



FLOOR FRAMING NOTES

- Provide first floor joists as noted on structural drawings.
- Provide 1 1/4" or 1 1/2" LSL or LVL, rim joists by same manufacturer as joists.
- Follow all manufacturer's recommended details for installation of joists.
- Provide blocking using same material as joists over all beams except flush beams where there is a wall above, and under all braced wall panels.
- Unless otherwise noted, floor sheathing shall be APA rated sheathing and underlayment, tongue-&-grooved, 3/4" thick, minimum 24" o.c. span rating. Glue and nail floor sheathing to floor joists.
- Sills shall be (2) 2x6 pressure treated w/ 5/8"x12" long galvanized steel hooked anchor bolts @ 4'-0" max. o.c. and 12" from corners or splices. Garage anchors @ 24" o.c. (U.N.O.). Anchor bolts shall engage both plates and shall be fastened w/ 3"x3"x1/4" plate washers.
- Provide posting at each end of all beams and at other locations as shown on structural plans. See structural drawings for post sizes and locations. (2-2x min.)
- All posts shall be continuous down from their top point to foundation or carrying (transfer) beams. Posts are typically called out at their top most point. Provide same post size below (U.N.O.). Provide solid blocking through floors beneath all posts.

GARAGE SHEATHING

- The CDX plywood used on the garage door wall shall be installed both on the interior and exterior sides of the wall. The plywood on this wall shall be fastened to the sills, rim joist, and the wall studs on both sides with 8d nails spaced and staggered at no more than 4" apart around the edges, and no more than 12" apart in the field of the sheet.

ATTACHED PORCHES

- (post connections to foundation walls/ concrete tubes)
- Pier footings shall consist of "Bigfoot" bell footings or spread footings cast at or below frost depth that support 10" or 12" diameter "Sonotube" piers.
- Deck and porch posts shall be secured to the piers using Simpson ABU post base.
- Deck posts and porch beam assemblies shall be reinforced with Simpson BCS Series column caps (one per post to beam connection), or the beam can be let into the posts and through bolted to the post using two (2) 5/8"Ø through bolts. Corner posts shall be attached to the beam using Simpson ACE post caps.
- Deck and Porch framing shall be attached to the structure w/ galvanized metal hangers and a pressure treated ledger board. The ledger board shall be attached to the rim-joist or into solid framing using 1/2"Ø lag- bolts or ledger-lag screw, two (2) rows spaced and staggered at 8" o.c..

EXTERIOR WALL ASSEMBLIES

- Exterior sheathing shall consist of a minimum of 1/2" APA rated CDX plywood with 8d common nails at 4" spacing on the edges and 12" spacing on the field.
- Plywood sheets shall be applied horizontally w/ vertical joints. Joints shall be staggered a minimum of 32" between lifts (two (2) stud bays).
- Plywood shall span across the bottom and top plates to effectively tie the plates to the stud wall assembly.
- Horizontal blocking for nailing shall be provided within 48" of all outside corners.
- Blocking and connections shall be provided at panel edges perpendicular to roof framing members and shall be located in the first two (2) bays spaced at a maximum of 4 feet o.c..
- Plywood sheets shall be nailed to sills, plates, studs and rim joists w/ 8d common nails; 4" at perimeters and 8" in the field.
- Simpson HDU5 hold downs shall be installed in the outside corners consistent w/ the locations specified on the plans. The hold down assemblies shall extend from the foundation connection to the top floor top plate and roof assembly. This continuous connection can be accomplished by nailing a full height stud with two 16d common nails spaced 10" o.c. to the opposite side of the triple corner stud assembly to which the HDU5 hold downs shall be attached.
- Outside corners shall consist of built-up 2x6 solid corners and all exterior walls shall be framed using 2x6 framing (U.N.O.).
- Bottom plates of the wall assemblies shall be attached to the floor framing members using 16d common nails spaced and staggered 4" o.c..
- Window and door openings larger than 5 feet or closer than 3 feet from an outside corner shall have Simpson H4 hurricane clips installed per (WALL OPENING DETAIL). The H4 clips shall be installed at the top and bottom of the last (king) studs, as well as to the top and bottom of the first (jack) studs. The clips shall be installed to the interior sides of the king and jack studs and any pocketed studs between windows. Jack studs shall be connected to the headers using one (1) Simpson LSTA strap per jack to header.
- Window and door openings larger than 5 feet shall be framed using two (2) jack studs and three (3) king studs (U.N.O.). Window and door openings located 3 feet from an outside corner of the structure shall all be framed using two (2) jack studs and two (2) king studs (U.N.O.).
- The double top plates shall be lap-spliced w/ end-joints a minimum of 6 feet apart and contain fourteen(14) 16d common nails per each side of the splice. The top plates shall overlap at corners of the structure and all intersections of interior or exterior load-bearing walls.

ROOF FRAMING NOTES

- See structural drawings for rafter sizes. All rafters shall be SPF #1 / #2 or better (U.N.O.).
- See structural drawings for ledger size on top of sheathing for support and connection of rafters at overlay framing.
- Rafters shall be toe nailed to wall plates and face nailed to ceiling joists at supports and shall also be anchored for uplift w/ Simpson H1 rafter tie at each rafter (U.N.O.) on structural drawings.
- Fasten rafters to non-structural ridge w/ four (4) 16 d toe nails or three (3) 16d face nails each rafter. Fasten rafters to structural ridge with sloped-seat rafter hanger or Simpson LRU hanger or Simpson L90 framing anchor each side (U.N.O.) on structural drawings.
- Fasten rafters at ridge for uplift using either Option A or Option B, as follows:  
Option A: Apply Simpson LSTA strap across the top of the ridge.  
Option B: Install 2x6 ridge lock block across the rafters immediately below the ridge and fasten them to the rafters w/ a minimum of six (6) 10d nails.
- Roof sheathing shall be APA rated sheathing, exp. 1, 5/8" thick, 3/16" or better span rating (U.N.O.).
- See structural plans for all exterior wall, window & door header sizes w/ 1/2" plywood spacers (U.N.O.).
- All headers in interior 2x4 bearing walls shall be (2) 2x6's w/ 1/2" plywood spacers (U.N.O.). Exterior wall headers (up to 6' span) shall be (3) 2x8 (U.N.O.).
- Provide posting at each end of all beams and at other locations as shown on plans. See structural drawings for post sizes and locations. (2-2x min.)
- All posts shall be continuous down from their top point to foundation or carrying (transfer) beams. Posts are typically called out at their top most point. Provide same post size below (U.N.O.). Provide solid blocking through floors beneath all posts.
- The roof shingle system applied to the sheathing must meet the wind velocity specification for the required wind velocity zone for the location of the structure (i.e. 110 MPH zone).
- The rafters shall be connected to the framing below using Simpson H1 rafter clips per space (U.N.O.) between the rafters that are attached to the structural ridge or ledger board shall be attached to the structural ridge or ledger board using adjustable rafter hangers.
- Sizes given for nails are common wire sizes. Box and pneumatic low carbon nails of equivalent diameter and equal or greater length to the specified common nails may be substituted. All mechanical connectors shall be installed following all manufacturers specifications for proper installation and nailing requirements.

FOUNDATIONS

- G.C. shall coordinate all dimensions, openings, and elevations w/ architectural drawings and manufacturer's specifications.
  - Excavate to lines and grades required to properly install the foundations on inorganic, undisturbed soil or controlled structural backfill as required by the engineer. No footing shall be placed upon frozen ground or in water.
  - Backfill below footings and slabs shall be made w/ approved granular materials placed in 6" layers. Layers shall be compacted to 95% density at optimum moisture content, as defined by ASTM D1557, Method D.
  - Exterior footings shall be placed on approved soil at a minimum depth of 4 feet, or as modified by the structural engineer, below the lowest adjacent ground exposed to freezing. Any adjustments of footing elevations due to field conditions must have the approval of the engineer.
  - Soil bearing capacity: footings must be placed on soil w/ a minimum bearing capacity of 3000 pounds per square foot.
  - Backfilling against walls or piers may only be done after walls or piers are braced to prevent movement. For wood framed residential construction, no backfilling of walls may take place until the first floor deck has been framed and sheathed, unless written approval is given by the engineer.
  - Provide foundation drainage, waterproofing/ damp-proofing, and foundation wall insulation as indicated on the architectural drawings and shall be no less than requirements of the state building code.
  - Provide metal or PVC sleeves in the foundation walls for sewer, gas, electric, and water lines, as required.
  - Any site conditions requiring a deviation from these plans shall be brought to the attention of the engineer immediately.
- CONCRETE
- Footings shall be poured on undisturbed soil and shall be formed and have a 2x4 key way.
  - Slab on grade shall be poured over a 10 mil polyethylene vapor barrier. Precaution shall be taken to prevent puncturing the vapor barrier during pouring operations.
  - Install 4" PVC perforated drain pipe in crushed stone at interior perimeter of all foundation walls. Drain to sump or to daylight.
  - All concrete work shall be performed in conformance w/ the latest edition of ACI-318, "Building Code Requirements For Reinforced Concrete".
  - Concrete shall achieve a minimum 28 day design strength as follows: footings, walls, interior slab-on-grade, and other concrete not otherwise specified - 3000 PSI. Exterior slabs exposed to weather - 4000 PSI.
  - Reinforcing steel: typical - ASTM A615, Grade 60. Field bent - ASTM A615, Grade 40. All steel reinforcing bars shall be free of mill scale and rust. All reinforcing bars below base flood elevation shall be epoxy coated or galvanized.

- All wire mesh for slabs shall be ASTM A185 fabric set at the mid-depth of the slab. All reinforcing wire mesh below base flood elevation shall be epoxy coated or galvanized.
  - Concrete cover provided for reinforcing bars shall be as follows:  
Minimum cover, inches.  
(a) Concrete cast against and permanently exposed to earth..... 3  
(b) Concrete exposed to earth or weather:  
No.6 through No. 18 bars..... 2  
No.5 bar, W31 or D31 wire, and smaller.....1 1/2  
(c) Concrete not exposed to weather or in contact with ground:  
Slabs, walls, joists:  
No. 14 and No. 18 bars.....1 1/2  
No. 11 bar and smaller..... 3/4  
Beams, columns:  
Primary reinforcement, ties, stirrups, spirals.....1 1/2
- STRUCTURAL STEEL
- Structural steel work shall conform to the American Institute of Steel Construction: "Specification for Structural Steel for Buildings", latest edition. Steel beams shall conform to ASTM A992, w/ a minimum yield strength of 50 KSI.
  - The Contractor shall measure, verify and coordinate all dimensions in the field.
  - Plate, angles, channels, and misc. fabricated hardware shall conform to ASTM A36, w/ a minimum yield strength of 36 KSI, rectangular steel tubing shall conform to ASTM A500, Grade B, with a minimum yield strength of 46 KSI.
  - All steel to steel field connections shall be made by high strength bolting with ASTM A325 bolts or welding with E70-XX electrodes (U.N.O.).
  - Welding to conform w/ AWS D1.1, using only certified welders and fabricators.
  - Provide bearing plates for beams seated on concrete, wood or masonry.
  - Steel shall be shop-painted w/ a modified alkyd primer (U.N.O.).
  - All structural steel exposed to the weather shall be galvanized (U.N.O.).
  - Structural steel shop drawings shall be prepared and submitted to the engineer for approval prior to fabrication. These drawings shall show complete and accurate member layout, sizes, grade, dimensions, connections, openings, accessories and all other information necessary for complete and accurate fabrication and assembly of the members. Provide templates or locations drawings for installation of anchor bolts.
  - No cutting or openings through steel will be permitted without the written approval of the engineer.

**PROGRESS SET  
NOT FOR CONSTRUCTION**

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|   |                          |          |
|---|--------------------------|----------|
| GENERAL NOTES                                     |                          |          |
| ENOS RESIDENCE<br>41 RIVERSIDE DRIVE<br>ONSET, MA |                          |          |
| Sheet Title                                       | Project Name and Address |          |
|   |                          |          |
| rev. 1  | MDT                      | 10-25-23 |
| ORIGINAL  | MDT                      | 10-16-23 |
| Revision  | Name                     | Date     |

Contract 2023-103  
Project Enos Residence  
Date Oct 16, 2023  
**A0.01**

| NAILING SCHEDULE  |                        |                     |                     |
|---|------------------------|---------------------|---------------------|
| UNLESS OTHERWISE STATED, SIZES GIVEN FOR NAILS ARE COMMON WIRE SIZES, BOX AND PNEUMATIC NAILS OF EQUIVALENT DIAMETER AND EQUAL OR GREATER LENGTH TO THE SPECIFIED COMMON NAILS MAY BE SUBSTITUTED UNLESS OTHERWISE NOTED. |                        |                     |                     |
| JOINT DESCRIPTION   | NUMBER OF COMMON NAILS | NUMBER OF BOX NAILS | NAIL SPACING        |
| <b>ROOF FRAMING</b>   |                        |                     |                     |
| BLOCKING TO RAFTER (TOE-NAILED)   | (2) 8d                 | (2) 10d             | EACH END            |
| RIM BOARD TO RAFTER (END-NAILED)  | (2) 16d                | (3) 16d             | EACH END            |
| <b>WALL FRAMING</b>   |                        |                     |                     |
| 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 |
| <b>FLOOR FRAMING</b>  |                        |                     |                     |
| JOIST TO SILL, TOP PLATE OR GIRDER (TOE-NAILED)   | (4) 8d                 | (4) 10d             | PER JOIST           |
| BLOCKING TO JOIST (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) 10d                | (4) 16d             | PER JOIST           |
| BAND JOIST TO SILL OR TOP PLATE (TOE-NAILED)  | (2) 16d                | (3) 16d             | PER FOOT            |
| <b>ROOF SHEATHING (WOOD STRUCTURAL PANELS)</b>  |                        |                     |                     |
| RAFTERS OR TRUSSES SPACED UP TO 16" o/c   | 8d                     | 10d                 | 6 EDGE / 8 FIELD    |
| RAFTERS OR TRUSSES SPACED OVER 16" o/c  | 8d                     | 10d                 | 4 EDGE / 4 FIELD    |
| GABLE ENDWALL RAKE OR RAKE TRUSS WITHOUT GABLE OVERHANG   | 8d                     | 10d                 | 6 EDGE / 8 FIELD    |
| GABLE ENDWALL RAKE OR RAKE TRUSS WITH STRUCTURAL OUTLOOKERS   | 8d                     | 10d                 | 6 EDGE / 8 FIELD    |
| GABLE ENDWALL RAKE OR RAKE TRUSS w/LOOKOUT BLOCKS   | 8d                     | 10d                 | 4 EDGE / 4 FIELD    |
| <b>CEILING SHEATHING</b>  |                        |                     |                     |
| GYPSUM WALLBOARD  | 5d COULERS             | ---                 | 7 EDGE / 10 FIELD   |
| <b>WALL SHEATHING</b>   |                        |                     |                     |
| WOOD STRUCTURAL PANELS - STUDS SPACED UP TO 24" w/c   | 8d                     | 10d                 | 4 EDGE / 12 FIELD   |
| 1/2" AND 5/8" FIBERBOARD PANELS   | 8d                     | ---                 | 3 EDGE / 6 FIELD    |
| 1/2" GYPSUM WALLBOARD   | 5d COULERS             | ---                 | 7 EDGE / 10 FIELD   |
| <b>FLOOR SHEATHING (WOOD STRUCTURAL PANELS)</b>   |                        |                     |                     |
| 1" OR LESS  | 8d                     | 10d                 | 6 EDGE / 12 FIELD   |
| GREATER THAN 1"   | 10d                    | 16d                 | 6 EDGE / 8 FIELD    |
| CORROSION RESISTANT #1 GAGE ROOFING NAILS AND 16 GAGE STAPLES ARE PERMITTED. CHECK IBC FOR ADDITIONAL REQUIREMENTS.   |                        |                     |                     |

| WALL OPENING FRAMING SCHEDULE - U.O.N. |                                      |  |                             |                   |                   |
|--|--------------------------------------|--|-----------------------------|-------------------|-------------------|
| HEADER SPAN                            | LOADBEARING WALL MINIMUM HEADER SIZE | NON-LOADBEARING WALL MINIMUM HEADER SIZE | OPENING LOCATION            | NO. OF KING STUDS | NO. OF JACK STUDS |
| 2'-0"                                  | 2 - 2x4                              | 1 - 2x4 (FLAT)                           | ≤ 3'-0" FROM OUTSIDE CORNER | 2                 | 2                 |
| 3'-0"                                  | 2 - 2x4                              | 1 - 2x4 (FLAT)                           | > 3'-0" FROM OUTSIDE CORNER | 2                 | 1                 |
| 4'-0"                                  | 2 - 2x4                              | 1 - 2x4 (FLAT)                           |                             |                   |                   |
| 5'-0"                                  | 2 - 2x4                              | 1 - 2x4 (FLAT)                           |                             |                   |                   |
| 6'-0"                                  | 2 - 2x6                              | 2 - 2x4                                  |                             |                   |                   |
| 7'-0"                                  | 2 - 2x6                              | 2 - 2x4                                  | ALL LOCATIONS               | 3                 | 2                 |
| 8'-0"                                  | 2 - 2x12                             | 2 - 2x4                                  |                             |                   |                   |
| 9'-0"                                  | 3 - 2x10                             | 2 - 2x6                                  |                             |                   |                   |
| 10'-0"                                 | 3 - 2x12                             | 2 - 2x6                                  | ALL LOCATIONS               | 4                 | 2                 |
| 11'-0"                                 | 4 - 2x10                             | 2 - 2x6                                  |                             |                   |                   |
| 12'-0"                                 | MUST BE ENGINEERED                   | 2 - 2x6                                  | ALL LOCATIONS               | 5                 | 2                 |

| WALL OPENING FRAMING SCHEDULE |                             |                   |                   |
|-------------------------------|-----------------------------|-------------------|-------------------|
| WINDOW SIZE                   | WINDOW LOCATION             | NO. OF KING STUDS | NO. OF JACK STUDS |
| ≥ 5'-0"                       | ≤ 3'-0" FROM OUTSIDE CORNER | 3                 | 2                 |
| < 5'-0"                       | ≤ 3'-0" FROM OUTSIDE CORNER | 2                 | 2                 |
| < 5'-0"                       | > 3'-0" FROM OUTSIDE CORNER | 2                 | 1                 |

**NATIVE LUMBER NOTES:**

- All 2x (actual) framing lumber to be native eastern white pine. Lumber is designed in accordance with 780 CMR 110.R4 and Chapter 23 of the International Building Code 2009 w/ Massachusetts Amendments.

- All framing lumber to be produced by a registered Massachusetts Native Lumber producer and shall be stamped with the name and registration number of the producer in accordance with 780 CMR 110.R4 and bear an approved mark identifying the species of wood.

| IEBC 2015 TABLE R402.1.2 INSULATION & FENESTRATION REQUIREMENTS BY COMPONENT* |                                |   |                 |                            |                   |                 |                       |                                   |                                       |
|---|--------------------------------|---|-----------------|----------------------------|-------------------|-----------------|-----------------------|-----------------------------------|---------------------------------------|
| CLIMATE ZONE 5 (RESIDENTIAL PROVISIONS)                                       |                                |   |                 |                            |                   |                 |                       |                                   |                                       |
| FENESTRATION U-FACTOR <sup>1</sup>  | SKYLIGHT U-FACTOR <sup>2</sup> | GLAZED FENESTRATION SHGC <sup>3,4</sup> | CEILING R-VALUE | WOOD FRAME WALL R-VALUE    | MASS WALL R-VALUE | FLOOR R-VALUE   | BASEMENT WALL R-VALUE | SLAB R-VALUE & DEPTH <sup>5</sup> | CRAWL SPACE WALL R-VALUE <sup>6</sup> |
| 0.32  | 0.55                           | NR                                      | 49              | 20 or 13 + 5" <sup>7</sup> | 13 / 17           | 30 <sup>8</sup> | 15 / 19               | 10, 2 ft                          | 15 / 19                               |

FOR S<sup>1</sup>: 1 foot = 304.8mm

\* R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS. WHEN INSULATION IS INSTALLED IN A CAVITY WHICH IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION SHALL NOT BE LESS THAN THE R-VALUE SPECIFIED IN THE TABLE.

<sup>1</sup> THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS. THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATION. EXCEPTION: SKYLIGHTS MAY BE EXCLUDED FROM GLAZED FENESTRATION SHGC REQUIREMENTS IN CLIMATE ZONES 1 THROUGH 3 WHERE THE SHGC FOR EACH SKYLIGHT DOES NOT EXCEED 0.30.

<sup>2</sup> 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. 10/12 MEANS R-10 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-13 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL.

<sup>3</sup> R-5 SHALL BE ADDED TO THE REQUIRED SLAB EDGE R-VALUES FOR HEATED SLABS. INSULATION DEPTH SHALL BE THE DEPTH OF THE FOOTING OR 2 FEET, WHICHEVER IS LESS IN CLIMATE ZONES 1 THROUGH 3 FOR HEATED SLABS.

<sup>4</sup> THIS ARE NO SHGC REQUIREMENTS IN THE MARINE ZONE.

<sup>5</sup> BASEMENT WALL INSULATION IS NOT REQUIRED IN WARM-HUMID LOCATIONS AS DEFINED BY FIGURE 301.1 AND TABLE 301.1.

<sup>6</sup> IF INSULATION IS PERMITTED TO FILL THE FRAMING CAVITY, R-15 MINIMUM.

<sup>7</sup> THE FIRST VALUE IS CAVITY INSULATION. THE SECOND VALUE IS CONTINUOUS INSULATION. 50"13 - 6" MEANS R-13 CAVITY INSULATION PLUS R-6 CONTINUOUS INSULATION.

<sup>8</sup> THE SECOND R-VALUE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.

| IEBC 2015 TABLE R402.1.4 EQUIVALENT U-FACTORS* |                   |                  |                     |                                 |                |                        |                           |  |  |
|--|-------------------|------------------|---------------------|---------------------------------|----------------|------------------------|---------------------------|--|--|
| CLIMATE ZONE 5 (RESIDENTIAL PROVISIONS)        |                   |                  |                     |                                 |                |                        |                           |  |  |
| FENESTRATION U-FACTOR                          | SKYLIGHT U-FACTOR | CEILING U-FACTOR | FRAME WALL U-FACTOR | MASS WALL U-FACTOR <sup>1</sup> | FLOOR U-FACTOR | BASEMENT WALL U-FACTOR | CRAWL SPACE WALL U-FACTOR |  |  |
| 0.32   | 0.55              | 0.026            | 0.090               | 0.082                           | 0.033          | 0.050                  | 0.055                     |  |  |

\* NON-FENESTRATION U-FACTORS SHALL BE OBTAINED FROM MEASUREMENT, CALCULATION OR AN APPROVED SOURCE.

<sup>1</sup> WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR, THE MASS WALL U-FACTORS SHALL BE A MAXIMUM OF 0.17 IN CLIMATE ZONE 1, 0.14 IN CLIMATE ZONE 2, 0.12 IN CLIMATE ZONE 3, 0.087 IN CLIMATE ZONE 4 EXCEPT MARINE, 0.065 IN CLIMATE ZONE 5 AND MARINE 4, AND 0.057 IN CLIMATE ZONES 6 THROUGH 8.

<sup>2</sup> BASEMENT WALL U-FACTOR OF 0.360 IN WARM-HUMID LOCATIONS AS DEFINED BY FIGURE 301.1 AND TABLE 301.1.

PROGRESS SET  
 NOT FOR CONSTRUCTION

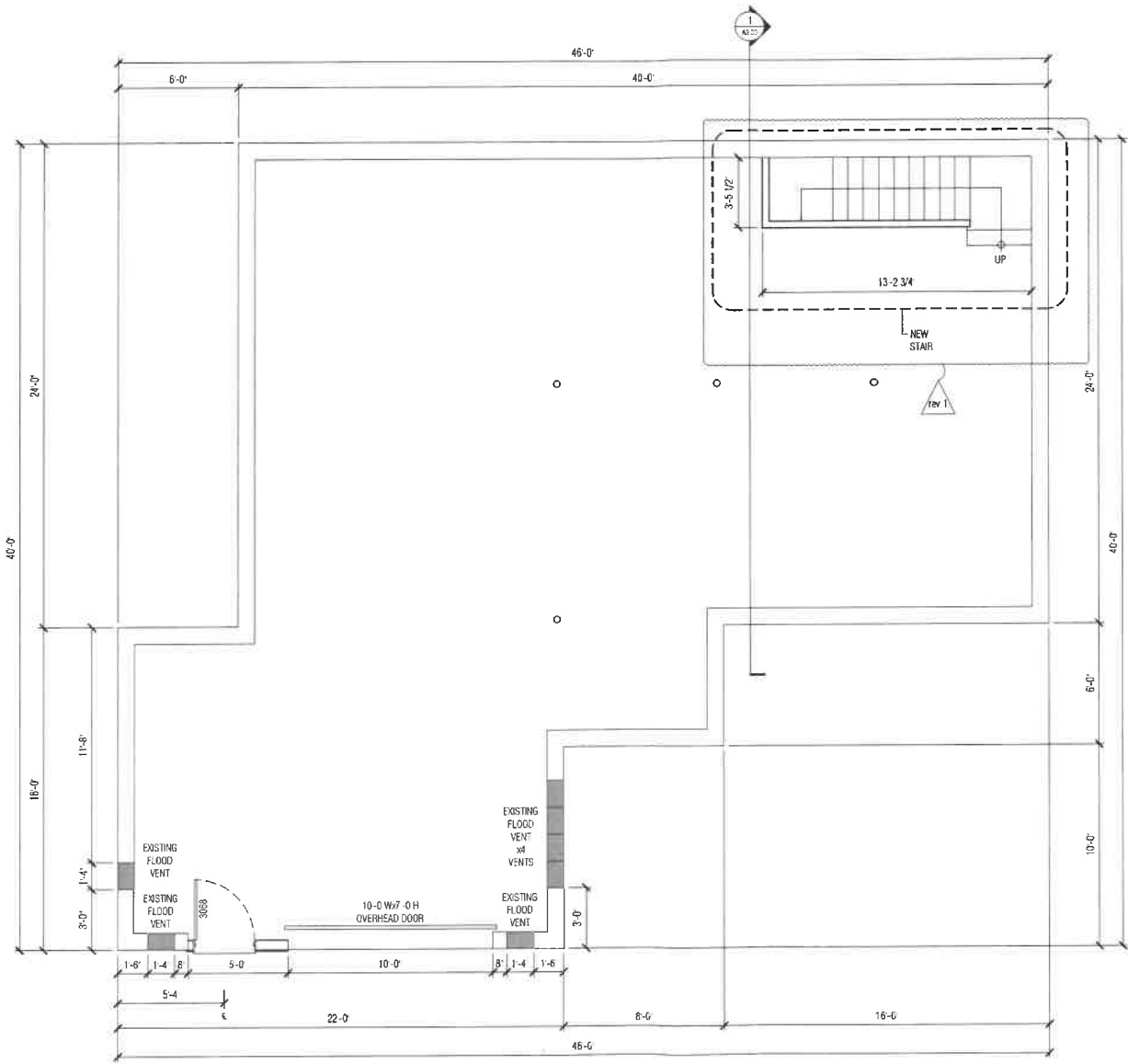
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GENERAL TABLES & SCHEDULES  
 ENOS RESIDENCE  
 41 RIVERSIDE DRIVE  
 ONSET, MA

|             |                          |
|-------------|--------------------------|
| Sheet Title | Project Name and Address |
| rev. 1      | MDT 10-25-23             |
| ORIGINAL    | MDT 10-16-23             |
| Revision    | Name Date                |

Contract: 2023-103  
 Project: Enos Residence  
 Date: Oct 18, 2023  
**A0.02**



1 BASEMENT FLOOR PLAN  
1/4" = 1'-0"

PROGRESS SET  
NOT FOR CONSTRUCTION

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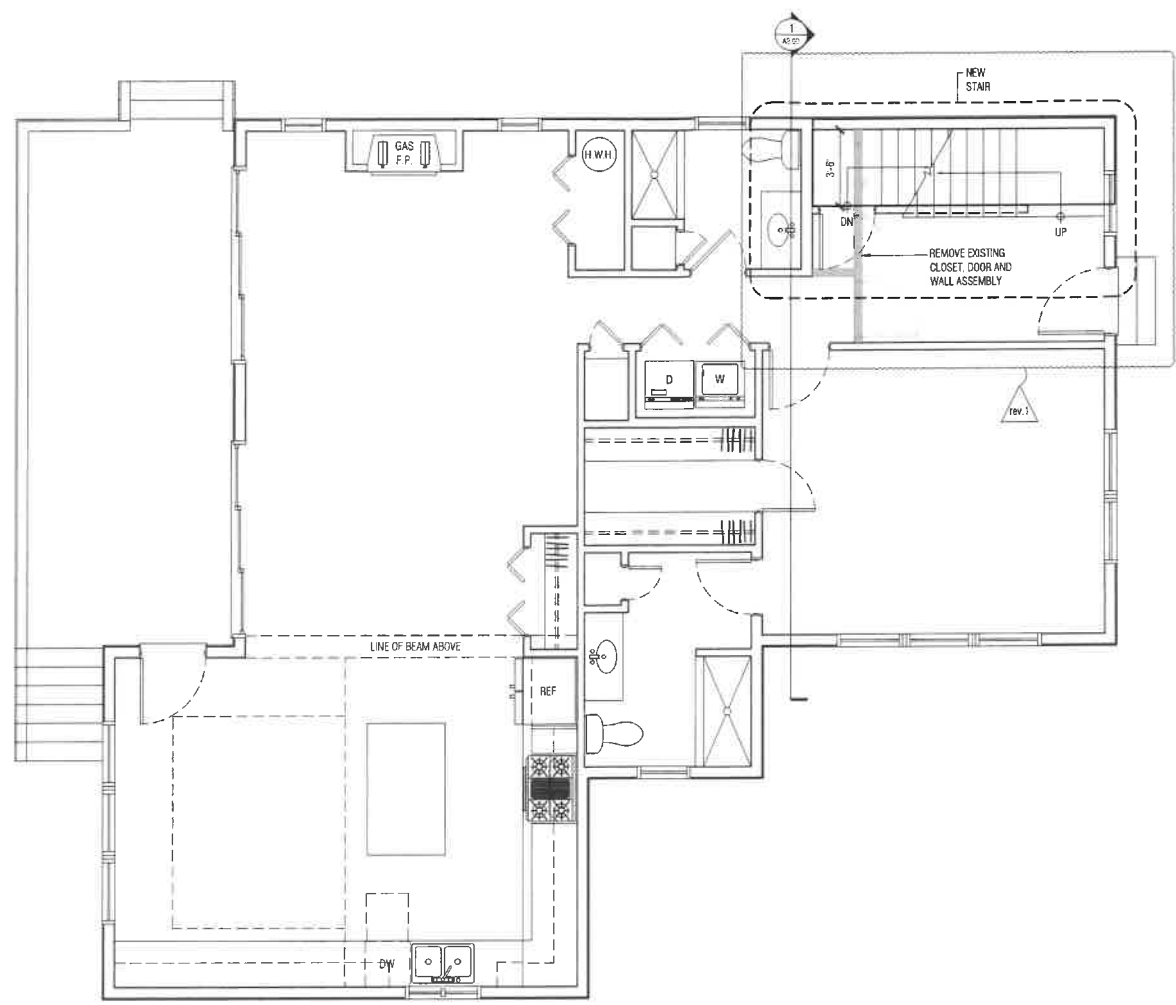
10-25-23

BASEMENT PLAN

ENOS RESIDENCE  
41 RIVERSIDE DRIVE  
ONSET, MA

| Revision | Name | Date     |
|----------|------|----------|
| rev. 1   | MDT  | 10-25-23 |
| ORIGINAL | MDT  | 10-16-23 |

|                           |       |
|---------------------------|-------|
| Contract<br>2023-103      | Sheet |
| Project<br>Enos Residence | A1.00 |
| Date<br>Oct 16, 2023      |       |



FIRST FLOOR AREA:  
1,360 SQ. F.T.

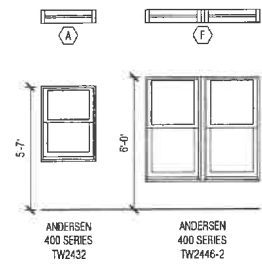
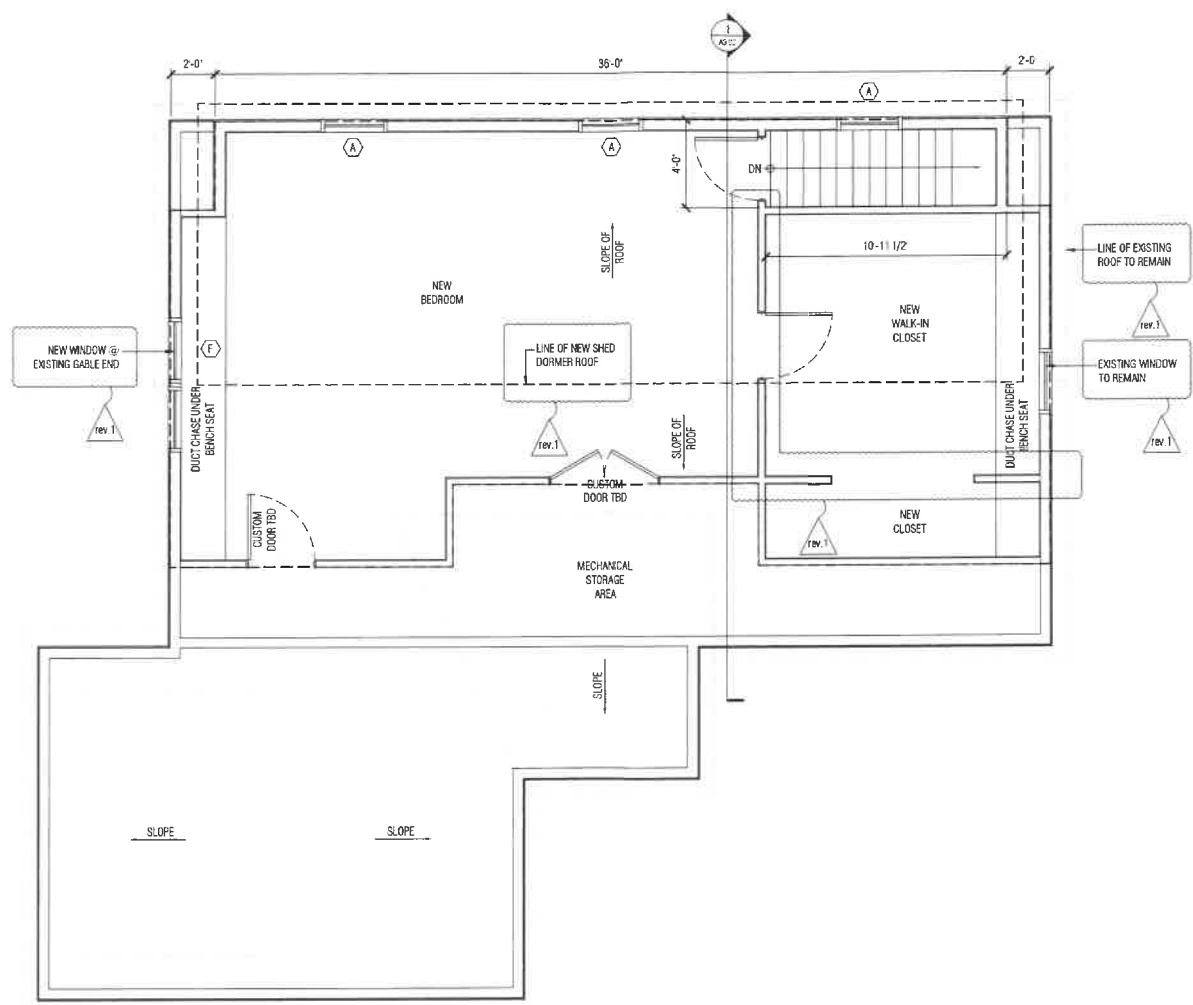
1 FIRST FLOOR PLAN  
1/8" = 1'-0"

**PROGRESS SET  
NOT FOR CONSTRUCTION**

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|                          |                |   |       |
|--------------------------|----------------|---|-------|
| Sheet Title              |                | FIRST FLOOR PLAN                                  |       |
| Project Name and Address |                | ENOS RESIDENCE<br>41 RIVERSIDE DRIVE<br>ONSET, MA |       |
| Revision                 | Name           | Date  |       |
| rev. 1                   | MDT            | 10-25-23  |       |
| ORIGINAL                 | MDT            | 10-16-23  |       |
| Contract No.             | Project        |   | Title |
| 2023-103                 | Enos Residence |   | A1.01 |
| Date                     |                |   |       |
| Oct. 16, 2023            |                |   |       |



1 SECOND FLOOR PLAN  
1/2" = 1'-0"

SECOND FLOOR AREA:  
745 SQ. F.T.

**PROGRESS SET  
NOT FOR CONSTRUCTION**

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SECOND FLOOR PLAN  
ENOS RESIDENCE  
41 RIVERSIDE DRIVE  
ONSET, MA

| Revision | Name | Date     |
|----------|------|----------|
| rev. 1   | MDT  | 10-25-23 |
| ORIGINAL | MDT  | 10-16-23 |

Contract: 2023-103  
Project: Enos Residence  
Date: Oct. 16, 2023  
Sheet: A1.02



1 EXTERIOR ELEVATIONS  
1/4" = 1'-0"



1 EXTERIOR ELEVATIONS  
1/4" = 1'-0"

PROGRESS SET  
NOT FOR CONSTRUCTION

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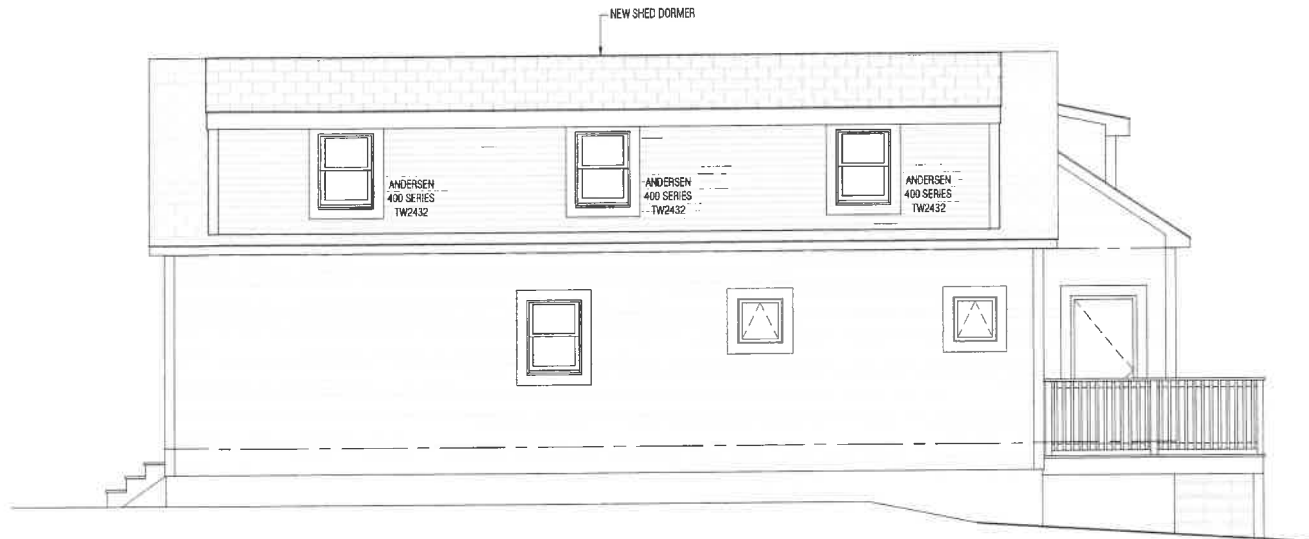
EXTERIOR ELEVATIONS  
ENOS RESIDENCE  
41 RIVERSIDE DRIVE  
ONSET, MA

| Revision | Name | Date     |
|----------|------|----------|
| rev. 1   | MDT  | 10-25-23 |
| ORIGINAL | MDT  | 10-16-23 |

|                           |       |
|---------------------------|-------|
| Contract<br>2023-103      | Sheet |
| Project<br>Enos Residence | A2.00 |
| Date<br>Oct 16, 2023      |       |



1 EXTERIOR ELEVATIONS  
1/2" = 1'-0"



1 EXTERIOR ELEVATIONS  
1/2" = 1'-0"

PROGRESS SET  
NOT FOR CONSTRUCTION



10-25-23

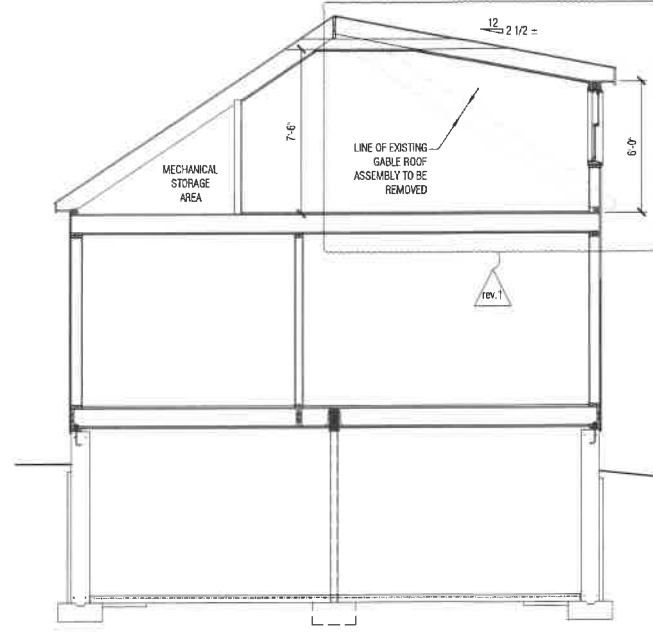
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ENOS RESIDENCE  
41 RIVERSIDE DRIVE  
ONSET, MA

| Revision | Name | Date     |
|----------|------|----------|
| rev. 1   | MDT  | 10-25-23 |
| ORIGINAL | MDT  | 10-16-23 |

|                           |                |
|---------------------------|----------------|
| Contract<br>2023-103      | Sheet<br>A2.01 |
| Project<br>Enos Residence |                |
| Date<br>Oct 16, 2023      |                |

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3 BUILDING SECTION  
1/2" = 1'-0"

PROGRESS SET  
NOT FOR CONSTRUCTION



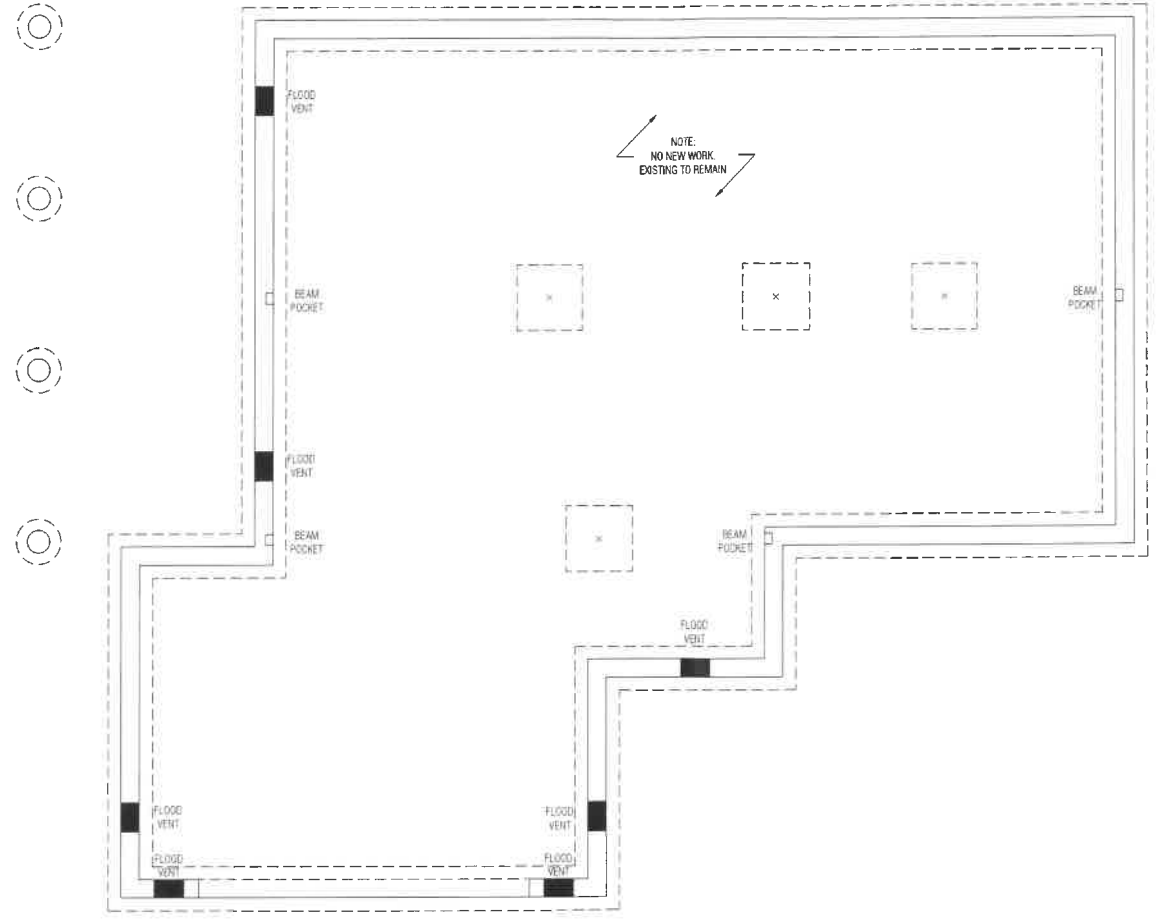
BUILDING SECTIONS  
ENOS RESIDENCE  
41 RIVERSIDE DRIVE  
ONSET, MA

| Revision | Name | Date     |
|----------|------|----------|
| rev. 1   | MDT  | 10-25-23 |
| ORIGINAL | MDT  | 10-16-23 |

Project: 2023-103  
Project: Enos Residence  
Date: Oct 16, 2023  
Sheet: A3.00

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1 FOUNDATION PLAN  
1/2" = 1'-0"



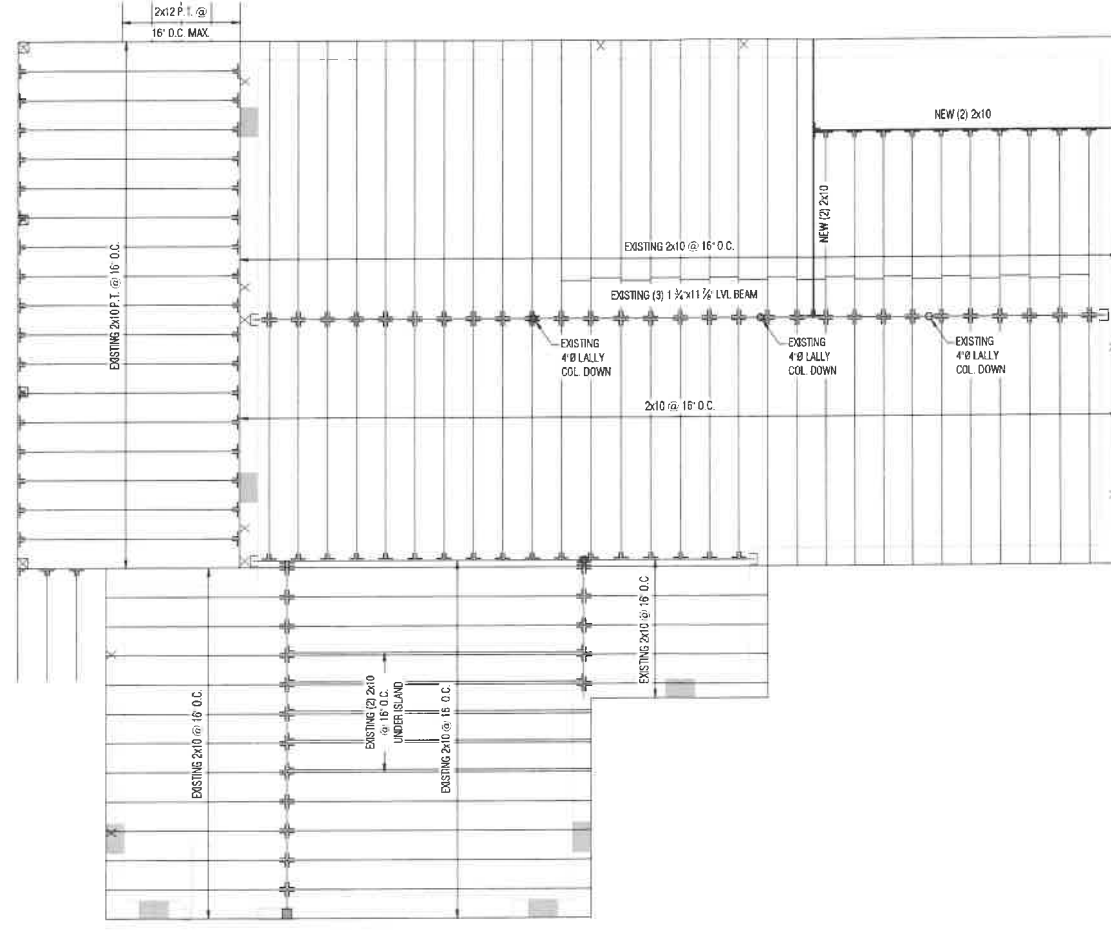
**PROGRESS SET  
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|                          |      |   |  |
|--------------------------|------|---|--|
| Sheet Title              |      | FOUNDATION PLAN                                   |  |
| Project Name and Address |      | ENOS RESIDENCE<br>41 RIVERSIDE DRIVE<br>ONSET, MA |  |
| Revision                 | Name | Date  |  |
| rev. 1                   | MDT  | 10-25-23  |  |
| ORIGINAL                 | MDT  | 10-16-23  |  |

|          |                |       |     |
|----------|----------------|-------|-----|
| Contract | 2023-103       | Sheet | S-1 |
| Project  | Enos Residence |       |     |
| Date     | Oct 16, 2023   |       |     |



1 FIRST FLOOR FRAMING PLAN  
1/2" = 1'-0"

PROGRESS SET  
NOT FOR CONSTRUCTION



10-25-23

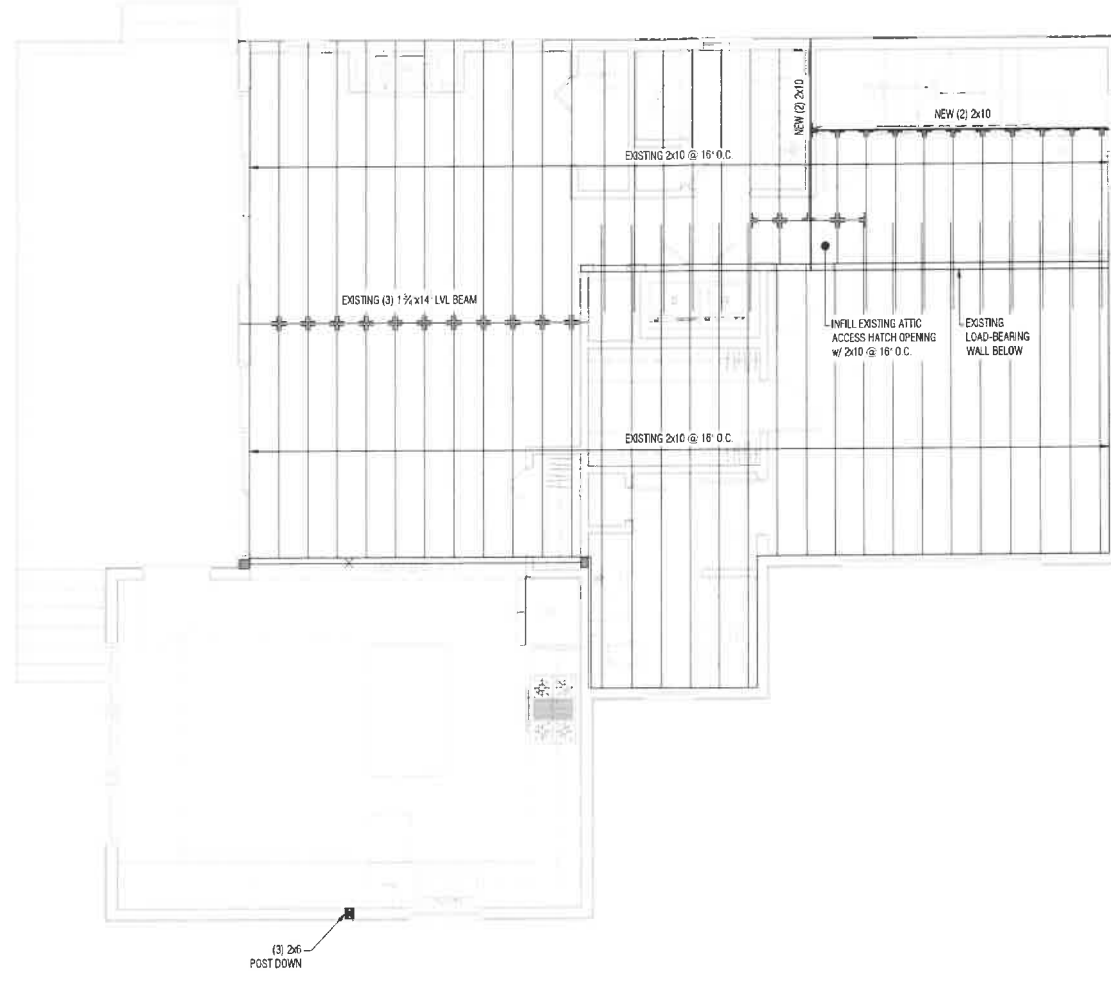
FIRST FLOOR FRAMING PLAN

ENOS RESIDENCE  
41 RIVERSIDE DRIVE  
ONSET, MA

| Revision | Name | Date     |
|----------|------|----------|
| rev. 1   | MDT  | 10-25-23 |
| ORIGINAL | MDT  | 10-16-23 |

|                           |       |
|---------------------------|-------|
| Contract<br>2023-103      | Sheet |
| Project<br>Enos Residence | S-2   |
| Date<br>Oct. 16, 2023     |       |

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1 CEILING FRAMING PLAN  
1/2" = 1'-0"

PROGRESS SET  
NOT FOR CONSTRUCTION

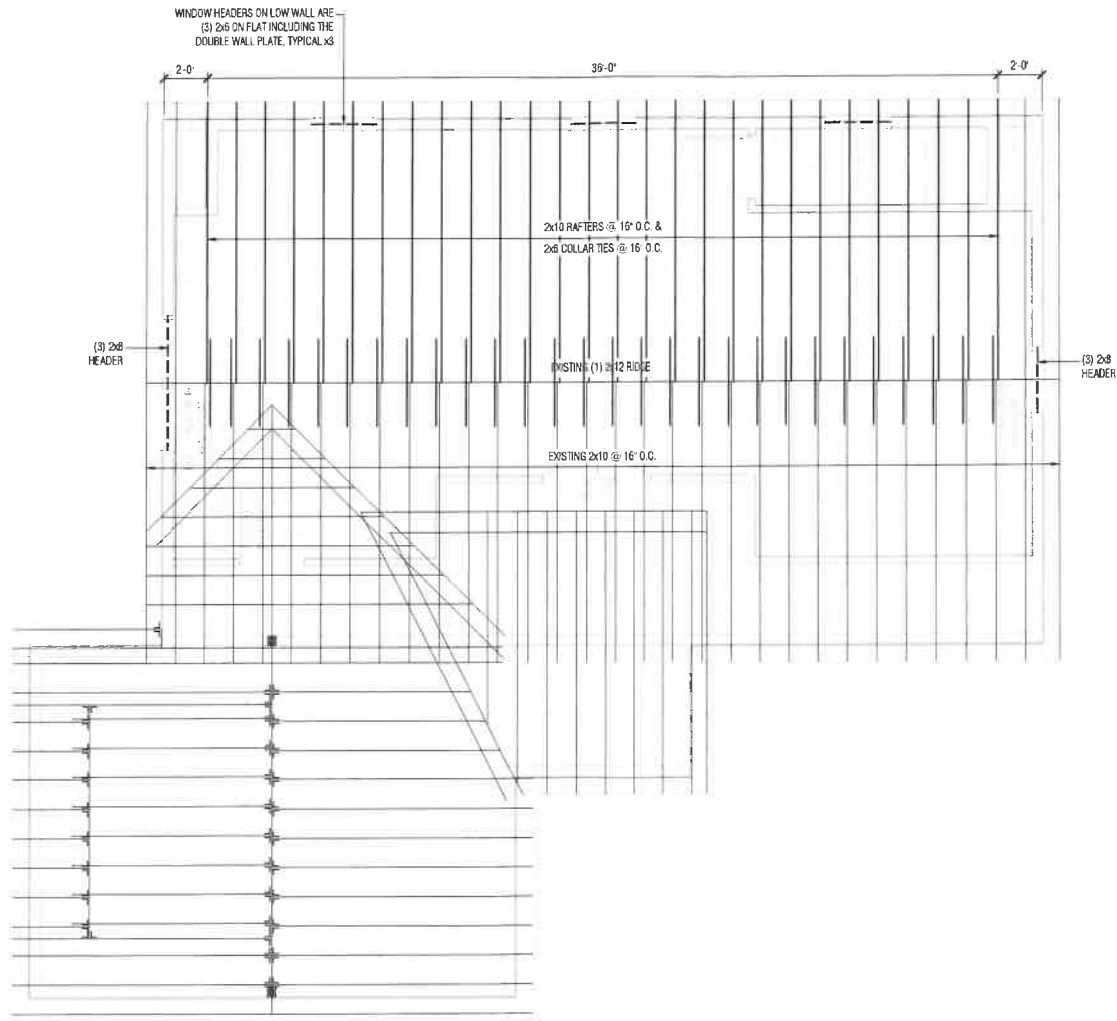
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CEILING FRAMING PLAN  
ENOS RESIDENCE  
41 RIVERSIDE DRIVE  
ONSET, MA

| Revision | Drawn | Date     |
|----------|-------|----------|
| rev. 1   | MDT   | 10-25-23 |
| ORIGINAL | MDT   | 10-16-23 |

Contract: 2023-103  
Project: Enos Residence  
Date: Oct 15, 2023  
Sheet: S-3



1 ROOF FRAMING PLAN  
1/2" = 1'-0"

PROGRESS SET  
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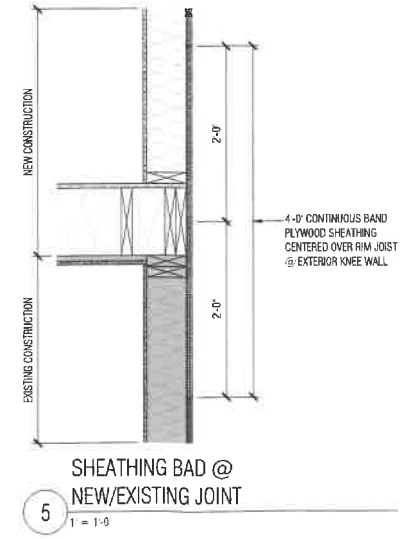
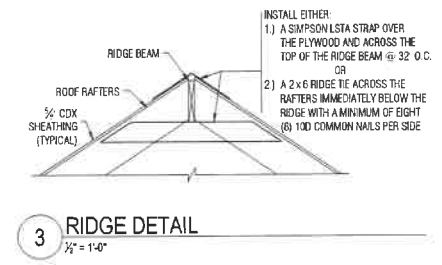
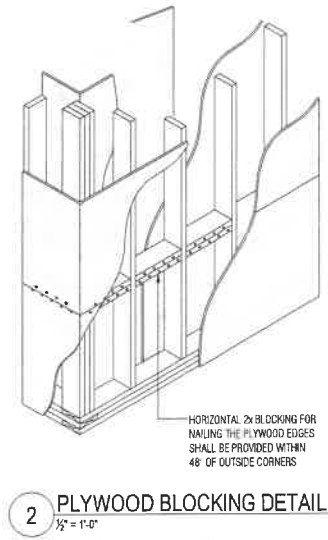
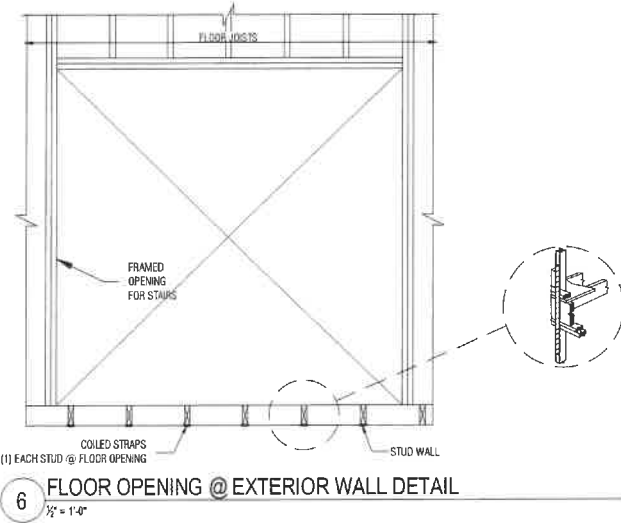
10-25-23

ROOF FRAMING PLAN

ENOS RESIDENCE  
41 RIVERSIDE DRIVE  
ONSET, MA

| Revision | Name | Date     |
|----------|------|----------|
| rev. 1   | MDT  | 10-25-23 |
| ORIGINAL | MDT  | 10-16-23 |

|                           |              |
|---------------------------|--------------|
| Contract<br>2023-103      | Sheet<br>S-4 |
| Project<br>Enos Residence |              |
| Date<br>Oct 16, 2023      |              |



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|   |                          |          |
|---|--------------------------|----------|
| DETAILS   |                          |          |
| ENOS RESIDENCE<br>41 RIVERSIDE DRIVE<br>ONSET, MA |                          |          |
| Sheet Title                                       | Project Name and Address |          |
|   |                          |          |
| rev. 1  | MDT                      | 10-25-23 |
| ORIGINAL  | MDT                      | 10-16-23 |
| Revision  | Name                     | Date     |

|                           |              |
|---------------------------|--------------|
| Contract<br>2023-103      | Sheet<br>S-5 |
| Project<br>Enos Residence |              |
| Date<br>Oct 16, 2023      |              |