

FIRST FLOOR PLAN

LEGEND:

- EXISTING WALLS
- CONSTRUCTION TO BE REMOVED
- NEW CONSTRUCTION
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR

IECC2015 RESIDENTIAL ENERGY EFFICIENCY DETAILS

CLIMATE ZONE 5 (USE EITHER PRESCRIPTIVE VALUES OR RESCHECK CALCULATION)

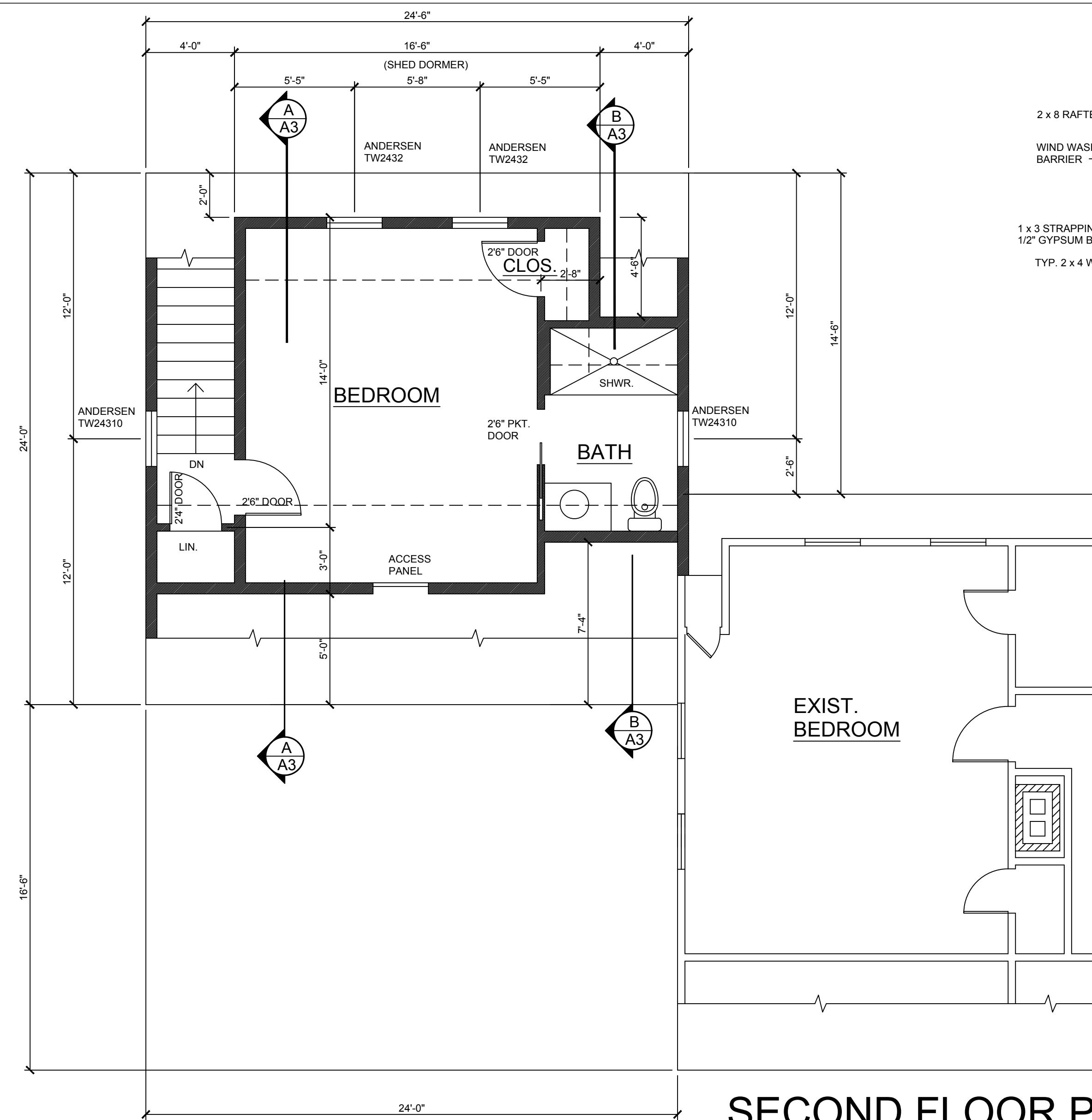
TABLE 402.1.2 (MINIMUM PRESCRIPTIVE INSULATION & FENESTRATION REQUIREMENTS)

FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	CEILING R-VALUE	WOOD FRAMED WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	BASEMENT SLAB R-VALUE	CRAWL SPACE WALL R-VALUE
0.30	MASS. AMMEND.	0.55	49	20 or 13 + 5	30	15/19	10 (4 FT. DEEP)
							15/19

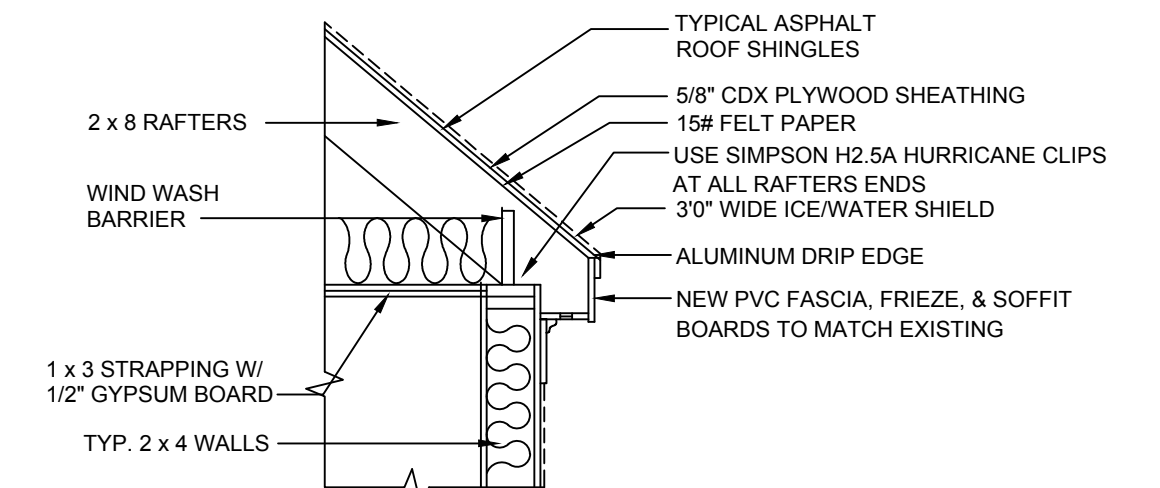
- NOTES:
- R-VALUES ARE MINIMUMS & U-FACTORS ARE MAXIMUMS.
 - 15/19 MEANS R=15 CONTINUOUS INSULATED SHEATHING ON THE INTERIOR OR EXTERIOR OF THE HOME OR R=19 INSULATION CAVITY AT THE INTERIOR OF THE BASEMENT WALL
 - REFER TO IECC 2015 CHAPTER 4 FOR ALL INSULATION & ENERGY REQUIREMENTS
 - 13 + 5 MEANS R5 CONTINUOUS INSULATED SHEATHING ON THE WALL EXTERIOR & R13 CAVITY INSULATION

NOTES:

- CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS & DIMENSIONS IN THE FIELD
- CONTRACTOR TO VERIFY ALL INTERIOR & EXTERIOR MATERIALS, DETAILS, & FINISHES IN THE FIELD WITH OWNER
- ROUGH OPENING HEAD HEIGHT OF WINDOWS AT FIRST FLOOR TO BE 6'-8" ABOVE SUBFLOOR
- ALL CONSTRUCTION TO CONFORM TO 780 CMR MASSACHUSETTS STATE BUILDING CODE, 8TH EDITION AMENDMENT & IRC2009
- 110 MPH EXPOSURE B WIND ZONE
- ALL SHEETS OF PLYWOOD WALL SHEATHING TO BE INSTALLED VERTICALLY, OR HORIZONTALLY W/ BLOCKING AT EDGES, 3"EDGE/12" FIELD NAILING
- ALL LVL LUMBER/BEAMS TO BE 1.9e L/360 LOAD
- SEE CERTIFIED PLOT PLAN, DEVELOPED BY CAPE SURV FOR ALL PROPOSED & EXISTING DETAILS
- FOLLOW ALL MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION OF ALL SIMPSON COMPONENTS
- ALL CONCRETE USED FOR FOUNDATION WALLS, FOOTINGS & SLABS TO BE 3000 PSI
- VERIFY ALL PLUMBING & ELECTRICAL DETAILS W/ OWNERS ON THE SITE DURING FRAMING CONSTRUCTION
- TIMBER FRAMING TO BE SPRUCE/PINE/FIR NO. 2 GRADE
- FOLLOW ALL REQUIREMENTS OF THE 110 MPH CHECKLIST SUPPLIED
- FOLLOW ALL REQUIREMENTS OF THE IECC2015 RESIDENTIAL ENERGY EFFICIENCY REQUIREMENTS & VERIFY ALL DETAILS WITH THE INSULATION INSTALLER/CONTRACTOR.
- ALL HEADERS LESS THAN 4'0" TO BE 3- 2 x 6's UNLESS OTHERWISE NOTED



SECOND FLOOR PLAN



DETAIL AT WALL

SCALE: 1/2" = 1'-0"

NAILING SCHEDULE			
110 MPH EXPOSURE B WIND ZONE			
JOINT DESCRIPTION	NO. OF COMMON NAILS	NO. OF BOX NAILS	NAIL SPACING
ROOF FRAMING:			
BLOCKING TO RAFTER (TOE NAILED)	2- 8d	2- 10d	EACH END
RIM BOARD TO RAFTER (END NAILED)	2- 16d	3- 16d	EACH END
WALL FRAMING:			
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
FLOOR FRAMING:			
JOIST TO SILL, TOP PLATE OR GIRDER (TOE NAILED)	4- 8d	4- 10d	PER JOIST
BLOCKING TO JOISTS (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- 16d	4- 16d	PER JOIST
BAND JOIST TO SILL OR TOP PLATE (TOE NAILED)	2- 16d	3- 16d	PER FOOT
ROOF SHEATHING:			
WOOD STRUCTURAL PANELS (PLYWOOD)			
RAFTERS OR TRUSSES SPACED UP TO 16" o.c.	8d	10d	6" EDGE/6" FIELD
RAFTERS OR TRUSSES SPACED OVER 16" o.c.	8d	10d	4" EDGE/4" FIELD
GABLE END WALL RAKE OR RAKE TRUSS W/O OVERHANG	8d	10d	6" EDGE/6" FIELD
GABLE END WALL RAKE OR RAKE TRUSS	8d	10d	6" EDGE/6" FIELD
W/ STRUCTURAL OUTLOOKERS			
GABLE END WALL RAKE OR RAKE TRUSS W/ LOOKOUT BLOCKS	8d	10d	4" EDGE/4" FIELD
CEILING SHEATHING:			
GYPSUM WALLBOARD	5d COOLERS	---	7" EDGE/10" FIELD
WALL SHEATHING:			
WOOD STRUCTURAL PANELS (PLYWOOD)			
STUDS SPACED UP TO 24" o.c.	8d	10d	3" EDGE/12" FIELD
1/2" & 25/32" FIBERBOARD PANELS	8d	---	3" EDGE/6" FIELD
1/2" GYPSUM WALLBOARD	5d COOLERS	---	7" EDGE/10" FIELD
FLOOR SHEATHING:			
WOOD STRUCTURAL PANELS (PLYWOOD)			
1" OR LESS THICKNESS	8d	10d	6" EDGE/12" FIELD
GREATER THAN 1" THICKNESS	10d	16d	6" EDGE/6" FIELD

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**NEW ADDITION FOR:
 GARDNER RESIDENCE
 6 GARDNER'S PATH, CHATHAM, MA**

THE DESIGNER SHALL BE NOTIFIED IF ANY ERRORS OR OMISSIONS ARE FOUND ON THESE DRAWINGS PRIOR TO START OF CONSTRUCTION. THE BUILDING CONTRACTOR WILL BE RESPONSIBLE FOR THE CONTENT IN THESE DRAWINGS IF CONSTRUCTION COMMENCES WITHOUT NOTIFYING THE DESIGNER OF ANY ERRORS OR OMISSIONS. THESE DRAWINGS ARE SOLELY FOR THE USE OF THE OWNER NOTED. ANY OTHER USE OF THESE DRAWINGS REQUIRES THE WRITTEN CONSENT OF THE DESIGNER UNDER THE ARCHITECTURAL COPYRIGHT PROTECTION ACT OF 1990.

SCALE :
 1/4" = 1'-0"
 DATE :
 9/25/2017

DRAWING NO. :
A1