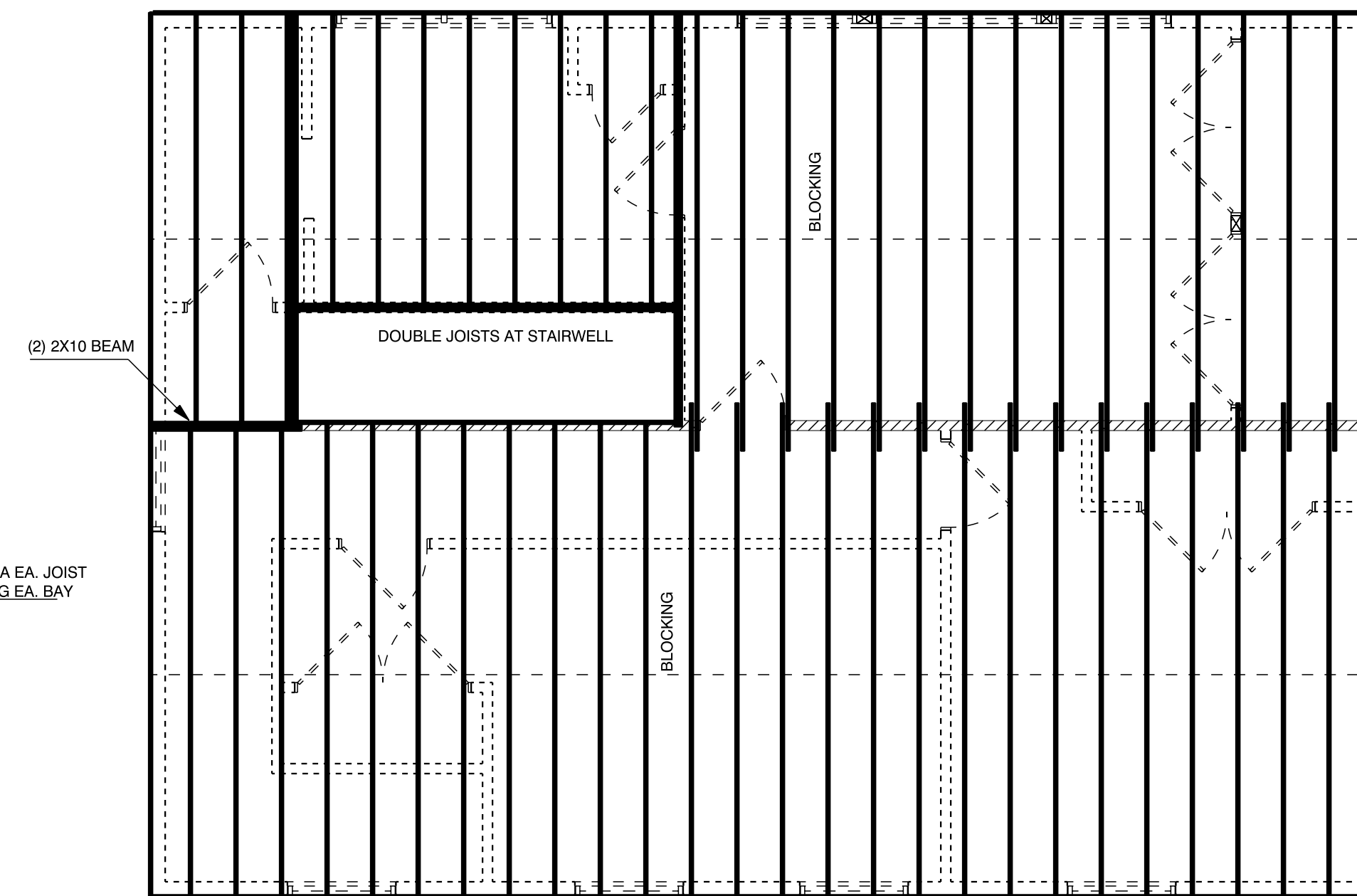
- All wood construction shall conform to the requirements of the National Design Specification for Wood Construction by the National Forest Products Association and to local building codes.
- All wood for framing shall be kiln-dried with a maximum moisture content of 19% at the time of dressing.
- All wood members 2x4 and larger shall have the following minimum structural properties:
 - Fb = 875 psi
 - Fv = 75 psi
 - Fc = 875 psi
 - E = 1.4x10⁶ psi
- All wood stud bearing walls, exterior walls, and walls greater than 10 feet in height shall be 2x6 at 16" o/c. unless otherwise indicated. In all bearing walls provide a single bottom shoe, double top plate and solid wall bridging at a maximum vertical spacing of 48 inches.
- All wall studs shall be located directly under floor joists. Provide double studs on each side of all openings, and additional jack studs to support header beams. Form corners with a minimum of three studs spiked together.
- Continuity in framing shall be provided at all bearing walls in order to transfer the loads to the foundation or other framing. Full depth blocking shall be used in the floor framing under wood posts, bearing walls, and built-up studs to provide full bearing through framing. Double joists shall be used under all partitions running parallel to joist span.
- All wood headers at bearing walls shall be a minimum of 3-2x8 unless otherwise shown on plans. Wood members used for headers or built-up beams shall not have checks or splits longer than the wide face width.



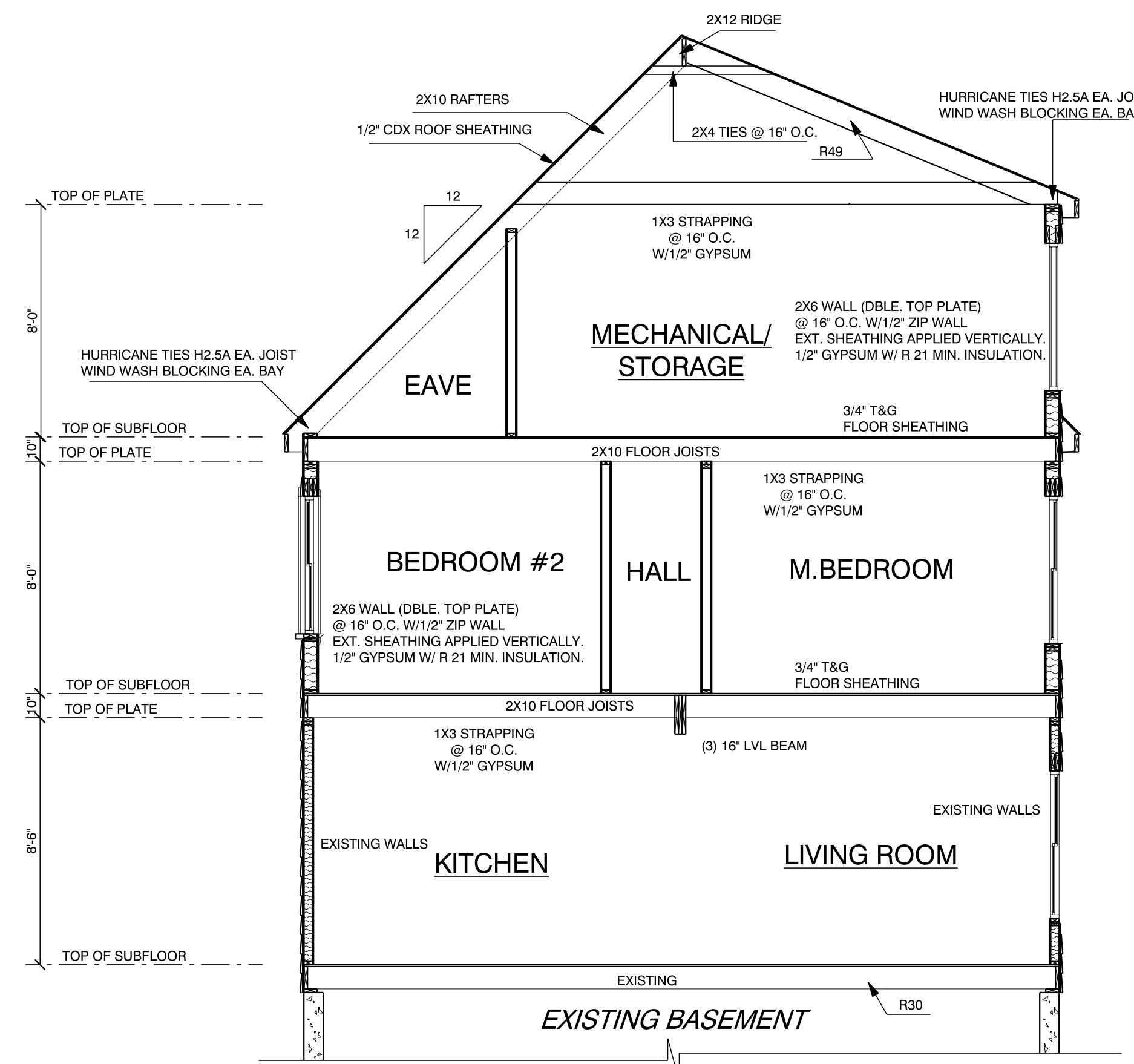
ROOF FRAMING PLAN



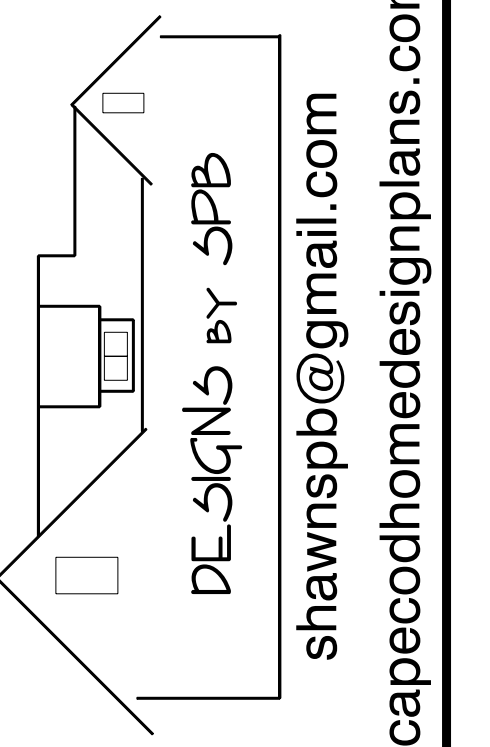
SECOND FLOOR FRAMING PLAN



THIRD FLOOR FRAMING PLAN



SECTION A



DE.SIGNS BY SPB
RESIDENTIAL/COMMERCIAL
DESIGN & CONSULTING
POCASSET, MA.
(508) 495-2881

RENOVATION DESIGN
CONNORS RESIDENCE
13 SALT CREEK RD.
ONSET, MA.

PLAN DATE: 11-24-20

DRAWN BY: SPB

REVISIONS:

SCALE: 1/4"=1'-0"
UNLESS NOTED

S1