

FLOOR PLAN NOTES

DIMENSIONS:

ALL DIMENSIONS ARE TO FACE OF STUD FOR NEW CONSTRUCTION AND FINISH FACE FOR EXISTING CONDITIONS, UNLESS OTHERWISE NOTED.

WALL CONSTRUCTION:

1. ALL EXTERIOR WALLS TO BE FRAMED WITH 2X6 STUDS. INTERIOR WALLS TO BE 2X4 STUDS UNLESS NOTED OTHERWISE. REFER TO FLOOR PLAN.
2. ALL EXTERIOR WALLS TO BE SHEATHED WITH 7/16" PLYWOOD W/ 8D @ 6"/12".

WALL INSULATION:

1. ALL NEW EXTERIOR WALLS TO BE INSULATED FULL DEPTH PER CODE REQUIREMENTS.
2. REFER TO BUILDING SECTION SHEET FOR ENERGY REQUIREMENTS.

BATHROOMS:

1. BATH WALLS TO BE PROVIDED WITH 2X6 WALL BLOCKING FOR TOWEL BARS, SHOWER RODS, ETC. COORDINATE ACCESSORIES WITH OWNER.
2. SHOWER WALLS: TO BE SMOOTH, HARD, NON-ABSORBENT SURFACE OVER A MOISTURE RESISTANT UNDERLAYMENT 70" MIN. ABOVE DRAIN INLET.
3. SHOWER ENCLOSURES: IF APPLICABLE TO BE TEMPERED GLASS, 24" MIN DOOR. ACTUAL SIZE TO BE REVIEWED WITH OWNER.
4. SHOWER SIZE: STALL SHOWERS TO BE MIN 1024 SQ IN AND CAPABLE OF ENCOMPASSING 30" DIAMETER. SEE PLAN FOR SIZING & PLACEMENT.

EXHAUST VENTS:

1. EXTERIOR VENTS TO BE MIN 3 FT. AWAY FROM DOORS, WINDOWS, OPERABLE SKYLIGHTS AND ROOF VENTS.

HANDRAILS & GUARDRAILS:

1. RAILING SYSTEMS AND POSTS TO BE WOOD WITH HANDRAIL 34" - 38" ABOVE STAIR TREADS. GUARDRAILS TO BE 42" MIN ABOVE FINISH FLOOR.
2. PROVIDE NO MORE THAN 4" SPACE BETWEEN BALUSTRADES. COMPLETE RAILING SYSTEM TO CONFORM TO BUILDING CODE PER RESISTANT LOADING.

DOOR AND WINDOW NOTES

JAMB: VERIFY THICKNESS OF WALLS FOR JAMB DEPTHS OF ALL WINDOWS AND DOORS. ALL DOOR JAMBS 4" OFF WALL UNLESS OTHERWISE NOTED.

GLAZING:

1. ALL GLAZING TO BE INSULATED AND LOW-E. U-FACTOR AND SHGC TO COMPLY WITH THE CURRENT VERSION OF THE INTERNATIONAL ENERGY CODE AND PER ENERGY AND INSULATION REQUIREMENTS.
2. REFER TO EXTERIOR ELEVATIONS AND SCHEDULE FOR SAFETY AND OBSCURE GLASS LOCATIONS, DENOTED "TEMPERED" ON THE PLANS.

WINDOW SIZES AND LOCATIONS: REFER TO EXTERIOR ELEVATIONS FOR DETAILS, RELATIONSHIPS TO RECESSES, AND CONFIGURATIONS. COORDINATE WITH STRUCTURAL PLANS WHEN APPLICABLE FOR HOLDOWNS AND POSTS. REFER TO MANUFACTURER'S SHOP DRAWINGS FOR ROUGH OPENINGS.

EGRESS WINDOWS:

WINDOWS DENOTED "EGRESS" ON THE PLANS ARE TO BE AS FOLLOWS:

1. MINIMUM NET CLEAR OPENING OF 5.7 SF.
2. MINIMUM NET CLEAR OPENING HEIGHT OF 24".
3. MINIMUM NET CLEAR OPENING WIDTH OF 20".
4. FINISH SILL AT 44" MAXIMUM ABOVE FINISH FLOOR.

SPECIFICATIONS: WINDOWS AND DOORS ARE TO BE COORDINATED WITH OWNER PER SPECS AND INSTALLED PER MANUFACTURER REQUIREMENTS.

NFRC LABELS: THE CONTRACTOR SHALL NOT REMOVE LABELS ON WINDOWS PRIOR TO INSPECTION AND VERIFICATION OF U AND SHGC PROPERTIES.

Matthew Allain
residential design & consulting
matt.mardc@gmail.com / (508) 667-8799

CONSULTANTS

DRAWN BY:
MJA

CHECKED BY:
MJA

DATE:
6/6/21

REVISION	DATE
1	4/25/20

PROJECT:
45 LONGWOOD AVE,
WAREHAM, MA 02571

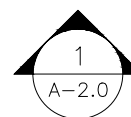
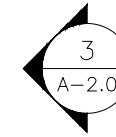
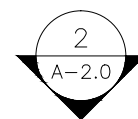
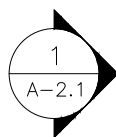
DRAWING TITLE:
PROPOSED/ EXISTING
DIAGRAM

SCALE:
AS NOTED

DRAWING NUMBER:

A-1.0

SET: PERMIT SET



1 PROPOSED/ EXISTING DIAGRAM
A-1.1 1/8"=1'-0"

CONSULTANTS

DRAWN BY:
MJA

CHECKED BY:
MJA

DATE:
6/6/21

REVISION	DATE
1	4/25/20

PROJECT:
45 LONGWOOD AVE,
WAREHAM, MA 02571

DRAWING TITLE:
FIRST FLOOR PLAN

SCALE:
AS NOTED

DRAWING NUMBER:

A-1.1

SET: PERMIT SET

FLOOR PLAN NOTES

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DOOR AND WINDOW NOTES

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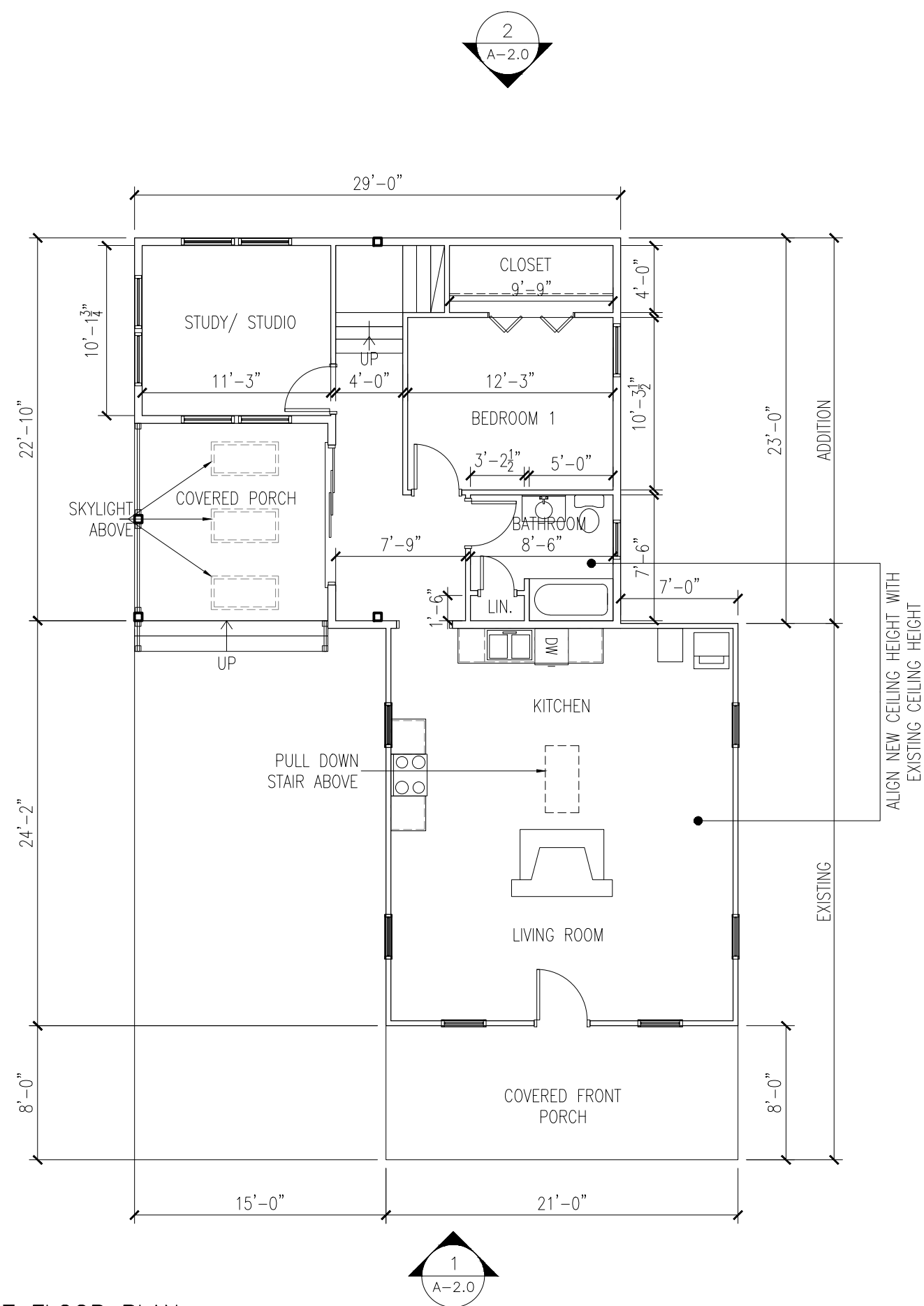
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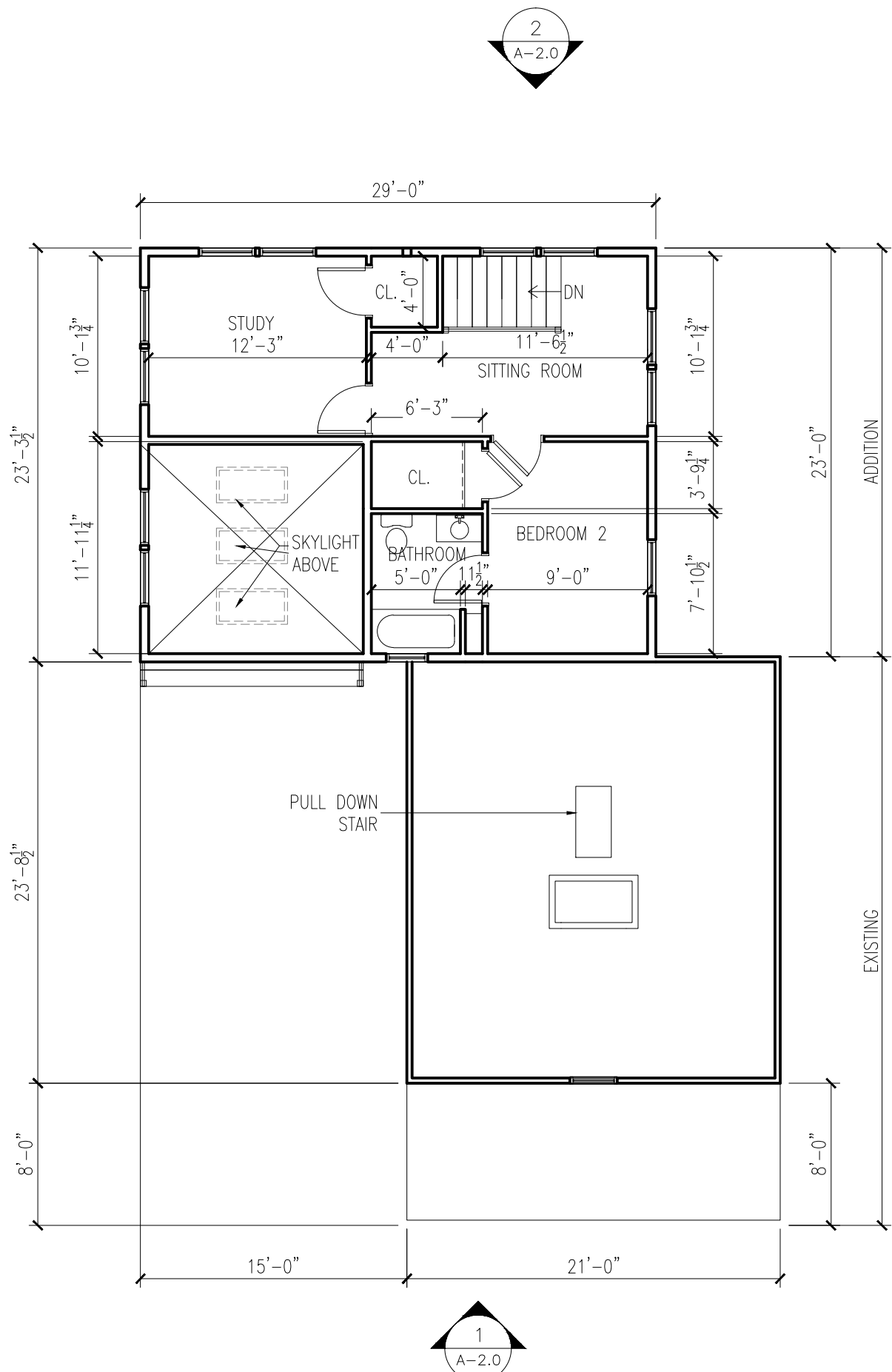
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CONSULTANTS

DRAWN BY:
MJA

CHECKED BY:
MJA

DATE:
6/6/21

REVISION DATE

PROJECT:
45 LONGWOOD AVE,
WAREHAM, MA 02571

DRAWING TITLE:
SECOND FLOOR PLAN

SCALE:
AS NOTED

DRAWING NUMBER:

A-1.2

SET: PERMIT SET

1 SECOND FLOOR PLAN
A-1.2 1/8"=1'-0"

CONSULTANTS

DRAWN BY:
MJA

CHECKED BY:
MJA

DATE:
6/6/21

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PROJECT:
45 LONGWOOD AVE,
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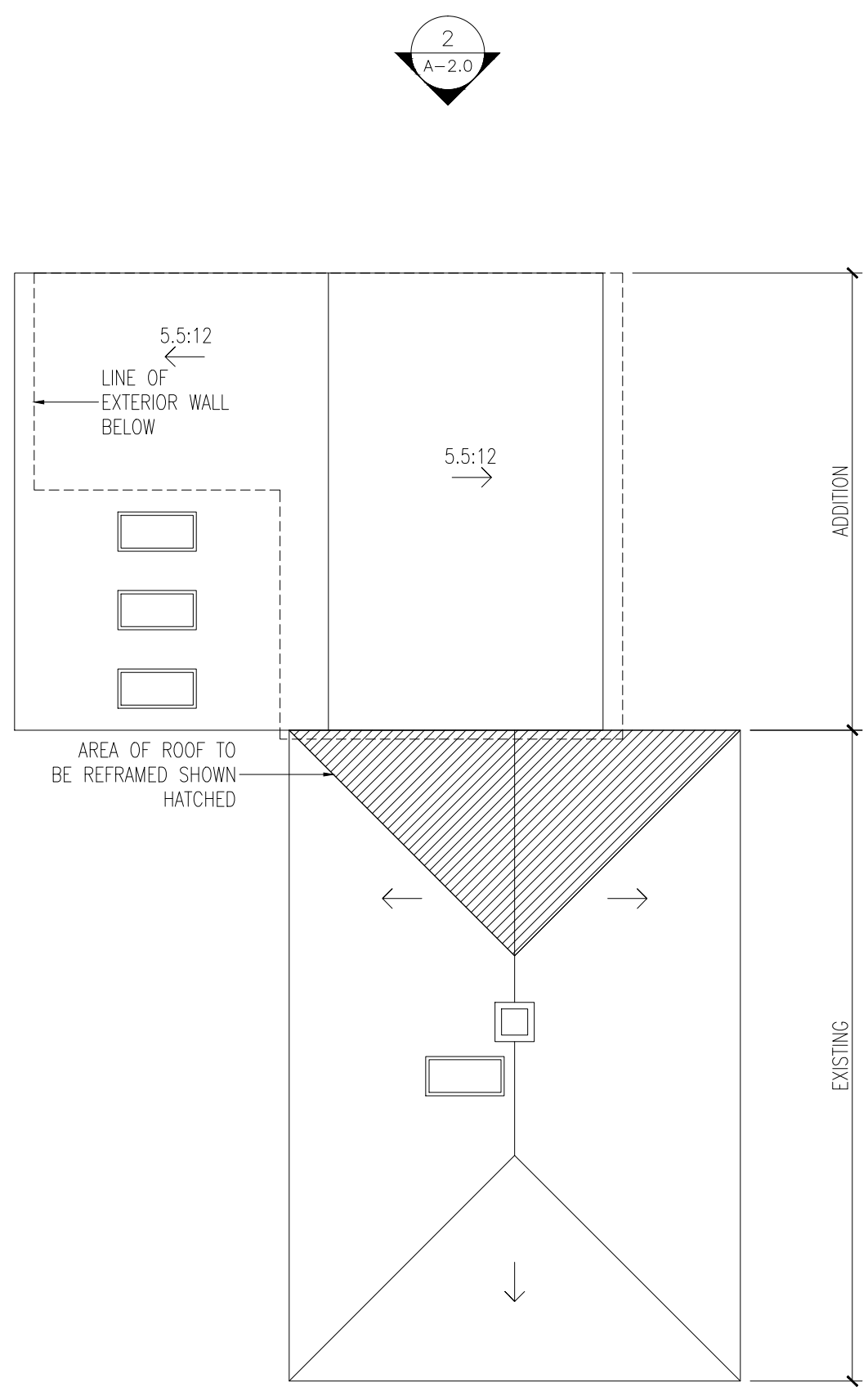
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ROOF PLAN

SCALE:
AS NOTED

DRAWING NUMBER:

A-1.3

SET: PERMIT SET



1 ROOF PLAN PLAN
 A-1.3 1/8"=1'-0"

CONSULTANTS

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MJA

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MJA

DATE:
6/6/21

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WAREHAM, MA 02571

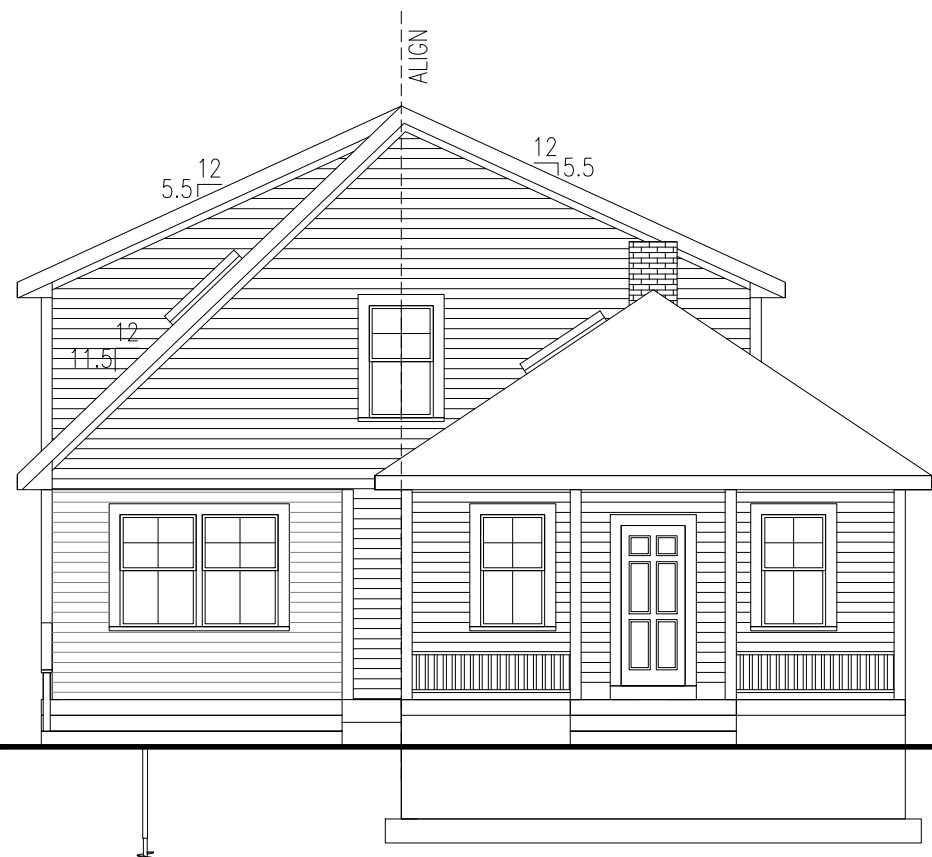
DRAWING TITLE:
ELEVATIONS

SCALE:
AS NOTED

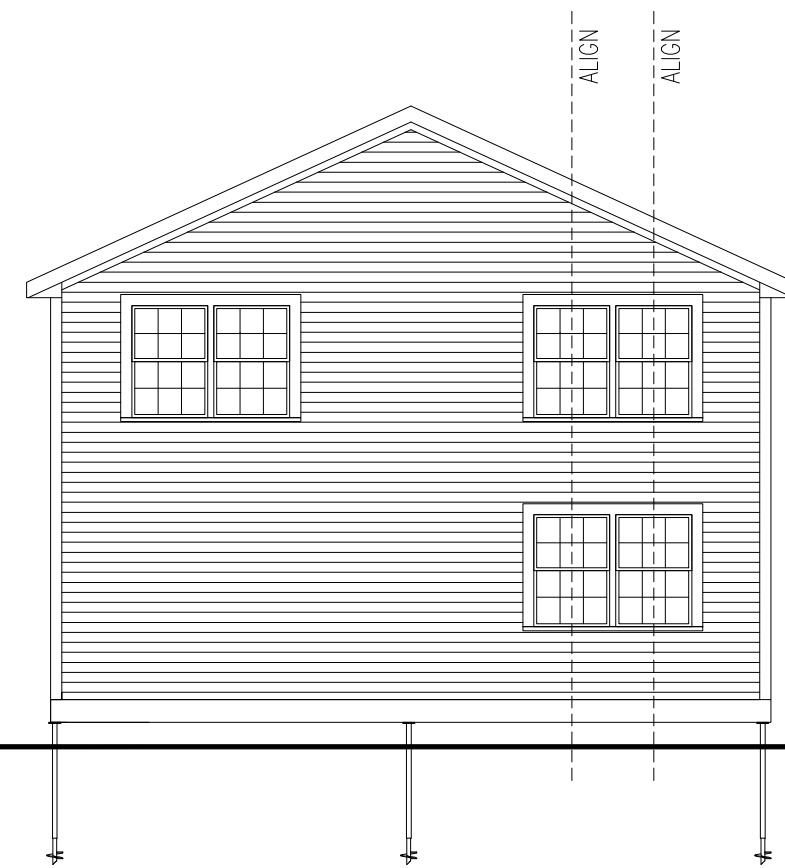
DRAWING NUMBER:

A-2.0

SET: PERMIT SET



1 FRONT ELEVATION
 A-2.0 1/8"=1'-0"



2 REAR ELEVATION
 A-2.0 1/8"=1'-0"



3 NORTH SIDE ELEVATION
 A-2.0 1/8"=1'-0"

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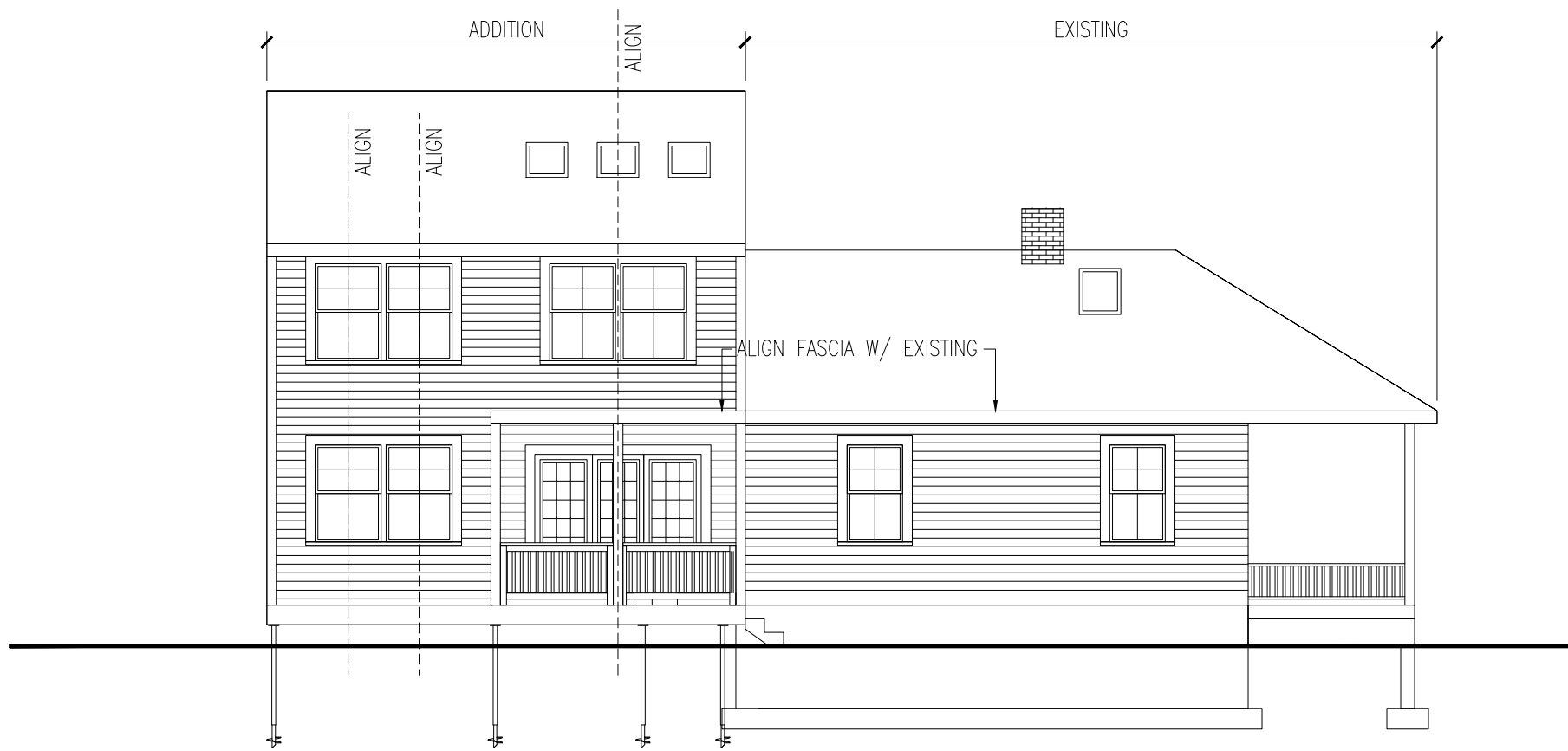
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ELEVATIONS

SCALE:
AS NOTED

DRAWING NUMBER:

A-2.1

SET: PERMIT SET



1 SOUTH SIDE ELEVATION
 A-2.1 1/8"=1'-0"