

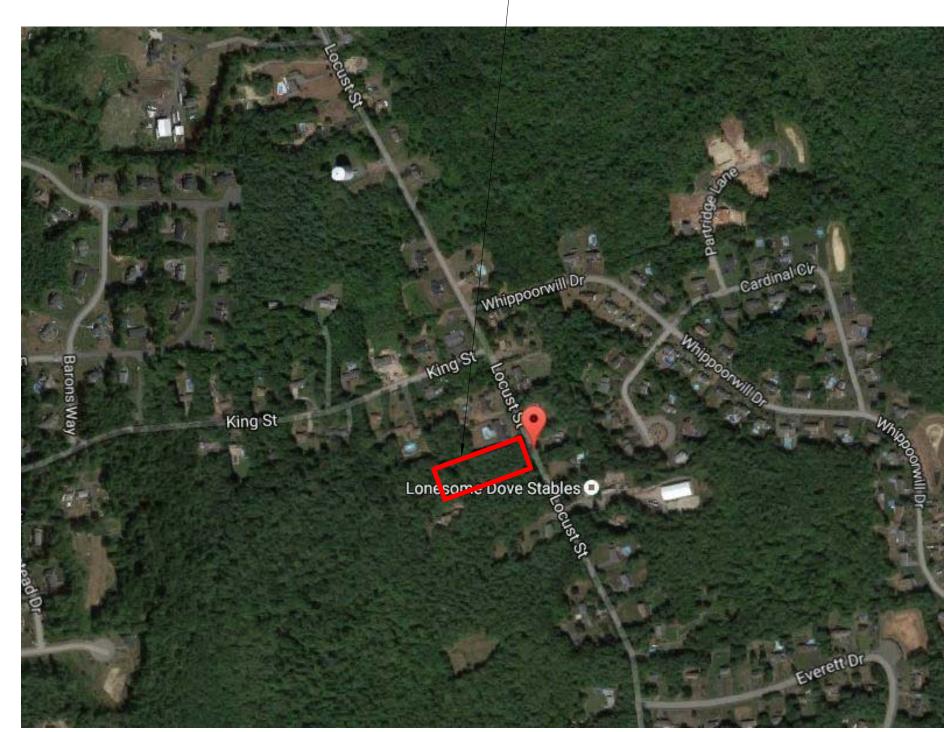
RESIDENCE

New Construction

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LOCUS MAP

┌─ SITE





Raynham, MA 02767

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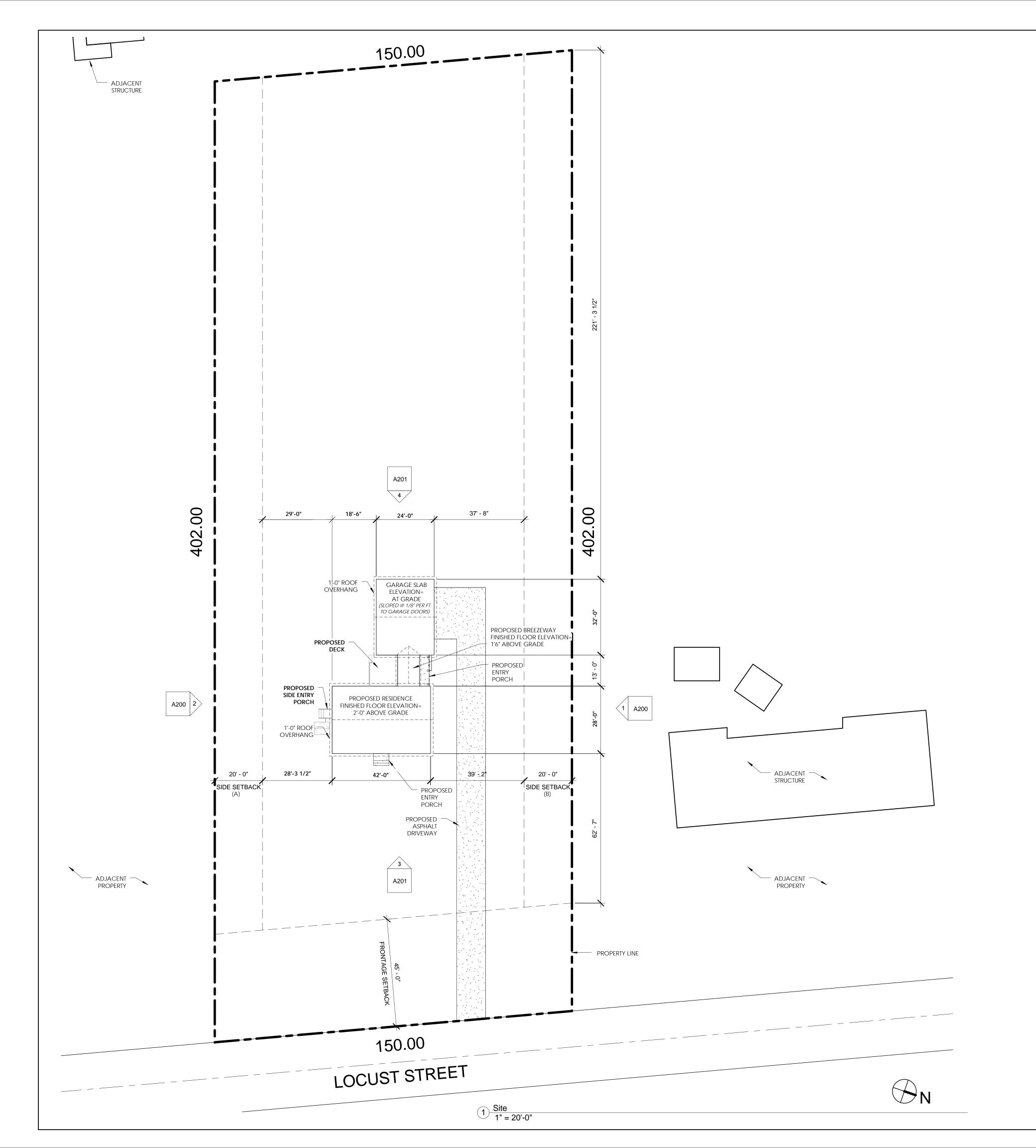
IO. DATE REVISION B

NO. DATE ISSUED TO

Cover Sheet

DATE 11/23/2016
SCALE
JOB NO. 01-16

X001



CODE INFORMATION:

BUILDING CODE: 2009 INTERNATIONAL RESIDENTIAL CODE

PROPERTY INFORMATION:

ZONING DISTRICT: RESIDENTIAL A

PARCEL ID:

ADDRESS:

RAYNHAM, MA 02767

SETBACKS	REQUIRED	PROVIDED	
FRONT	45'-0"	107'-7"	
REAR	20'-0"	221'-3"	
SIDE (A)	20'-0"	48'-3 1/2"	
SIDE (B)	20'-0"	59'-2"	

SQUARE FOOTAGE CALCULATIONS:

<u>LIVEABLE</u>

FIRST FLOOR:	1,096 SF
SECOND FLOOR:	1,096 SF
GARAGE BREEZEWAY:	104 SF
· · · · · · · · · · · · · · · · · · ·	•

2,296 SF

STORAGE / GARAGE

BASEMENT (STORAGE):	1,081 SF
GARAGE:	704 SF
	1,785 SF

TOTAL: 4,081 SF

NOTE: SQUARE FOOTAGE CALCULATIONS EXCLUDE EXTERIOR WALL ASSEMBLY'S





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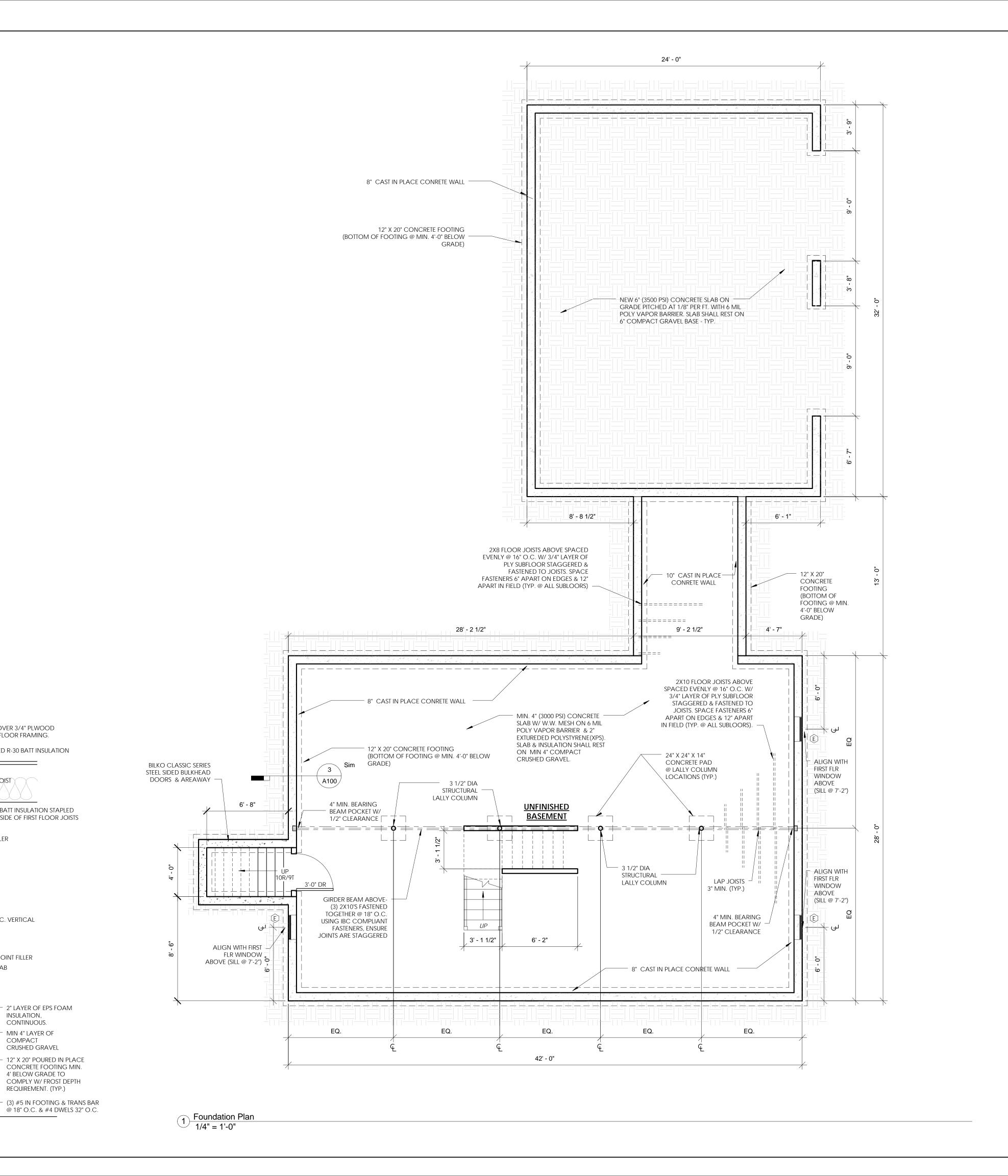
Site Plan

DATE 11/23/2016

SCALE 1" = 20'-0"

JOB NO. 01-16

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EXTERIOR WALL ASSEMBLY:

VINYL SIDING, DRAINAGE

PLYWOOD SHEATHING FASTENED TO 2X6 FRAMING.

PLATFORM & RIM JOIST TO

2X10 P.T. SILL FATENED TO TOP

OF FOUNDATION STEM WALL

5/8" DIA. ANCHOR BOLTS W/ 3X3X1/8" NUT & WASHERS.

FASTEN ANCHOR BOLTS AT 6

2" EPS FOAM INSULATION TO TOP OF FOUNDATION WALL,

INSULATION TO 6" BELOW

WATERPROOFING AS

SOIL INFILL

CAPILLARY BREAK

FILTER FABRIC AS REQUIRED

TYPICAL STEMWALL & FOUNDATION DETAIL @ BASEMENT

COURSE CLEAN GRAVEL &

UNDISTURBED SOIL -

4" PERFORATED DRAIN PIPE

GRADE W/ CEMENT BOARD

FT O.C. MAX, MIN 15"

EMBEDMENT -

TERMITE SHIELD -

OR STUCCO

REQUIRED :

PROTECT EXPOSED

(OVER TERMITE SHIELD) USING

CANTILEVER FLOOR

ALIGN SHEATHING &

BASEMENT INSULATION. —

- Interior 1/2" Gypsum

INTERIOR FLOOR FINISH OVER 3/4" PLWOOD

UNFACED R-30 BATT INSULATION

MIN. R-30 BATT INSULATION STAPLED

TO UNDERSIDE OF FIRST FLOOR JOISTS

2" LAYER OF EPS FOAM

CONCRETE FOOTING MIN.

4' BELOW GRADE TO COMPLY W/ FROST DEPTH REQUIREMENT. (TYP.)

INSULATION, CONTINUOUS.

MIN 4" LAYER OF COMPACT

CRUSHED GRAVEL

SHEATING FASTENED TO FLOOR FRAMING.

2X10 WOOD JOIST

- SILL SEALER

- #4 BAR @ 48" O.C. VERTICAL

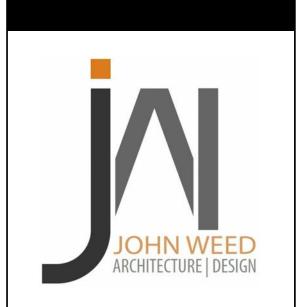
SEALANT OVER JOINT FILLER

4" CONCRETE SLAB

BOARD FINISH

/ 2X6 SILL PLATE

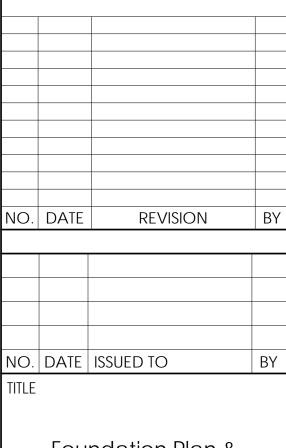
MAT, AIR/VAPOR Barrier, 1/2" ext grade





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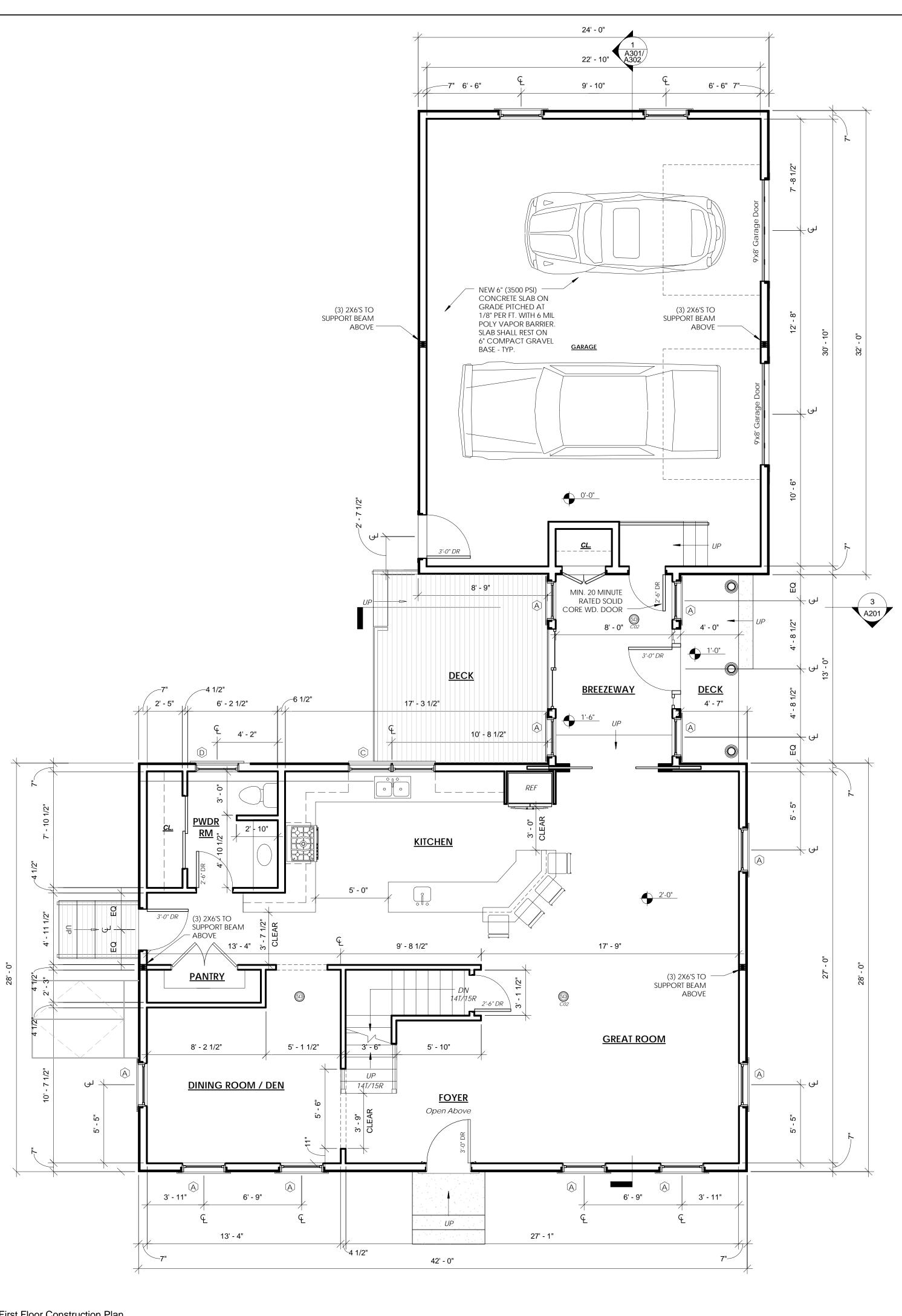
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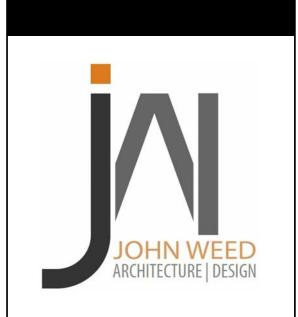


Foundation Plan & Details

DATE 11/23/2016 SCALE As indicated JOB NO. 01-16

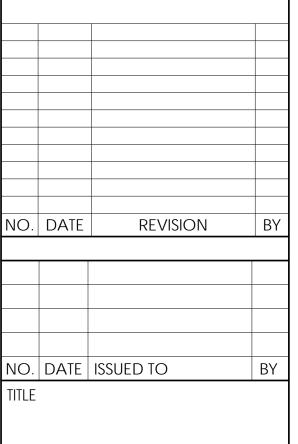
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First Floor Construction Plan

DATE 11/23/2016 SCALE 1/4" = 1'-0" JOB NO. 01-16 DRAWN BY Author

FIRE PROTECTION NOTES & KEY

GENERAL NOTES

SD) PHOTOELECTRIC SMOKE DETECTOR

SD SMOKE & CARBON MONOXIDE DETECTOR

ALL SMOKE & CARBON MONOXIDE DETECTORS MUST BE HARDWIRED AND INTERCONNECTED WITH BATTER BACK-UP

1. THE MATERIALS AND METHODS USED TO CONSTRUCT THE BUILDING DEPICTED IN THIS PLAN SHALL

TWO FAMILY DWELLINGS.

DESIGN LOADS:

REPEATED

2. THE THERMAL ENVELOPE AND ALL ENERGY

AND ZONING REQUIREMENTS.

CONFORM TO THE 2012 INTERNATIONAL RESIDENTIAL

BUILDING CODE (W/ COMMONWEALTH OF MASS. &

CONSUMING APPLIANCES SHALL CONFORM TO THE 2012 INTERNATIONAL ENERGY CONSERVATION CODE. ALL WORK SHALL BE PERFORMED IN ACCORDANCE

WITH ALL APPLICABLE TOWN OF RAYNHAM CODES

ALL FLOOR JOISTS SHALL BE 2X8 OR 2X10, DOUGLAS FIR OR SOUTHER PINE (BASED ON AVAILABILITY) WORK NOT INDICATED ON PART OF THE DRAWINGS

BUT REASONABLE IMPLIED TO SIMILAR TO THAT

7. IF ANY CASE OF CONFLICT BETWEEN THE NOTES AND DETAILS, THE MOST RIGID REQUIREMENTS SHALL GOVER. CONTRACTOR SHALL MAKE NO CEVIATION FROM DESIGN DRAWINGS WITHOUT CONSENT OF

8. THE COONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND COORDINATE WITH

9. JOB SAFETY AND CONSTRUCTION PROCEDURES ARE

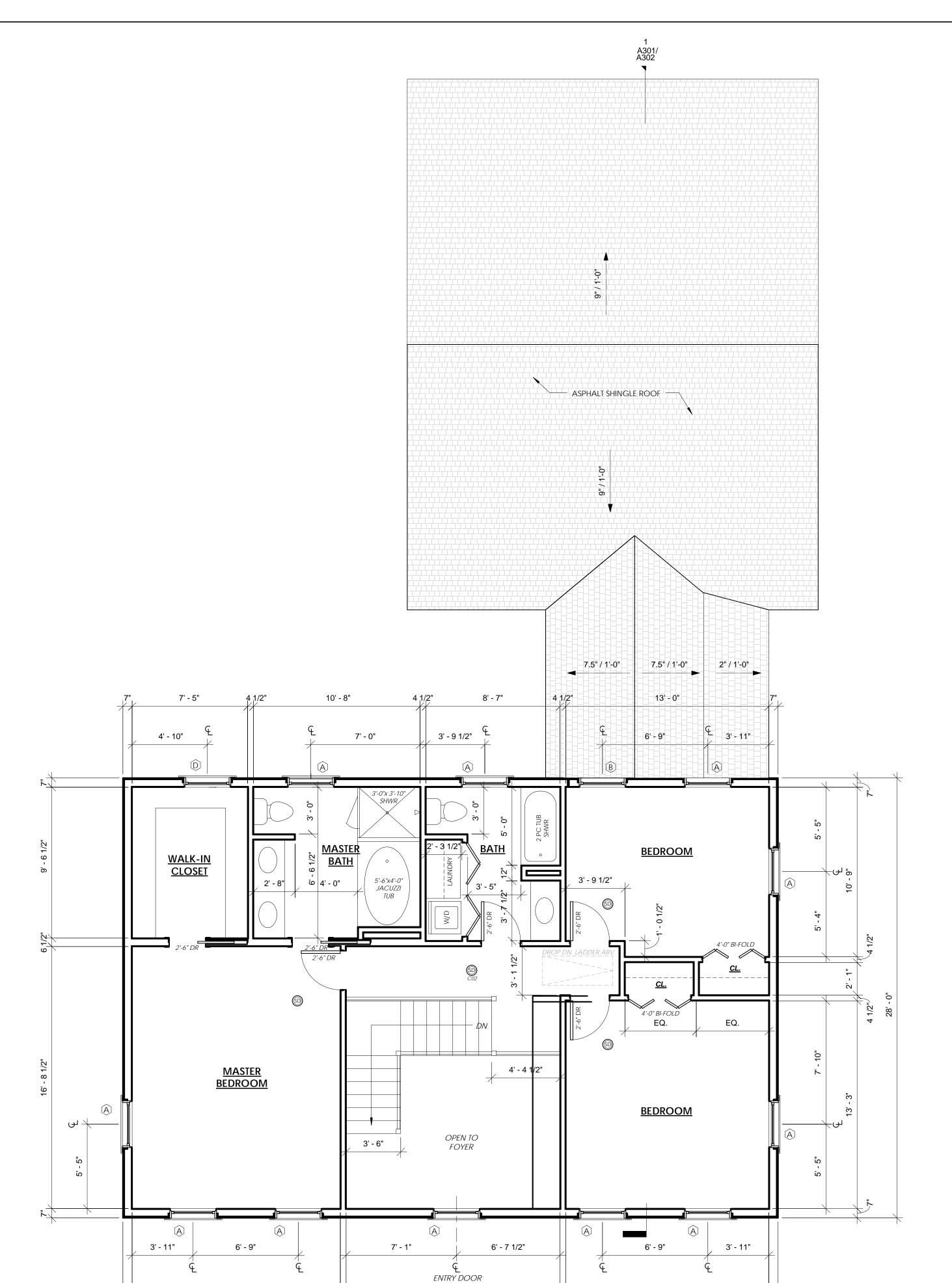
THE RESPONSIBILITY OF THE CONTACTOR.

ARCHITECTURAL DRAWINGS AND LOCAL BUILDING

CONTRACTOR IS RESPONSIBLE FOR THE ALIGNMENT AND PLUMBNESS OF ALL STRUCTURAL MEMBERS.

SHOWN AT CORRESPONDING PLACED SHALL BE

Town of raynham ammendments) for one &



13' - 8 1/2"

42' - 0"

4 1/2"

4 1/2"

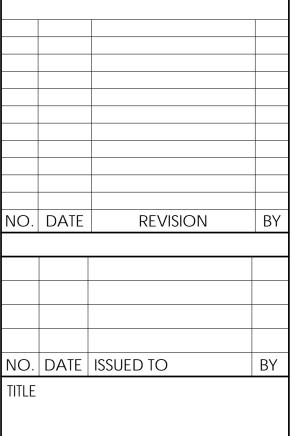
13' - 0"





Raynham, MA 02767

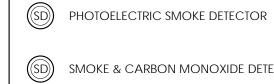
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Second Floor Construction Plan

DATE 11/23/2016 SCALE 1/4" = 1'-0" JOB NO. 01-16 DRAWN BY Author

FIRE PROTECTION NOTES & KEY



SD SMOKE & CARBON MONOXIDE DETECTOR

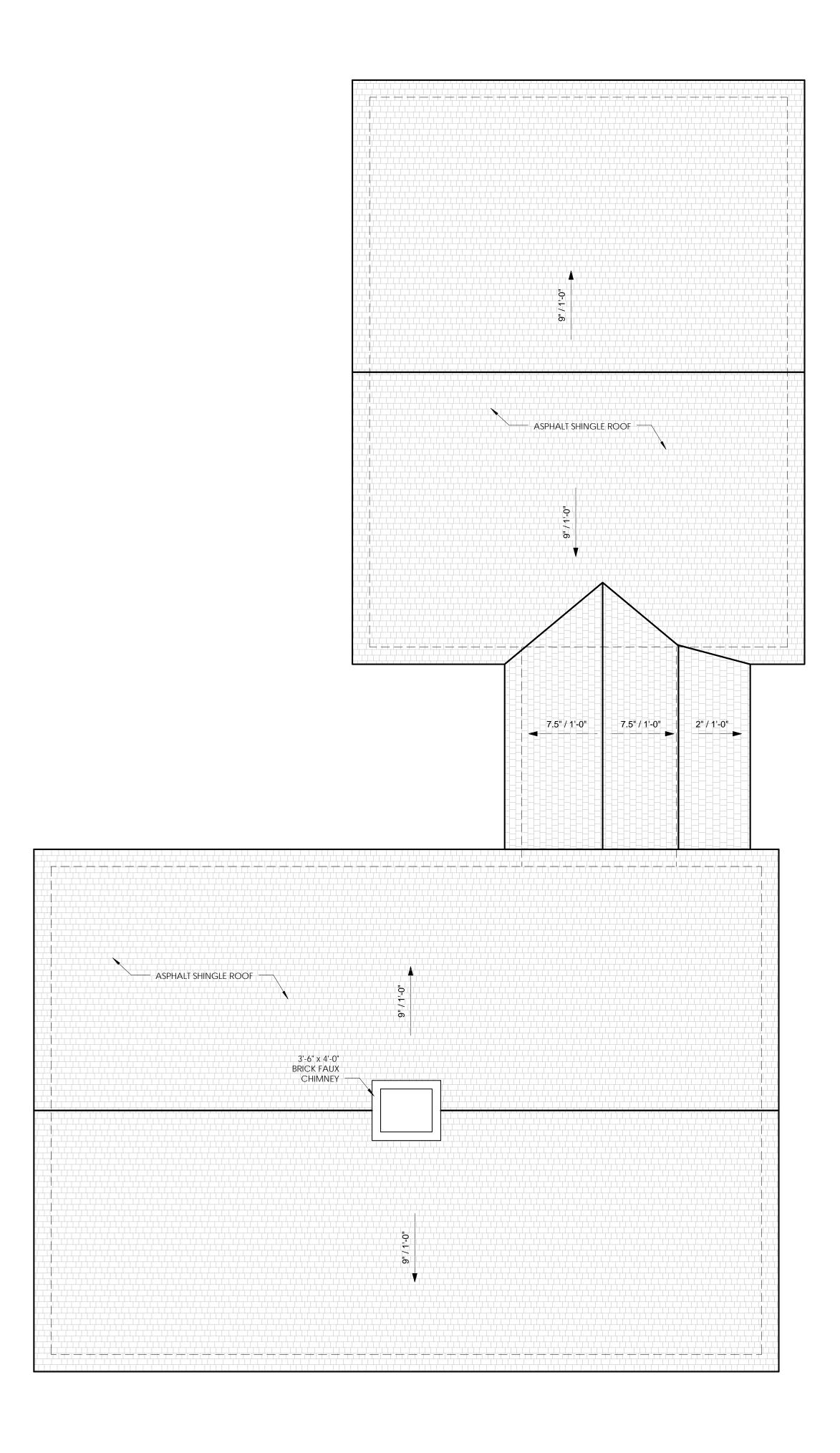
ALL SMOKE & CARBON MONOXIDE DETECTORS MUST BE HARDWIRED AND INTERCONNECTED WITH BATTER BACK-UP

GENERAL NOTES

- 1. THE MATERIALS AND METHODS USED TO CONSTRUCT THE BUILDING DEPICTED IN THIS PLAN SHALL CONFORM TO THE 2012 INTERNATIONAL RESIDENTIAL BUILDING CODE (W/ COMMONWEALTH OF MASS. & Town of raynham ammendments) for one & TWO FAMILY DWELLINGS.
- 2. THE THERMAL ENVELOPE AND ALL ENERGY CONSUMING APPLIANCES SHALL CONFORM TO THE 2012 INTERNATIONAL ENERGY CONSERVATION CODE. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE TOWN OF RAYNHAM CODES
- AND ZONING REQUIREMENTS. DESIGN LOADS:
- ALL FLOOR JOISTS SHALL BE 2X8 OR 2X10, DOUGLAS FIR OR SOUTHER PINE (BASED ON AVAILABILITY) WORK NOT INDICATED ON PART OF THE DRAWINGS BUT REASONABLE IMPLIED TO SIMILAR TO THAT SHOWN AT CORRESPONDING PLACED SHALL BE
- REPEATED 7. IF ANY CASE OF CONFLICT BETWEEN THE NOTES AND DETAILS, THE MOST RIGID REQUIREMENTS SHALL GOVER. CONTRACTOR SHALL MAKE NO CEVIATION FROM DESIGN DRAWINGS WITHOUT CONSENT OF
- 8. THE COONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND COORDINATE WITH ARCHITECTURAL DRAWINGS AND LOCAL BUILDING
- JOB SAFETY AND CONSTRUCTION PROCEDURES ARE
- THE RESPONSIBILITY OF THE CONTACTOR. CONTRACTOR IS RESPONSIBLE FOR THE ALIGNMENT

AND PLUMBNESS OF ALL STRUCTURAL MEMBERS.

13' - 4"







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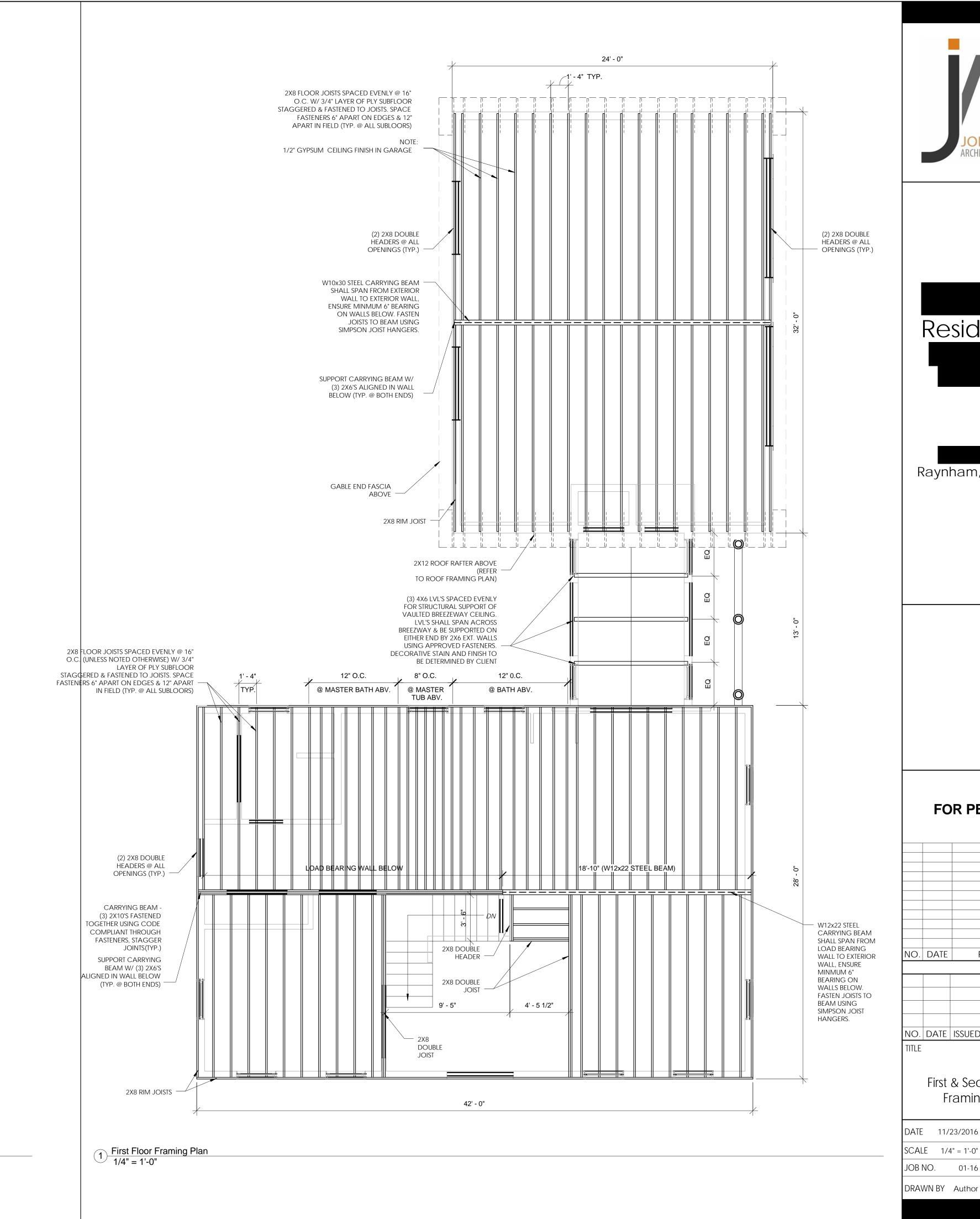
Roof Plan

DATE 11/23/2016 SCALE 1/4" = 1'-0"

SCALE 1/4" = 1'-0"

JOB NO. 01-16

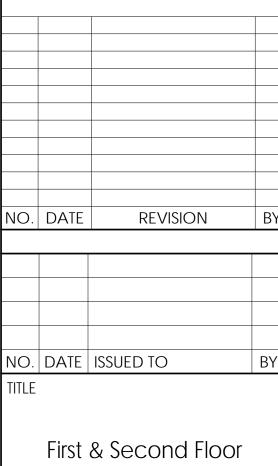
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Framing Plans

01-16

2 Second Floor (Attic) Framing Plan
1/4" = 1'-0"

2X8 RIM JOISTS

2X8 FLOOR JOISTS SPACED EVENLY @ 16"

STAGGERED & FASTENED TO JOISTS. SPACE

(2) 2X8 DOUBLE HEADERS @ ALL DOOR OPENINGS

CARRYING BEAM -(3) 2X10 LVL'S FASTENED TOGETHER USING CODE

FASTENERS (TYP.)

COMPLIANT THROUGH

SUPPORT CARRYING BEAM W/

(3) 2X6'S ALIGNED IN WALL

BELOW (TYP. @ BOTH ENDS)

MIN R-49 BATT INSLULATION

BETWEEN FLOOR JOISTS AT

ATTIC FLOOR LEVEL, TYP.

GABLE END FASCIA

LINE OF ROOF SOFFIT

FASCIA ABOVE

(TYP.) -

O.C. W/ 3/4" LAYER OF PLY SUBFLOOR

FASTENERS 6" APART ON EDGES & 12"

IN FIELD (TYP: @-ALL SUBLOORS)- 7

(2) 2X8 DOUBLE HEADERS @ ALL

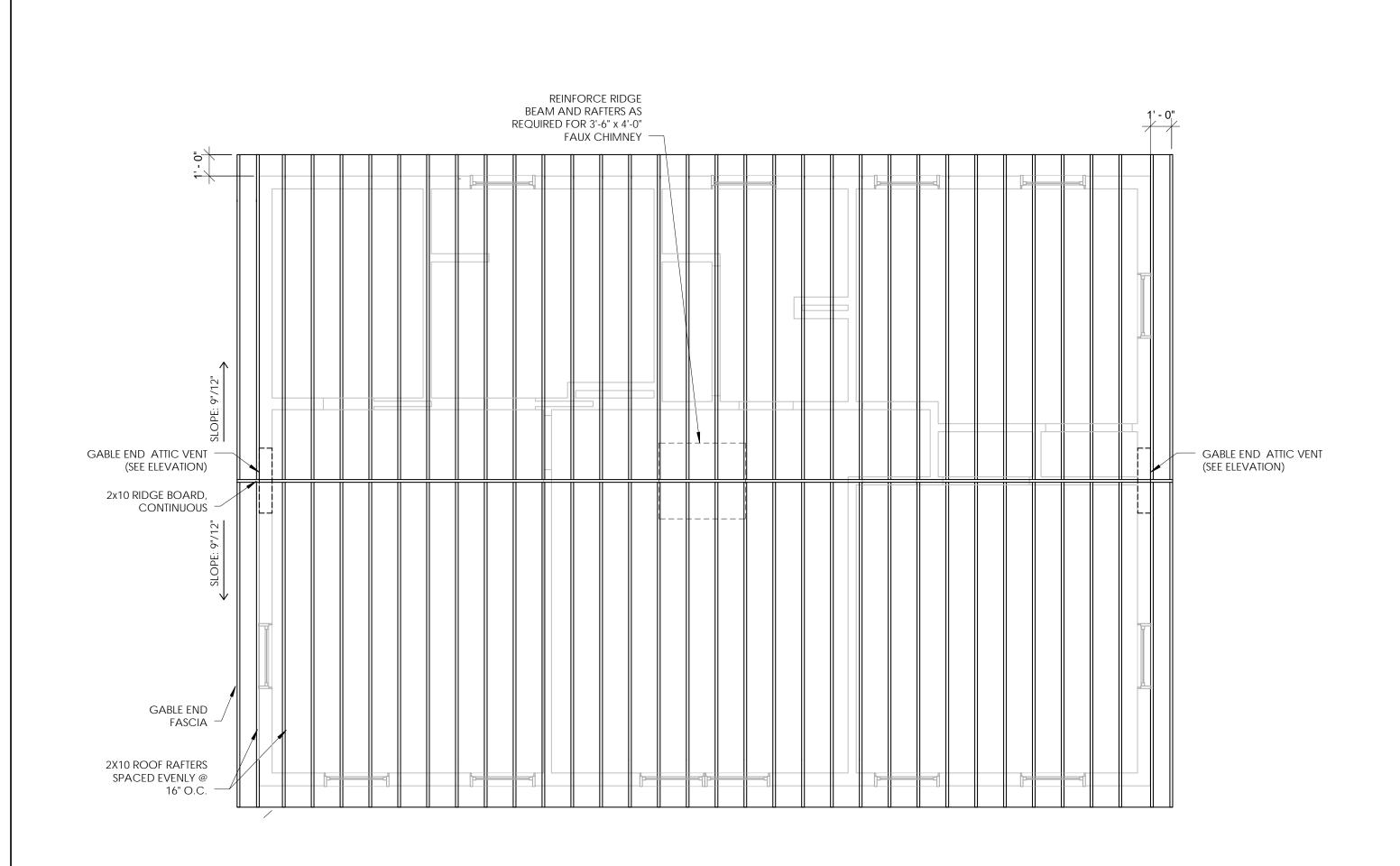
OPENINGS (TYP.)

2X12 ROOF RAFTERS ABOVE (REFER TO ROOF FRAMING -

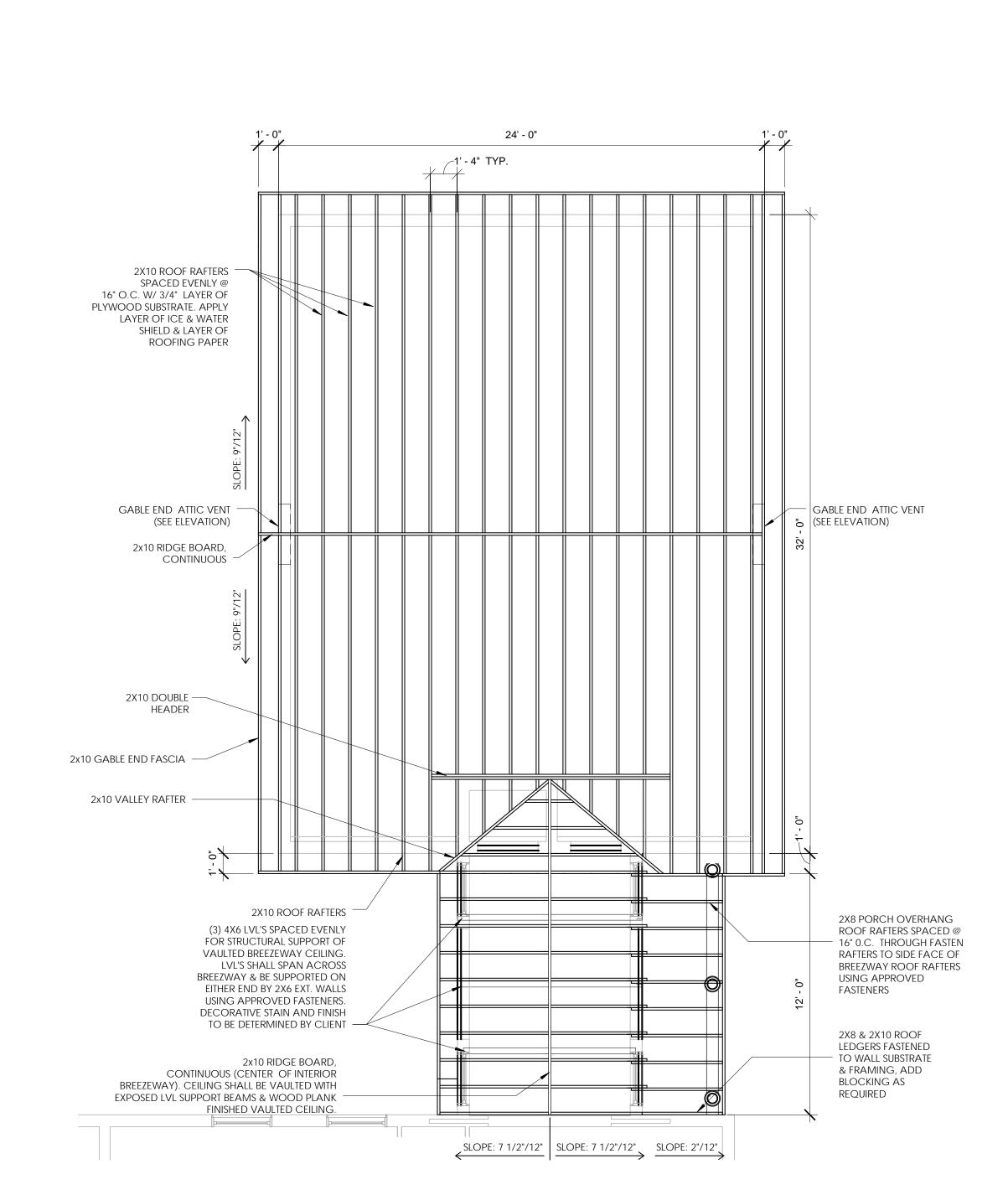
PLAN)

STANDARD DROP DOWN ATTIC

LADDER OPENING -



1 Second Floor Roof Framing Plan 1/4" = 1'-0"



First Floor (Breezeway & Garage) Roof
Framing Plan

1/4" = 1'-0"





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Roof Framing Plans

DATE 11/23/2016

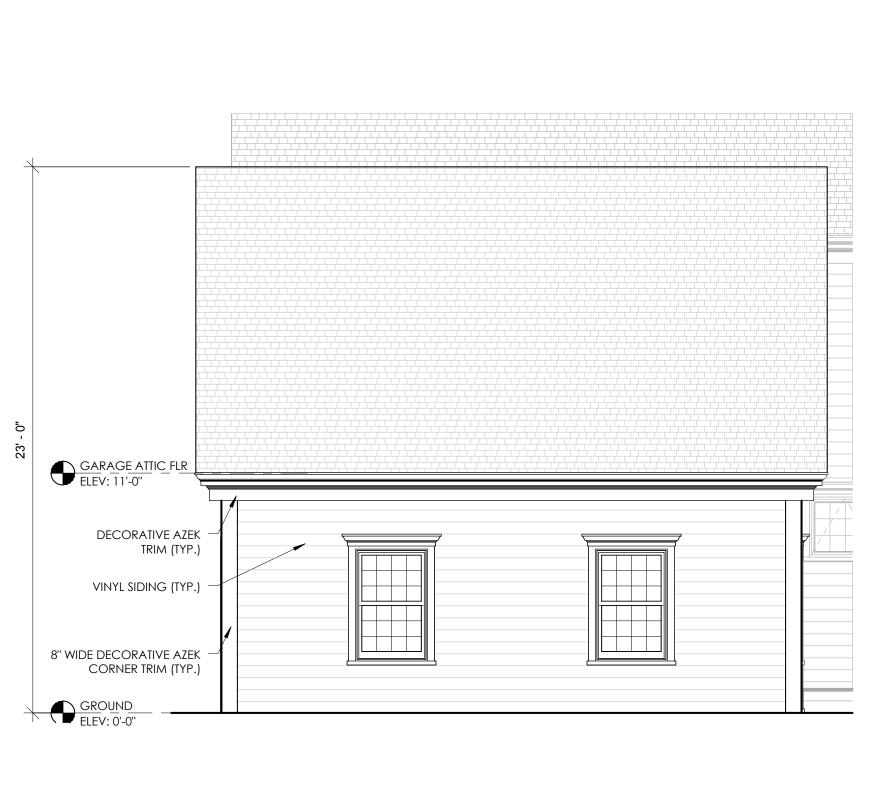
SCALE 1/4" = 1'-0"

JOB NO. 01-16

DRAWN BY Author

A105











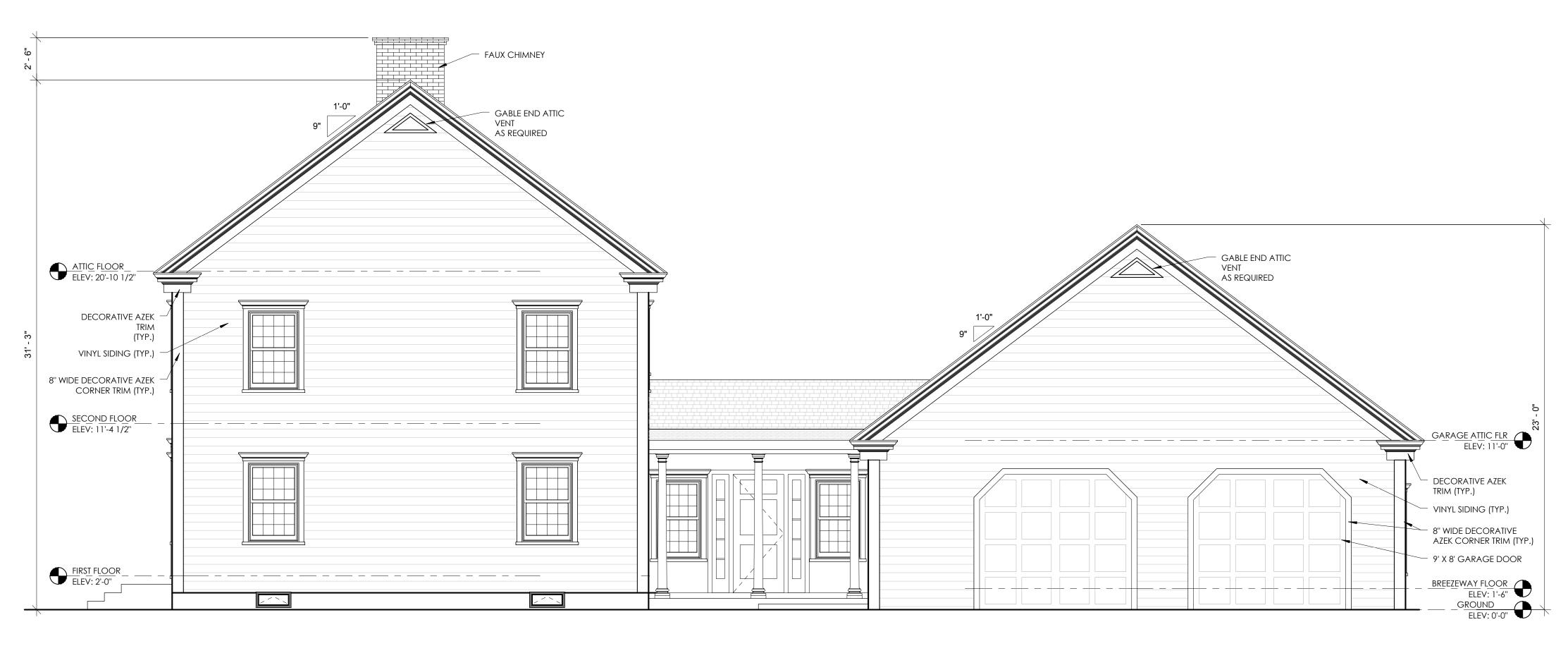
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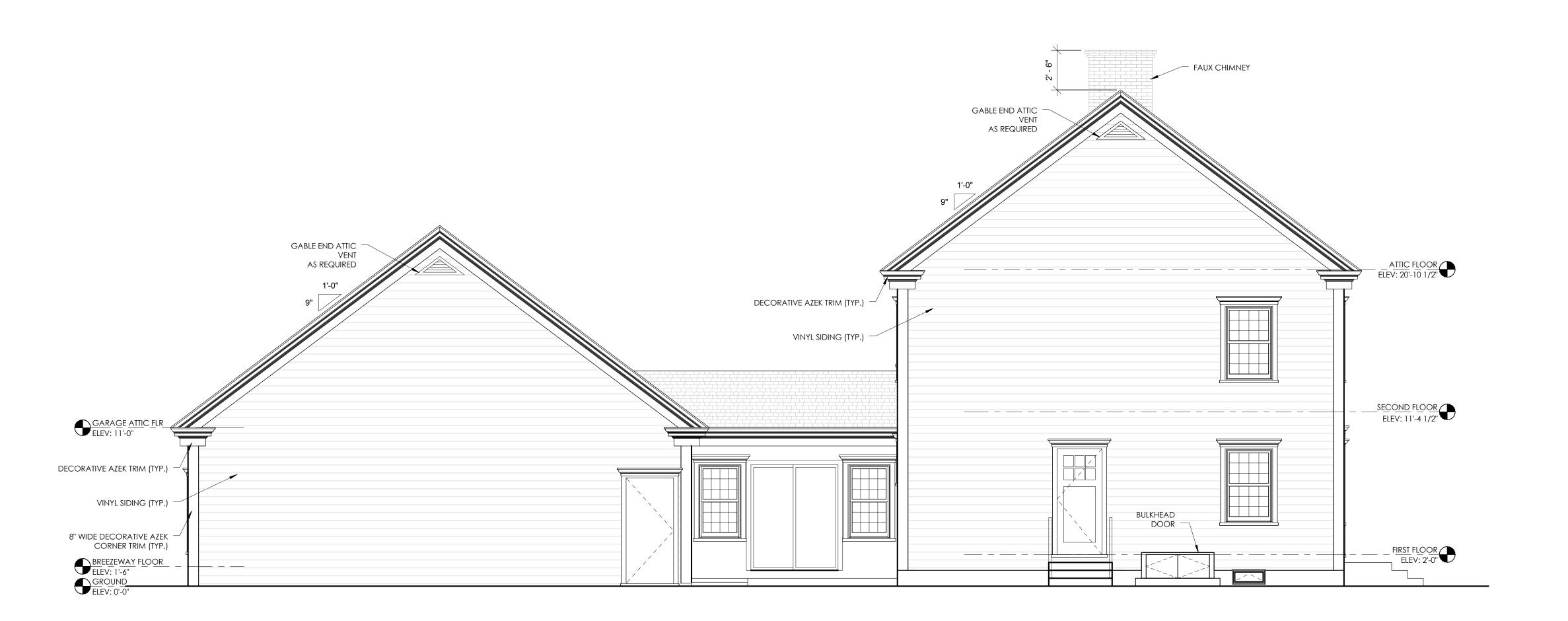
Elevation 2

DATE 11/23/2016 SCALE 1/4" = 1'-0" JOB NO. 01-16

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1 Elevation 1 1/4" = 1'-0"







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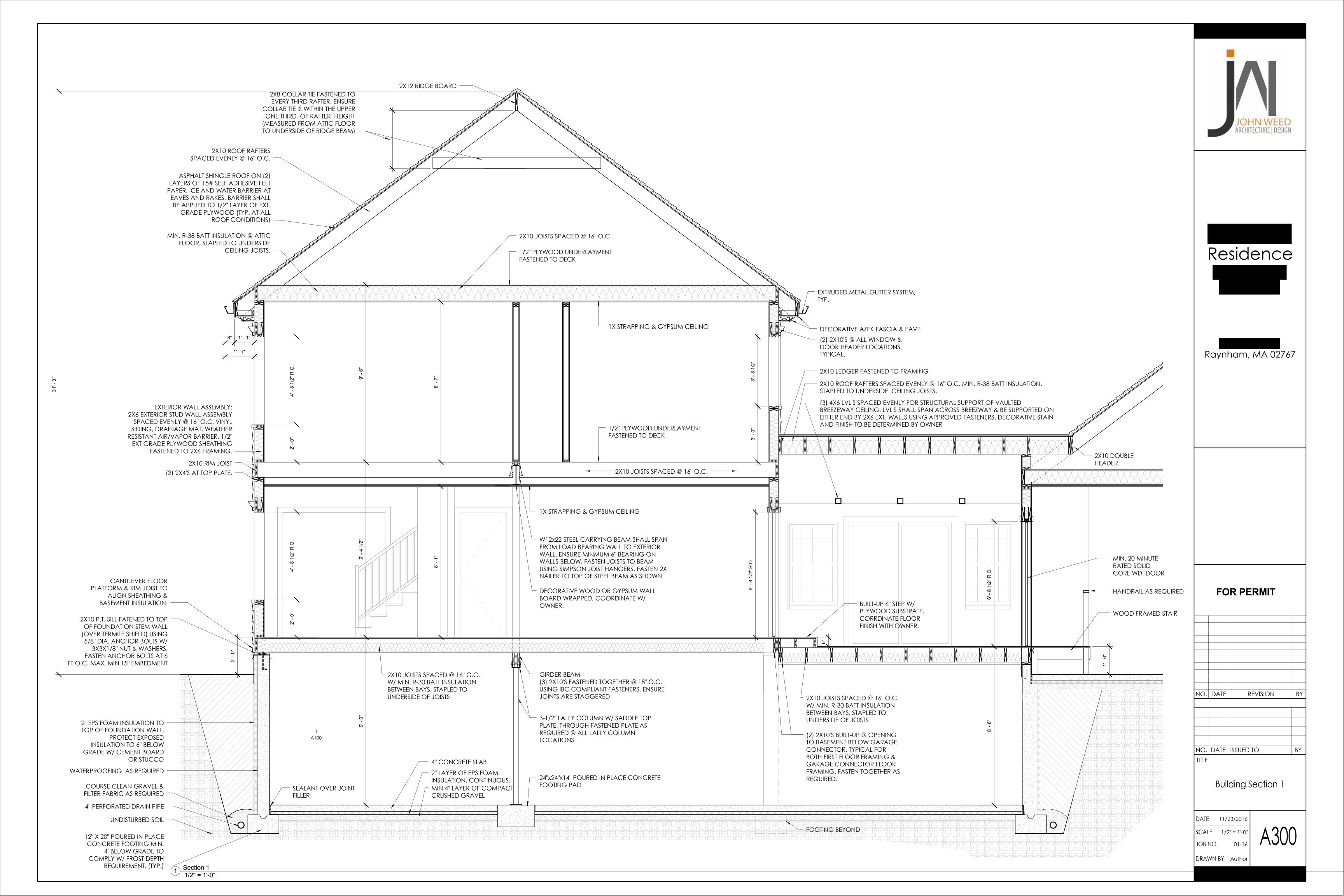
Elevations

DATE 11/23/2016

SCALE 1/4" = 1'-0"

JOB NO. 01-16

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2X8 COLLAR TIE FASTENED TO EVERY THIRD RAFTER. ENSURE 2X12 RIDGE BOARD — COLLAR TIE IS WITHIN THE UPPER ONE THIRD OF RAFTER HEIGHT (MEASURED FROM ATTIC FLOOR TO UNDERSIDE OF RIDGE BEAM) -2X10 ROOF RAFTERS SPACED EVENLY @ 16" O.C. ASPHALT SHINGLE ROOF ON (2) LAYERS OF 15# SELF ADHESIVE FELT PAPER. ICE AND WATER BARRIER AT EAVES AND RAKES. BARRIER SHALL BE APPLIED TO 1/2" LAYER OF EXT. GRADE PLYWOOD (TYP. AT ALL ROOF CONDITIONS) -2X10 DOUBLE HEADER MIN. R-38 BATT INSULATION @ ATTIC FLOOR, STAPLED TO UNDERSIDE CEILING JOISTS. -W10x30 STEEL CARRYING BEAM SHALL SPAN FROM EXTERIOR WALL TO EXTERIOR WALL, ENSURE MINMUM 6" BEARING ON WALLS BELOW. FASTEN JOISTS TO BEAM USING MIN. 20 MINUTE SIMPSON JOIST HANGERS. FASTEN 2X NAILER RATED SOLID TO TOP OF STEEL BEAM AS SHOWN. CORE WD. DOOR - DECORATIVE WOOD OR GYPSUM WALL HANDRAIL AS REQUIRED BOARD WRAPPED, COORDINATE W/ OWNER. WOOD FRAMED STAIR NEW 6" SLAB SHALL NEW 6" (3500 PSI) CONCRETE SLAB ON BEAR ON 8" GRADE PITCHED AT 1/8" PER FT. WITH 6 MIL FOUNDATION WALL A POLY VAPOR BARRIER. SLAB SHALL REST MIN. 3" FILL & SEAL JOINT AS REQUIRED -ON 6" COMPACT GRAVEL BASE - TYP. 12" X 20" POURED IN PLACE CONCRETE FOOTING MIN. 4' BELOW GRADE TO COMPLY W/ FROST DEPTH REQUIREMENT. (TYP.) 1 Section 2 1/2" = 1'-0"

WINDOW SCHEDULE

TAG	QTY.	ТҮРЕ	SIZE	NOTES
А	24	DOUBLE HUNG	4'-8" x 3'-0"	4 OVER 3 MUNTINS
В	1	DOUBLE HUNG	3'-8" x 3'-0"	4 OVER 3 MUNTINS
С	1	FRENCH CASEMENT	5'-0" x 3-0"	4 OVER 3 MUNTINS (PER WINDOW)
D	2	AWNING	2'-6" x 3'-0"	4 OVER 3 MUNTINS
E	3	HOPPER	24" x 10"	





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NO. DATE REVISION E

NO. DATE ISSUED TO B

TITLE

Building Section 2

DATE 11/23/2016

SCALE 1/2" = 1'-0"

JOB NO. 01-16

JOB NO. 01-16

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