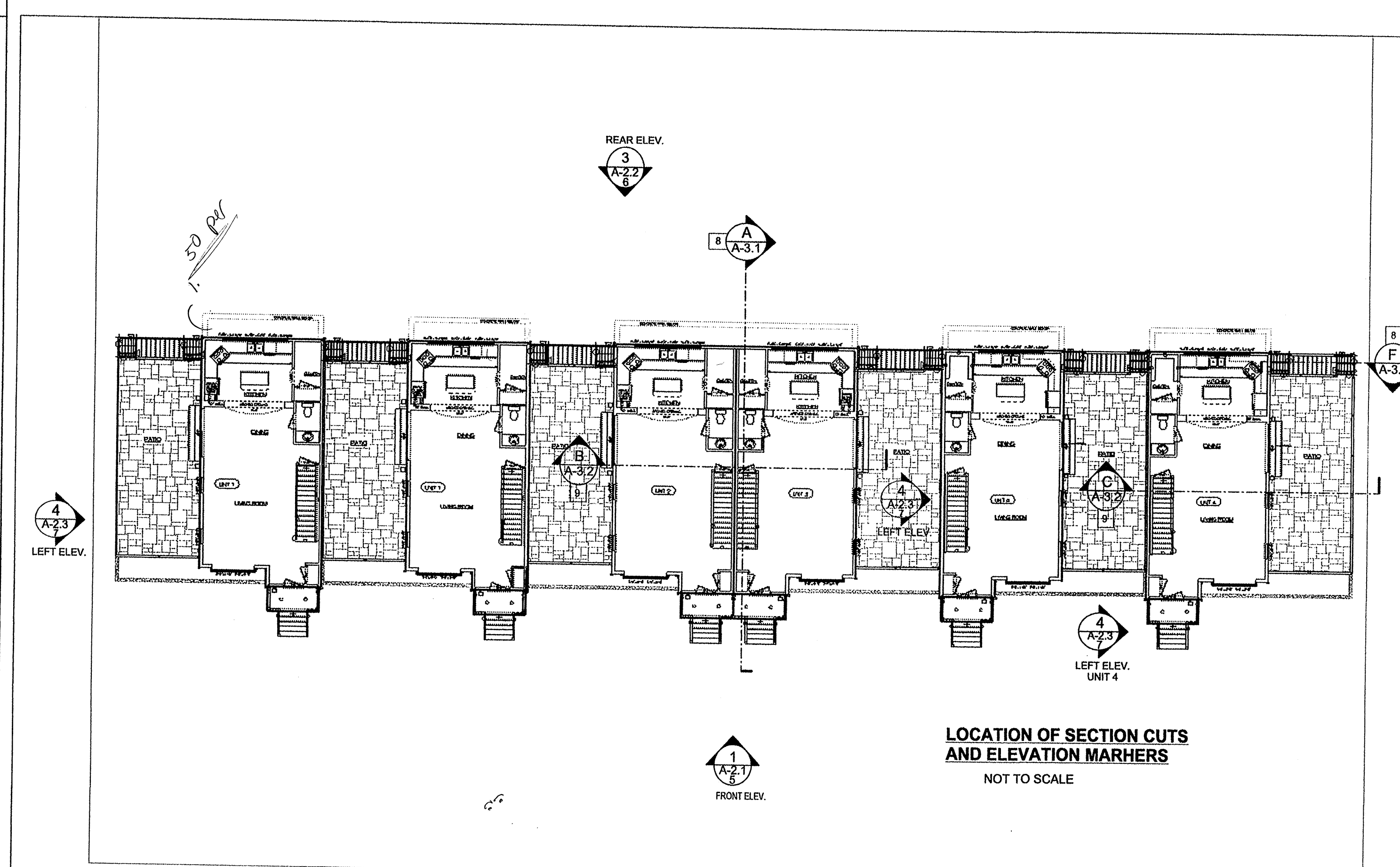


LIST OF DRAWINGS		
PAGE #	PLAN TITLE	(PAGE #) OF 11
G-6.1	> DRAWING INDEX, SYMBOL LEGEND > ABBREVIATIONS, CONSTRUCTION NOTES	1 OF 11
A-1.1	FOUNDATION PLAN	2 OF 11
A-1.1(b)	> FOUNDATION PLAN (b), (1) DOUBLE UNIT > & (1) SINGLE UNIT	2(b) OF 11
A-1.2	MAIN FLOOR PLAN	3 OF 11
A-1.2(b)	> MAIN FLOOR PLAN (b), (1) DOUBLE UNIT > & (1) SINGLE UNIT	3(b) OF 11
A-1.3	SECOND FLOOR PLAN	4 OF 11
A-1.3(b)	> SECOND FLOOR PLAN (b), (1) DOUBLE UNIT > & (1) SINGLE UNIT	4(b) OF 11
A-2.1	FRONT ELEVATION	5 OF 11
A-2.2	REAR ELEVATION	6 OF 11
A-2.3	> LEFT ELEVATION & > LEFT ELEVATION UNIT 5	7 OF 11
A-3.1	SECTIONS A / D / E / F	8 OF 11
A-3.2	SECTION B / SECTION C	9 OF 11
A-7.1	ROOF PLAN	10 OF 11
A-5.1	DETAIL SHEET	11 OF 11

STANDARD PLAN NUMBERING DESCRIPTION	
TYPE OF PLAN	DRAWING NUMBERING SEQUENCE
EXAM. G-6.1	
A = ARCHITECTURAL	100 SERIES: FLOOR PLANS
S = STRUCTURAL	200 SERIES: ELEVATIONS
M = MECHANICAL	300 SERIES: SECTIONS
F = FIRE	400 SERIES: LARGE SCALE PLANS, ELEVATIONS AND SECTIONS
E = ELECTRICAL	500 SERIES: DETAILS
G = GENERAL	600 SERIES: SCHEDULES, NOTES AND DIAGRAMS
I = INTERIOR FURNISHINGS	700 SERIES: FLOOR, JOIST AND ROOF FRAMING PLANS
D = DEMOLITION	

ABBREVIATIONS			
A.C. - AIR CONDITIONING	DIAM. - DIAMETER	MAX. - MAXIMUM	SQ.FT. - SQUARE FOOT
A.F.F. - ABOVE FINISHED FLOOR	DIM. - DIMENSION	MFR. - MANUFACTURER	STOR. - STORAGE
A.F.G. - ABOVE FINISHED GRADE	DWG. - DRAWING	MIN. - MINIMUM	STRL. - STRUCTURAL
APX. - APPROXIMATE	EA. - EACH	MISC. - MISCELLANEOUS	STWY. - STAIRWAY
ASPH. - ASPHALT	EQUIP. - EQUIPMENT	NOM. - NOMINAL	SYS. - SYSTEM
ASSEM. - ASSEMBLY	EXG. - EXISTING	N.T.S. - NOT TO SCALE	T.B.D. - TO BE DETERMINED
AVG. - AVERAGE	EXT. - EXTERIOR	O.C. - ON CENTER	T&G. - TONGUE AND GROOVE
B.F.F. - BELOW FINISHED FLOOR	F.F. - FINISHED FLOOR	OPNG. - OPENING	T.O.B. - TOP OF BEAM
BLDG. - BUILDING	FIN. - FINISH	PAR. - PARALLEL	T.O.F. - TOP OF FOOTING
BLKG. - BLOCKING	FLR. - FLOOR	PARTN. - PARTITION	T.O.J. - TOP OF JOIST
BRG. - BEARING	F.O.F. - FACE OF FINISH	PED. - PEDESTAL	T.O.W. - TOP OF WALL
BSMT. - BASEMENT	F.O.S. - FACE OF STUD	PERIM. - PERIMETER	TRD. - TREAD
CAB. - CABINET	FTG. - FOOTING	PLT. - PLATE	T.S.L. - TOP OF SLAB
☉ - CENTER LINE	GALV. - GALVANIZED	PLWD. - PLYWOOD	TYP. - TYPICAL
C.L. - CENTER LINE	GYP. - GYPSUM	P.S.F. - POUNDS PER SQUARE FOOT	V.B. - VAPOR BARRIER
CLG. - CEILING	HB. - HOUSE BIBB	P.S.I. - POUNDS PER SQUARE INCH	VERT. - VERTICAL
CLO. - CLOSET	HC. - HOLLOW CORE	P.T. - PRESSURE TREATED	V.I.F. - VERIFY IN FIELD
CONC. - CONCRETE	HDR. - HEADER	QTY. - QUANTITY	W. - WITH
CONT. - CONTINUOUS	HGT. - HEIGHT	REINF. - REINFORCED (REBAR)	W.C. - TOILET (WATER CLOSET)
CSMT. - CASEMENT	HORIZ. - HORIZONTAL	REQD. - REQUIRED	W.I.C. - WALK IN CLOSET
DBL. - DOUBLE	H.V.A.C. - HEATING, VENTING & AIR CONDITIONING	RFG. - ROOFING	W/O. - WITH OUT
DEMO. - DEMOLITION	RH. - RIGHT HAND	RHT. - RIGHT HAND	
DEPT. - DEPARTMENT	INSUL. - INSULATION	R/O. - ROUGH OPENING	
DET. - DETAIL	JST. - JOIST	S.D. - SMOKE DETECTOR	
DF. - DOUGLAS FUR	LH. - LEFT HAND	SHT'G. - SHEATHING	
DH. - DOUBLE HUNG	LL. - LIVE LOAD	SHWR. - SHOWER	
DIAG. - DIAGONAL	LVL. - LAMINATED VENEER LUMBER	SPECS. - SPECIFICATIONS	



LOCATION OF SECTION CUTS AND ELEVATION MARKERS
NOT TO SCALE

GENERAL NOTES	GENERAL NOTE/ DISCLAIMER
<p>NOTE ALL EXTERIOR EXTENSIONS ARE FROM THE CENTER OF OPENINGS AND CENTER OF PARTITIONS. ALL MEASUREMENTS ARE FROM FRAME TO FRAME AND FLOOR LEVELS ARE FROM TOP OF 1/4" SUBFLOOR.</p> <p>FENCE & RAIL NOTE > HANDRAILS & FENCES MORE THAN 30" ABOVE GRADE MUST BE MOUNTED TO WITHSTAND A LOAD OF AT LEAST 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ON THE RAIL OR FENCE.</p> <p>> DECK RAILING NOT LESS THAN 36" IN HEIGHT WITH PATTERN / SPACING SUCH THAT A SPHERE 4" IN DIA. CANNOT PASS THROUGH</p>	<p>1- ALL WORK SHALL CONFORM TO THE APPROPRIATE STATE BUILDING CODE, ITS APPLICABLE REFERENCED STANDARDS AND LOCAL CODES.</p> <p>2- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AS THEY RELATE TO NEW CONSTRUCTION. REPORT TO THE DESIGNER ALL OBSERVATIONS AND ANY DISCREPANCIES BEFORE PROCEEDING WITH ANY WORK.</p> <p>3- GENERAL CONTRACTOR TO SUBMIT PLANS OF ALL STRUCTURAL ELEMENTS TO BE ENGINEERED FOR APPROVAL (I.E. TRUSSES, LVLS, AND PRE ENGINEERED FLOOR JOISTS) BY A PROFESSIONAL ENGINEER.</p> <p>4- THE DESIGNER EXPRESSLY DISCLAIMS ANY RESPONSIBILITY FOR MONITORING, OR INSPECTING OR SUPERVISING THE ACTUAL CONSTRUCTION.</p>

GENERAL CONSTRUCTION NOTES	
<p>INSULATION NOTES</p> <p>(EXTERIOR WALLS OF HEATED SPACE) a. WALLS: 5 1/2" FIBERGLASS WITH VAPOR BARRIER R21. b. BASEMENT CEILING: 9" FIBERGLASS WITH VAPOR BARRIER R30, OR INSULATE EXTERIOR OF FOUNDATION WALLS WITH RIGID INSULATION. c. ATTIC: 12" FIBERGLASS WITH VAPOR BARRIER R38 IN FLAT CEILINGS. d. R38 IN SLOPE CEILING WITH 1" BAFFLE FOR AIR FLOW FROM SOFFIT VENT TO RIDGE VENT e. SEAL ALL PENETRATIONS THROUGH FLOORS WITH APPROVED CAULKING. (OPTIONAL) SPRAY FOAM AROUND EXTERIOR OPENINGS. (OPTIONAL) QUOTE ZONE INSULATION AT MASTER BATH AND 2ND FLOOR BATH WALLS.</p>	<p>EGRESS WINDOW REQUIREMENTS</p> <p>NOTE: EVERY ROOM USED FOR SLEEPING REQUIRES TWO MEANS OF EGRESS, TYP. A DOOR AND AT LEAST ONE WINDOW MEETING THE CODE REQUIREMENTS LISTED BELOW</p> <p>EGRESS WINDOW REQUIREMENTS</p> <ul style="list-style-type: none"> - MINIMUM WIDTH OF OPENING: 20 IN. - MINIMUM HEIGHT OF OPENING: 20 IN. - MINIMUM NET CLEAR OPENING: 1.7 SQ. FT. - (5.0 SQ. FT. FOR GROUND FLOOR), PROVIDING BOTH THE MIN. HEIGHT FROM GRADE OR HEIGHT FROM FLOOR TO WINDOW SILL DOES NOT EXCEED 44". - MAXIMUM SILL HEIGHT ABOVE FLOOR: 44 IN.

GENERAL CONSTRUCTION NOTES	FOUNDATION NOTES
<p>1- UNLESS OTHERWISE STATED ALL INTERIOR WALLS TO BE 2X4 16" O.C. DOUBLE TOP PLATES FOR LOAD BEARING WALLS. 2X6 STUDS MAY BE NEEDED FOR PLUMBING WALLS. CHECK WITH SUB CONTRACTORS BEFORE CONSTRUCTION BEGINS.</p> <p>2- ALL EXTERIOR WALLS TO BE 2X6 STUDS @ 16" O.C.</p> <p>3- ALL FLOOR TRUSSES, LVLS BEAMS, POSTS/CEMENT PADS, AND ANY STRUCTURAL ELEMENTS MUST BE REVIEWED BY STRUCTURAL ENGINEER OR STAMPED BY QUALIFIED VENDOR.</p> <p>4- ALL ROOFS LESS THAN 4/12 PITCH TO HAVE FULL COVERAGE ICE AND WATER OR EQUIVALENT.</p> <p>5- ALL HEADERS IN OPENINGS LESS THAN OR = TO 4'-7" IN WIDTH IN BEARING WALLS ON FIRST FLOOR TO BE DOUBLE 2X10, UNLESS OTHERWISE STATED.</p> <p>6- ALL FOUNDATION WALLS TO BE 10" UNLESS OTHERWISE STATED. FOOTINGS SHOULD BE REINFORCED WITH #2- 1/2" REBAR. TOP OF FOUNDATION WALLS SHOULD ALSO BE REINFORCED.</p> <p>7- ALL WINDOW SIZES AND THERE HEIGHT FROM THE FLOOR SHOULD BE DECIDED BY OWNER/CONTRACTOR.</p> <p>8- ALL 3/4" SUBFLOORS TO BE GLUED TO JOIST WITH CONSTRUCTION ADHESIVE.</p> <p>9- EVERY ROOM USED FOR SLEEPING TO HAVE AT LEAST ONE EGRESS WINDOW THAT MEETS CODE REQUIREMENTS. SEE NOTE THIS PAGE.</p> <p>10- DIG SAFE SHOULD BE NOTIFIED BEFORE ANY EXCAVATION OF PIERS OR FOUNDATION WORK PROCEEDS.</p> <p>11- DOUBLE 2X10 ON FIRST STORY AND DOUBLE 2X8 ON SECOND STORY UNLESS OTHERWISE STATED. AT LEAST ONE OPENING IN ROOMS USED FOR SLEEPING WILL NEED TO MEET THE REQUIREMENTS AS "EGRESS OPENING". NOTICE DESCRIPTION OF EGRESS OPENINGS BELOW.</p> <p>12- ALL RAFTER ENDS TO HAVE HURRICANE CLIPS APPLIED. ALL UNSUPPORTED JOIST ENDS TO HAVE JOIST HANGERS SECURED WITH HANGER NAILS.</p>	<p>1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATION AND ORDINANCES</p> <p>2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION</p> <p>3. CONTRACTOR TO CONTACT DIG-SAFE BEFORE START OF CONSTRUCTION TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES</p> <p>4. ALL CONCRETE TO BE MIN. 3000 PSI AT 28 DAYS UNLESS NOTED OTHERWISE</p> <p>5. ALL FOOTINGS TO BE 4'-0" BELOW GRADE AND MUST REST ON UNDISTURBED SOIL CAPABLE OF SUPPORTING THE BUILDING. FOOTINGS SHALL BE STEPPED AT A MAXIMUM SLOPE OF 2 HORIZONTAL TO 1 VERTICAL. MUST MAINTAIN 6 1/2" DISTANCE BETWEEN ADJUST HEIGHTS TO SITE CONDITIONS GRADE AND SIDING</p> <p>6. BACKFILL SHALL NOT BE PLACED UNTIL WALL HAS SUFFICIENT STRENGTH AND HAS BEEN SUFFICIENTLY BRACED TO PREVENT DAMAGE</p> <p>7. PROVIDE & INSTALL 1/2" DIA. ANCHOR BOLTS PLACED AT 4'-0" O.C. AND NOT MORE THAN 12" FROM CORNERS. ANCHOR BOLTS TO EXTEND MINIMUM OF 7" INTO CONCRETE WITH OTHER TRADES AS APPLICABLE</p> <p>9. PIER LOCATIONS AND SIZES ON FOUNDATION PLANS</p>

NOTE FOR QUALIFIED SUB-CONTRACTORS
<p>> IF REQUIRED BY LOCAL ORDINANCE FIRE SPRINKLER SYSTEM WILL BE INSTALLED BY OTHERS.</p> <p>> THE FURNACE AND HOT WATER TANK TO BE INSTALLED BY OTHERS.</p> <p>> ALL OTHER LICENSED SUB- CONTRACTORS IE. (PLUMBING, ELECTRICAL, AND HVAC) TO APPLY FOR THEIR RESPECTIVE PERMITS BY CODE.</p>

FOUNDATION NOTES	GARAGE FIRE SEPARATION NOTES
<p>1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATION AND ORDINANCES</p> <p>2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION</p> <p>3. CONTRACTOR TO CONTACT DIG-SAFE BEFORE START OF CONSTRUCTION TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES</p> <p>4. ALL CONCRETE TO BE MIN. 3000 PSI AT 28 DAYS UNLESS NOTED OTHERWISE</p> <p>5. ALL FOOTINGS TO BE 4'-0" BELOW GRADE AND MUST REST ON UNDISTURBED SOIL CAPABLE OF SUPPORTING THE BUILDING. FOOTINGS SHALL BE STEPPED AT A MAXIMUM SLOPE OF 2 HORIZONTAL TO 1 VERTICAL. MUST MAINTAIN 6 1/2" DISTANCE BETWEEN ADJUST HEIGHTS TO SITE CONDITIONS GRADE AND SIDING</p> <p>6. BACKFILL SHALL NOT BE PLACED UNTIL WALL HAS SUFFICIENT STRENGTH AND HAS BEEN SUFFICIENTLY BRACED TO PREVENT DAMAGE</p> <p>7. PROVIDE & INSTALL 1/2" DIA. ANCHOR BOLTS PLACED AT 4'-0" O.C. AND NOT MORE THAN 12" FROM CORNERS. ANCHOR BOLTS TO EXTEND MINIMUM OF 7" INTO CONCRETE WITH OTHER TRADES AS APPLICABLE</p> <p>9. PIER LOCATIONS AND SIZES ON FOUNDATION PLANS</p>	<p>- The entry into the house from the garage must have a 20-minute-rated fire door—a minimum 1 3/8-inch thick solid wood or steel door. Additionally it may be required the door to be self-closing and self-latching. Check with building department.</p> <p>- A one hour fire door assembly may be required in some jurisdictions. Check with building department.</p> <p>- Doors require proper weather stripping to create an air tight barrier between the garage and a living quarters.</p> <p>- There should be no opening for air duct systems in the garage, such as returns or vents.</p> <p>- Any ducts passing through the garage or penetrating its walls or ceilings are required to be a minimum of 26-gauge sheet steel or other approved material.</p> <p>- Some jurisdictions might not allow having an electrical panel installed inside the garage fire wall.</p> <p>- All stairs leading to main house should have 5/8" type x gypsum board applied to under carriage of stairs and all walls enclosing the stairs</p> <p>- Use 5/8" type x fire rated gypsum board on garage walls ceiling and stair cases. Use fire tape for all joints.</p> <p>- Garage ceiling to be insulated with r-30 faced batts.</p> <p>- Use 4 mil polyethylene vapor barrier on conditioned side of ceiling.</p>

PLAN LOCATION MARKERS

PLANS BY
DESIGN PLUS
Dennis Sarkisian
Designer
448 Winthrop ST
Rohoboth Mass 02769
Cell 508-686-4928

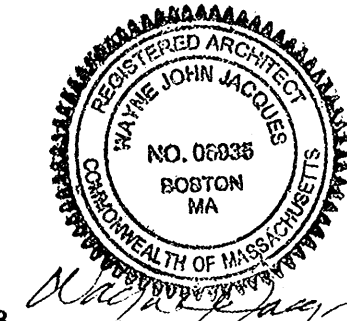
CLIENT
HALIFAX TRAILS CO. INC.
11 FOX RUN SUITE 12
MARSHFIELD MA. 02050

PROPERTY LOCATION
265 MONPONSETT ST. HALIFAX MA. 02338

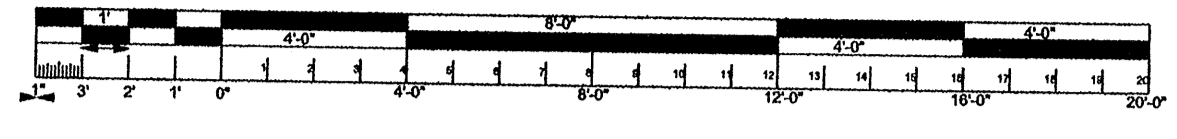
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TITLE PAGE (DRAWING LIST) (ABBREVIATIONS) (SYMBOL LEGENDS) (SECTION DIAGRAMS) (GENERAL NOTES)	1/4" = 1'	7/11/2015	1		
			2		
			3		

LOT: MAP: PG: BK: JOB NO. 455

SHEET: **G-6.1** 1 OF 11



IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AS THEY RELATE TO NEW CONSTRUCTION. REPORT TO THE DESIGNER ALL OBSERVATIONS AND ANY DISCREPANCIES BEFORE PROCEEDING WITH ANY WORK. THE DESIGNER EXPRESSLY DISCLAIMS ANY RESPONSIBILITY FOR MONITORING, OR INSPECTING OR SUPERVISING THE ACTUAL CONSTRUCTION.



NOTE
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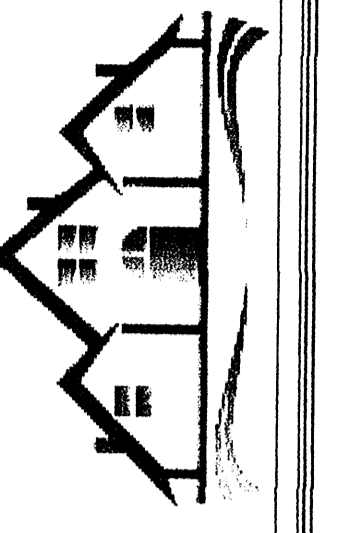
NOTE.
CONCRETE DROPS FOR GARAGE DOORS ARE 16'-5" X 12" FOR SINGLE JACK INSIDE THE DROP AND 16'-8" WIDE FOR DOUBLE JACK STUD INSIDE THE DROP. USE DOUBLE JACK STUDS.

TYPICAL SILL ASSEMBLY:
1/2" DIA. ANCHOR BOLT @ 48" o.c.
#2 AT EACH SPLICE #2 AT EACH CORNER
2x6 PRESSURE TREATED SILL PLATE
WITH 2x6 KD SILL PLATE, 1/4" SILL GASKET. SOME JURISDICTIONS MAY REQUIRE LARGER WASHERS AND CLOSER CENTERS FOR ANCHOR BOLTS.

WHEN WINDOWS ARE LESS THAN 4' FROM THE CORNER INSTALL #2 ROWS OF HORIZONTAL BLOCKING USING CONSTRUCTION ADHESIVE BEFORE SHEATHING INSTALLATION. INSTALL SHEATHING VERTICALLY AT ALL CORNERS. DOUBLE STUD WHERE SHEATHING TERMINATES. APPLY SHEATHING WITH 8-D GALV. NAILS @ 4" O.C. ON ALL EDGES AND 6" IN THE FIELD.

TYPICAL 2x6 SIDING EXT. WALL:
HARDIE BOARD SIDING
1/2" PLYWOOD SHEATHING (CDX)
2x6 STUDS @ 16" o.c.
2x6 P.T. BOT. PLATE
TYPAR HOUSE WRAP
R21 FIBERGLASS INSULATION
5/8" GYPSUM WALLBOARD
TAPED AND SANDED.

PLANS BY
DESIGN PLUS
Dennis Sarkisian
Designer
448 Winthrop ST
Rehoboth, Mass 02769
Cell 508-568-4828



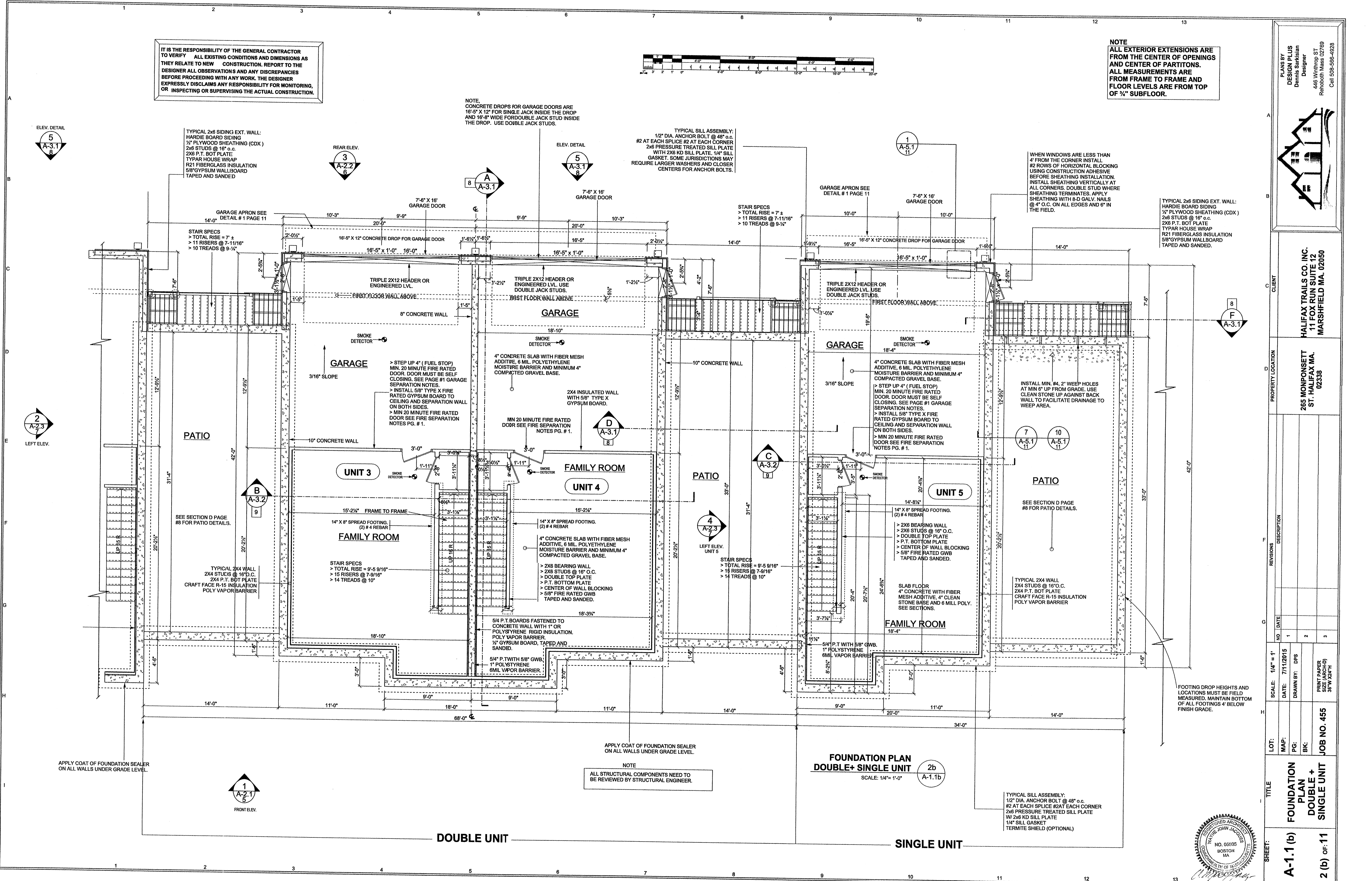
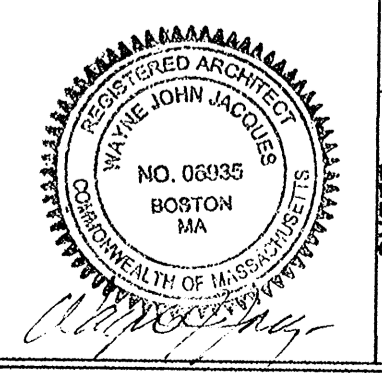
CLIENT
HALIFAX TRAILS CO. INC.
11 FOX RUN SUITE 12
MARSHFIELD MA. 02050

PROPERTY LOCATION
265 MONPONSETT ST. HALIFAX MA. 02538

REVISIONS	DESCRIPTION
1	
2	
3	

SCALE: 1/4" = 1'
DATE: 7/11/2015
DRAWN BY: DPS
JOB NO. 455

TITLE
FOUNDATION PLAN DOUBLE + SINGLE UNIT
SHEET: **A-1.1 (b)**
2 (b) OF 11



NOTE
ALL STRUCTURAL COMPONENTS NEED TO BE REVIEWED BY STRUCTURAL ENGINEER.

FOUNDATION PLAN
DOUBLE + SINGLE UNIT
SCALE: 1/4" = 1' 0"

TYPICAL SILL ASSEMBLY:
1/2" DIA. ANCHOR BOLT @ 48" o.c.
#2 AT EACH SPLICE #2 AT EACH CORNER
2x6 PRESSURE TREATED SILL PLATE
W/ 2x6 KD SILL PLATE
1/4" SILL GASKET
TERMITE SHIELD (OPTIONAL)

FOOTING DROP HEIGHTS AND LOCATIONS MUST BE FIELD MEASURED. MAINTAIN BOTTOM OF ALL FOOTINGS 4" BELOW FINISH GRADE.

APPLY COAT OF FOUNDATION SEALER ON ALL WALLS UNDER GRADE LEVEL.

APPLY COAT OF FOUNDATION SEALER ON ALL WALLS UNDER GRADE LEVEL.

1
A-2.1
5
FRONT ELEV.

5
A-3.1
8
ELEV. DETAIL

3
A-2.2
6
REAR ELEV.

5
A-3.1
8
ELEV. DETAIL

1
A-5.1
11

9
A-3.2
B

2
A-2.3
7
LEFT ELEV.

4
A-2.3
9
LEFT ELEV. UNIT 5

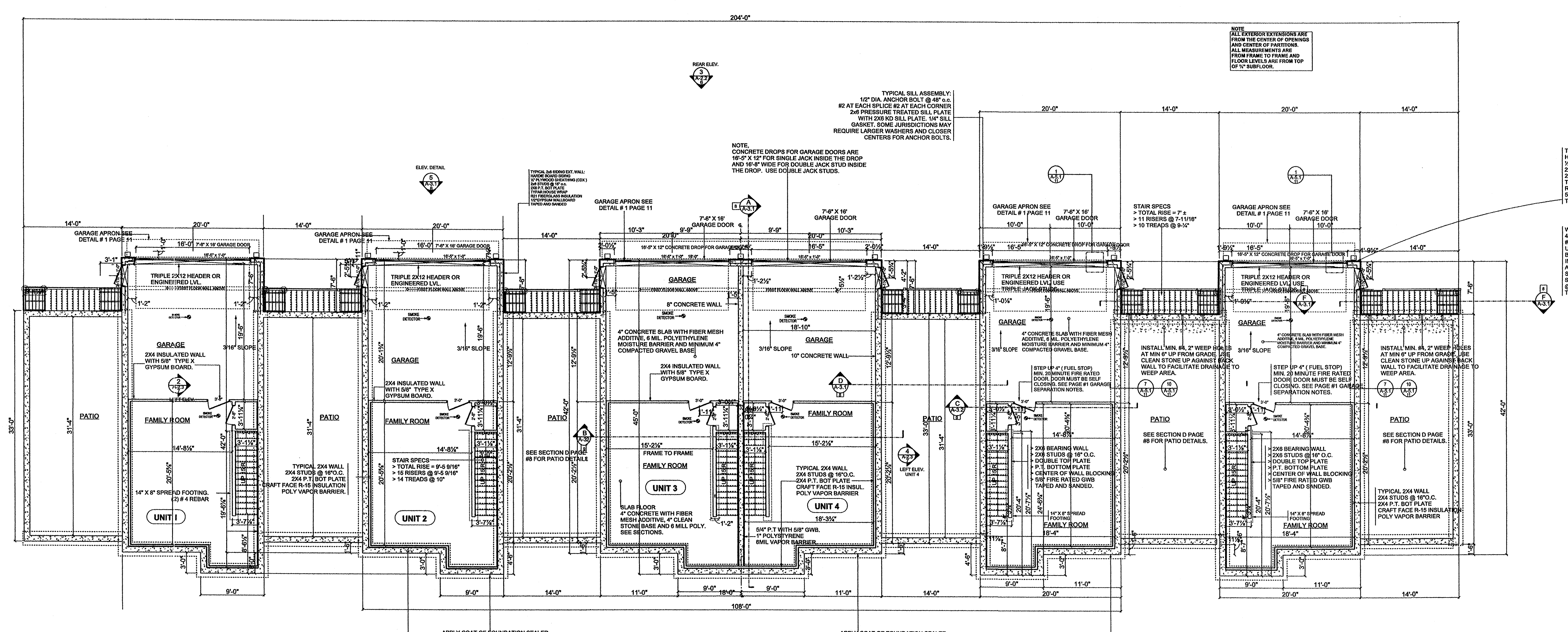
9
A-3.2
C

8
A-3.1
D

7
A-5.1
11

10
A-5.1
11

8
A-3.1
F



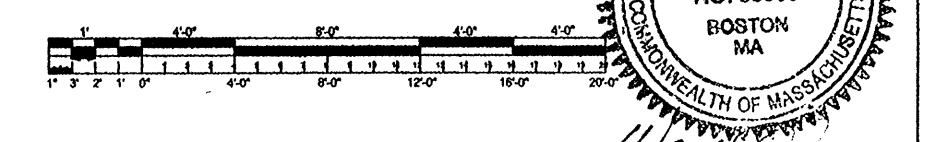
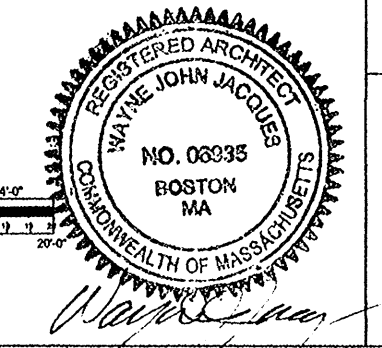
TYPICAL SILL ASSEMBLY:
 1/2" DIA. ANCHOR BOLT @ 48" o.c.
 #2 AT EACH SPLICE #2 AT EACH CORNER
 2x6 PRESSURE TREATED SILL PLATE
 WITH 2x6 KD SILL PLATE, 1/4" SILL
 GASKET. SOME JURISDICTIONS MAY
 REQUIRE LARGER WASHERS AND CLOSER
 CENTERS FOR ANCHOR BOLTS.

CRITICAL NOTE
 FOR DETAILED DIMENSIONS AND NOTES ON
 DOUBLE OR SINGLE UNITS, REFER TO
 PAGE 2(b).

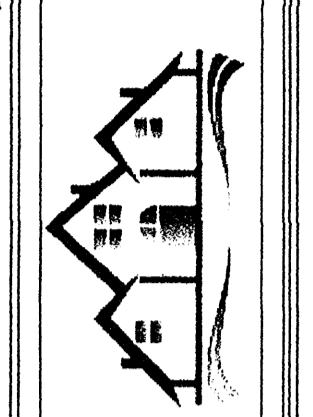
FOUNDATION PLAN
 SCALE: 1/8" = 1'-0"
 A-1.1

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PLANS BY
DESIGN PLUS
 Design Plus
 Designer
 446 Winthrop ST
 Rehoboth, Mass 02789
 Cell 508-566-4928



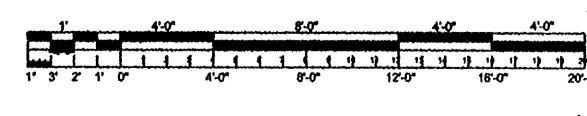
CLIENT
HALIFAX TRAILS CO. INC.
 11 FOX RUN SUITE 12
 MARSHFIELD MA. 02050

PROPERTY LOCATION
 265 MONPONSETT ST.
 HALIFAX MA.
 02338

NO	DATE	DESCRIPTION
1		
2		
3		

LOT:	SCALE: 1/8" = 1'
MAP:	DATE: 7/11/2015
BK:	DRAWN BY: DFS
JOB NO. 455	PRINT PAPER 36" X 48" H

TITLE
MAIN FLOOR PLAN
 SHEET:
A-1.2
 3 OF 11

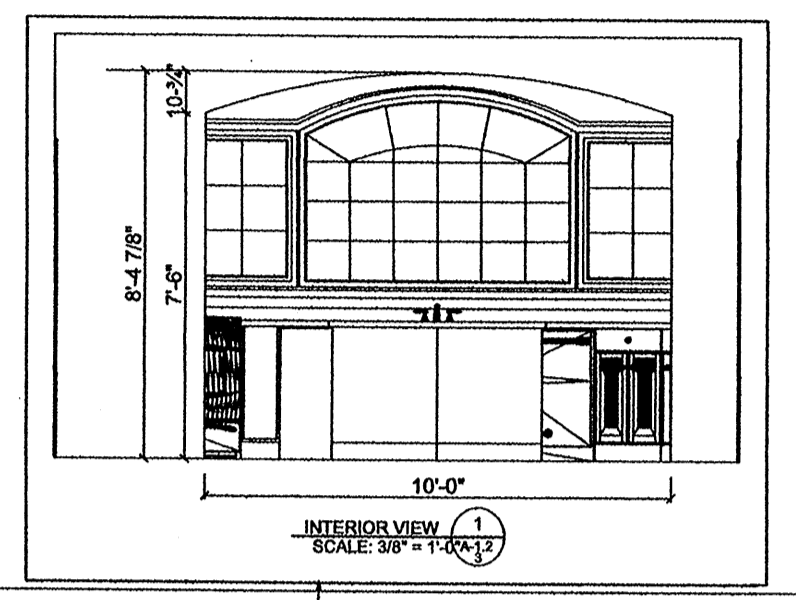


NOTE
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TYPICAL 2nd SIDING EXT. WALL:
 1/2" PLYWOOD SHEATHING (CDX)
 2x8 STUDS @ 16" o.c.
 TYPAR HOUSE WRAP
 R21 FIBERGLASS INSULATION
 1/2" GYPSUM WALLBOARD
 TAPED AND SANDED

TYPICAL 2nd SIDING EXT. WALL:
 HARDIE BOARD SIDING
 1/2" PLYWOOD SHEATHING (CDX)
 2x8 STUDS @ 16" o.c.
 TYPAR HOUSE WRAP
 R21 FIBERGLASS INSULATION
 1/2" GYPSUM WALLBOARD
 TAPED AND SANDED

CRITICAL NOTE
 WHEN LAYING OUT FLOOR JOIST, STUDS AND TRUSSES INSURE THEY ARE IN LINE WITH MEMBERS BELOW SO THAT THE TIE STRAPS CAN BE INSTALLED FROM 2ND FLOOR STUDS TO 1ST FLOOR STUDS.



REAR ELEV.
 1/2" = 1'

FRONT ELEV.
 1/2" = 1'

MAIN FLOOR PLAN 3
 SCALE: 1/8" = 1'-0" (A-1.2)

CRITICAL NOTE
 FOR DETAILED DIMENSIONS AND NOTES ON DOUBLE OR SINGLE UNITS, REFER TO PAGE 2(b).

FENCE & RAIL NOTE
 * HANDRAILS & FENCES MORE THAN 30" ABOVE GRADE MUST BE MOUNTED TO WITHSTAND A LOAD OF AT LEAST 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ON THE RAIL OR FENCE.
 * DECK RAILINGS NOT LESS THAN 36" IN HEIGHT WITH PATTERN/SPACING SUCH THAT A SPHERE 4" IN DIA. CANNOT PASS THROUGH

WHEN WINDOWS ARE LESS THAN 4" FROM THE CORNER INSTALL #2 ROWS OF HORIZONTAL BLOCKING BEFORE SHEATHING INSTALLATION. INSTALL SHEATHING VERTICALLY AT ALL CORNERS. DOUBLE STUD WHERE SHEATHING TERMINATES. APPLY SHEATHING WITH 8 D GALV. NAILS @ 4" O.C. ON ALL EDGES AND 6" IN THE FIELD.

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NOTE
 ALL STRUCTURAL COMPONENTS NEED TO BE REVIEWED BY STRUCTURAL ENGINEER.

THIS HOUSE IS IN EXPOSURE B, 110 MPH WIND ZONE AND MUST ADHERE TO WFCM STANDARDS. THE CONTRACTOR SHOULD CONSULT WITH LOCAL BUILDING OFFICIAL TO DETERMINE IF THERE ARE COMMUNITY SPECIFIC WIND SPEED REQUIREMENTS THAT GOVERN.

9) THE CONTRACTOR MUST, WHEN LAYING OUT THE FLOOR JOIST STUDS AND TRUSSES LINE THEM UP WITH THE EXISTING STUDS BELOW TO FACILITATE ATTACHMENT OF THE TIE STRAPS CONNECTING THE FIRST AND SECOND FLOOR FRAMING SYSTEM, AND TO TRANSFER LOADS DOWN TO FOUNDATION.

10) NAIL PATTERN ON ROOF IS AS FOLLOWS. 4" O.C. ON ALL EDGES AND RAKES. 7" O.C. IN THE FIELD. LAY ALL SHEATHING VERTICAL ON ALL CORNERS WITH SAME NAIL PATTERN AS ABOVE WITH GALV. RING SHANK 8 PENNY CORN NAILS. INSTALL DOUBLE STUDS WHERE 4" SHEET TERMINATES AND INSTALL TWO ROWS OF BLOCKING TO CORNER.

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AS THEY RELATE TO NEW CONSTRUCTION, REPORT TO THE DESIGNER ALL OBSERVATIONS AND ANY DISCREPANCIES BEFORE PROCEEDING WITH ANY WORK. THE DESIGNER EXPRESSLY DISCLAIMS ANY RESPONSIBILITY FOR MONITORING, OR INSPECTING OR SUPERVISING THE ACTUAL CONSTRUCTION.

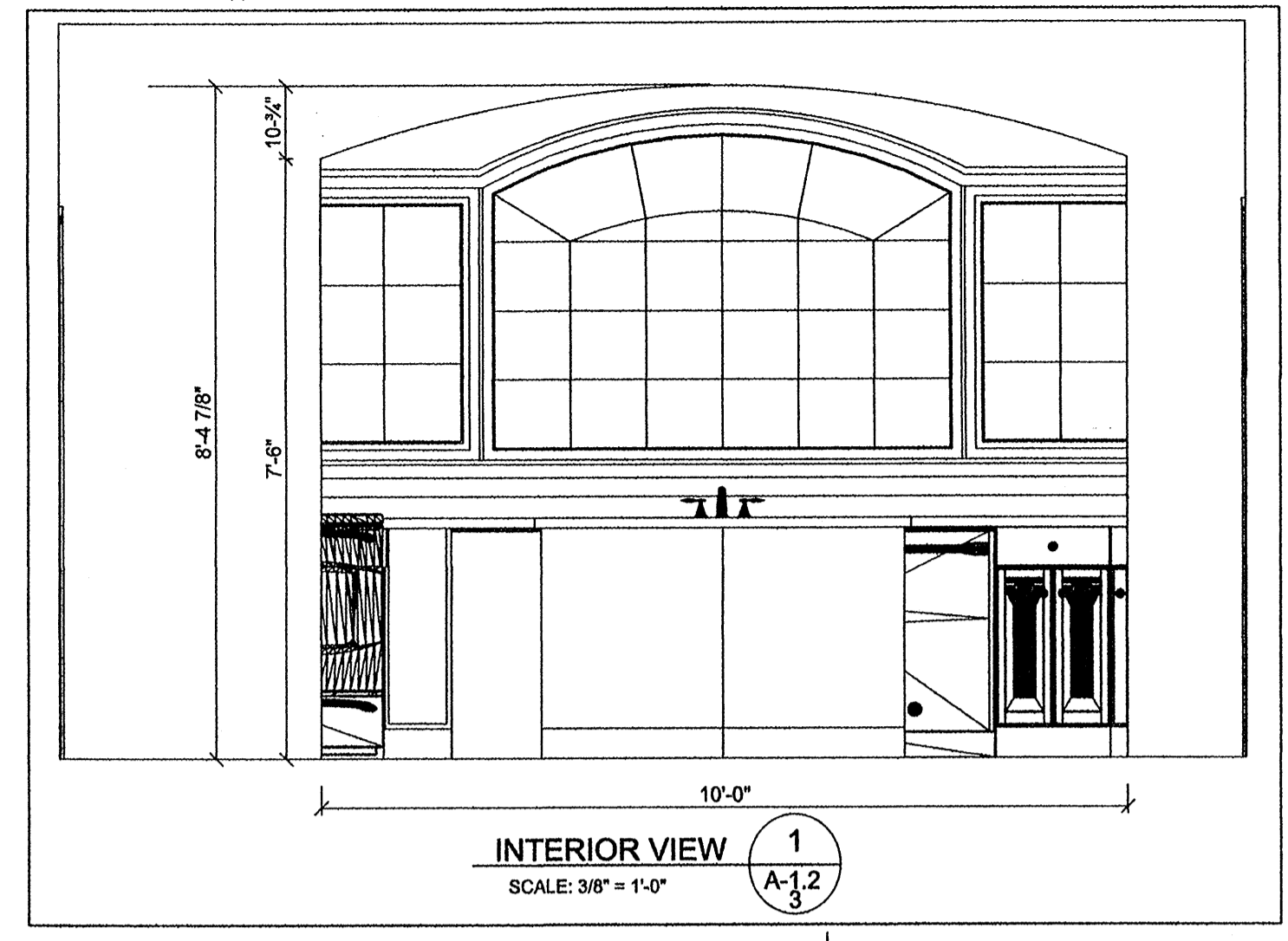
THIS HOUSE IS IN EXPOSURE B, 110 MPH WIND ZONE AND MUST ADHERE TO WCM STANDARDS. THE CONTRACTOR SHOULD CONSULT WITH LOCAL BUILDING OFFICIAL TO DETERMINE IF THERE ARE COMMUNITY SPECIFIC WIND SPEED REQUIREMENTS THAT GOVERN.

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CRITICAL NOTE
WHEN LAYING OUT FLOOR JOIST, STUDS AND TRUSSES INSURE THEY ARE IN LINE WITH MEMBERS BELOW SO THAT THE TIE STRAPS CAN BE INSTALLED FROM 2ND FLOOR STUDS TO 1ST FLOOR STUDS.

NOTE
ALL EXTERIOR EXTENSIONS ARE FROM THE CENTER OF OPENINGS AND CENTER OF PARTITIONS. ALL MEASUREMENTS ARE FROM FRAME TO FRAME AND FLOOR LEVELS ARE FROM TOP OF 3/4" SUBFLOOR.

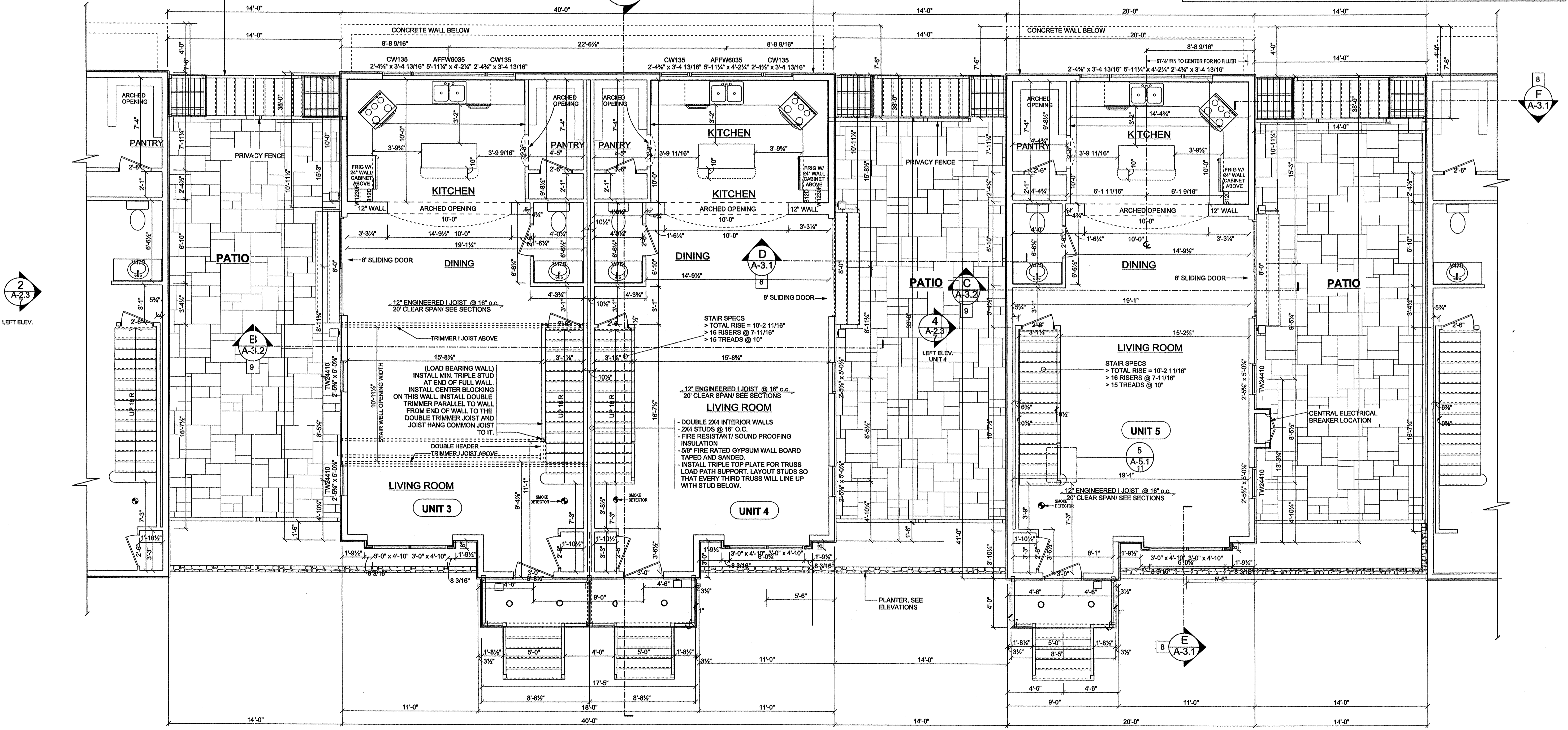


FRAMING NOTE
WHEN WINDOWS ARE LESS THAN 4' FROM THE CORNER, INSTALL #2 ROWS OF HORIZONTAL BLOCKING USING CONSTRUCTION ADHESIVE BEFORE SHEATHING INSTALLATION. INSTALL SHEATHING VERTICALLY AT ALL CORNERS. DOUBLE STUD WHERE SHEATHING TERMINATES. APPLY SHEATHING WITH 8-D GALV. NAILS @ 4" O.C. ON ALL EDGES AND 6" IN THE FIELD.

FENCE & RAIL NOTE
HANDRAILS & FENCES MORE THAN 30" ABOVE GRADE MUST BE MOUNTED TO WITHSTAND A LOAD OF AT LEAST 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ON THE RAIL OR FENCE.
DECK RAILING NOT LESS THAN 36" IN HEIGHT WITH PATTERN / SPACING SUCH THAT A SPHERE 4" IN DIA. CANNOT PASS THROUGH

TYPICAL 2x6 SIDING EXT. WALL:
HARDBOARD SIDING
1/2" PLYWOOD SHEATHING (CDX)
2x6 STUDS @ 16" o.c.
TYPAR HOUSE WRAP
R21 FIBERGLASS INSULATION
1/2" GYPSUM WALLBOARD
TAPED AND SANDED

TYPICAL 2x6 SIDING EXT. WALL:
HARDBOARD SIDING
1/2" PLYWOOD SHEATHING (CDX)
2x6 STUDS @ 16" o.c.
TYPAR HOUSE WRAP
R21 FIBERGLASS INSULATION
1/2" GYPSUM WALLBOARD
TAPED AND SANDED



2
A-2.3
LEFT ELEV.

E
A-3.2
9

8
A
A-3.1

D
A-3.1
8

4
A-2.3
9

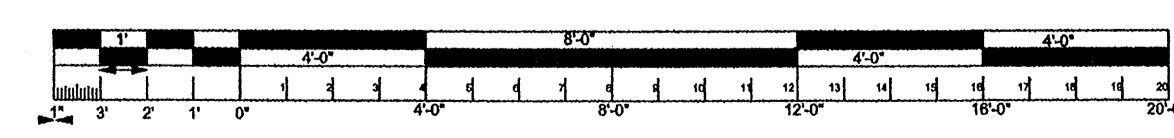
C
A-3.2
9

5
A-5.1
11

8
E
A-3.1

1
A-2.1
5
FRONT ELEV.

**MAIN FLOOR PLAN
DOUBLE UNIT+ SINGLE UNIT**
SCALE: 1/4" = 1'-0"
A-1.2b



PLANS BY
DESIGN PLUS
Dennis Sarkisian
Designer
446 Winthrop ST
Rohoboth Mass 02769
Cell 508-566-4928

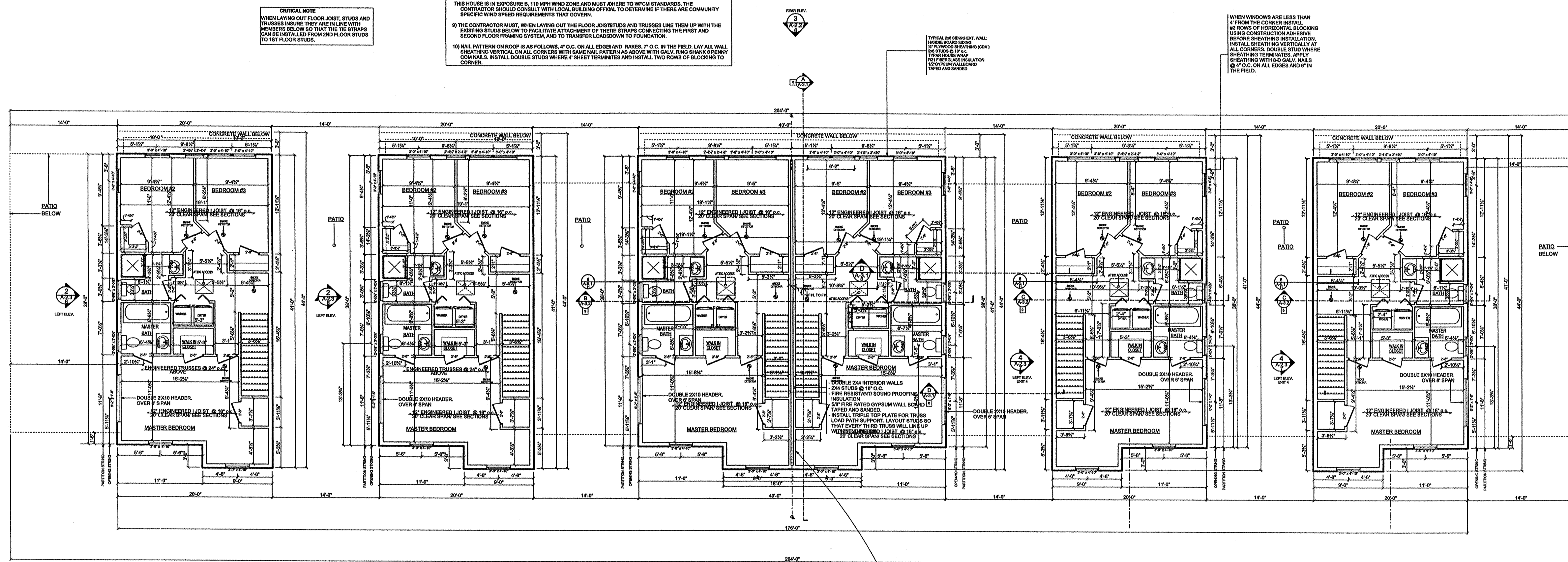
CLIENT
HALIFAX TRAILS CO. INC.
11 FOX RUN SUITE 12
MARSHFIELD MA. 02050

PROPERTY LOCATION
265 MONPONSETT
ST. HALIFAX MA.
02338

NO	DATE	REVISIONS	DESCRIPTION
1			
2			
3			

SCALE: 1/4" = 1'
DATE: 7/11/2015
DRAWN BY: DFS
LOT: MAP: PG: BK: JOB NO. 455

TITLE
**MAIN FLOOR PLAN
DOUBLE UNIT+
SINGLE UNIT**
SHEET:
A-1.2 b
3(b) OF: 11



CRITICAL NOTE
WHEN LAYING OUT FLOOR JOIST, STUDS AND TRUSSES INSURE THEY ARE IN LINE WITH MEMBERS BELOW SO THAT THE TRUSSES CAN BE INSTALLED FROM 2ND FLOOR STUDS TO 1ST FLOOR STUDS.

THIS HOUSE IS IN EXPOSURE B, 110 MPH WIND ZONE AND MUST ADHERE TO WFCM STANDARDS. THE CONTRACTOR SHOULD CONSULT WITH LOCAL BUILDING OFFICIAL TO DETERMINE IF THERE ARE COMMUNITY SPECIFIC WIND SPEED REQUIREMENTS THAT GOVERN.
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10) NAIL PATTERN ON ROOF SHIMS FOLLOWS 6" O.C. ON ALL EDGES AND RAFTERS, 7" O.C. IN THE FIELD. LAY ALL WALL SHEATHING VERTICAL ON ALL CORNERS WITH SAME NAIL PATTERN AS ABOVE WITH GALV. RING SHANK 8 PENNY CORN NAILS. INSTALL DOUBLE STUDS WHERE SHEET TERMINATES AND INSTALL TWO ROWS OF BLOCKING TO CORNER.

NOTE
ALL EXTERIOR EXTENSIONS ARE FROM THE CENTER OF CORNERS AND CENTER OF PARTITIONS. ALL MEASUREMENTS ARE FROM FRAME TO FRAME AND FLOOR LEVELS ARE FROM TOP OF 1/2" SUBFLOOR.

WHEN WINDOWS ARE LESS THAN 4" FROM THE CORNER INSTALL #2 ROWS OF HORIZONTAL BLOCKING USING CONSTRUCTION ADHESIVE BEFORE SHEATHING INSTALLATION. INSTALL SHEATHING VERTICALLY AT ALL CORNERS. DOUBLE STUD WHERE SHEATHING TERMINATES. APPLY SHEATHING WITH 8 D GALV. NAILS @ 4" O.C. ON ALL EDGES AND 6" IN THE FIELD.

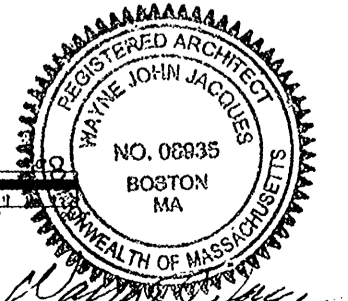
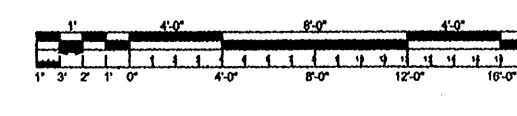
TYPICAL 2x6 EXTERIOR WALL:
1" POLYSTYRENE INSULATION
1" 1x4 STUDS @ 16" O.C.
1" 1x4 STUDS @ 16" O.C.
1" POLYSTYRENE INSULATION
1" 1x4 STUDS @ 16" O.C.
1" POLYSTYRENE INSULATION
1" 1x4 STUDS @ 16" O.C.

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AS THEY RELATE TO RECONSTRUCTION. REPORT TO THE DESIGNER ALL OBSERVATIONS AND ANY DISCREPANCIES BEFORE PROCEEDING WITH ANY WORK. THE DESIGNER EXPRESSLY DISCLAIMS ANY RESPONSIBILITY FOR MONITORING, OR INSPECTING OR SUPERVISING THE ACTUAL CONSTRUCTION.

CRITICAL NOTE
FOR DETAILED DIMENSIONS AND NOTES ON DOUBLE OR SINGLE UNITS, REFER TO PAGE 2/0.

Fire Separation Walls
Should extend completely to the underside of the roof sheathing.
Mineral fiber should be in place between the wall and to the underside of the roof sheathing.
Should be fully sealed to the roof with no penetrations.
Should have no timber penetrations except for roof rafters greater than 2"x6".
There should be no gap greater than 2" between the wall and underside of the roof which should be packed with mineral fiber.

2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"
A-1.3



PLANS BY DESIGN PLUS Dennis Sarkisian Designer 446 Whitmore ST Rehoboth, Mass 02789 Cell 508-568-4926		CLIENT HALIFAX TRAILS CO. INC. 11 FOX RUN SUITE 12 MARSHFIELD MA. 02050
		PROPERTY LOCATION 265 MONPONSETT ST. HALIFAX MA. 02338
REVISIONS	DESCRIPTION	DATE
NO. 1 DATE: 7/11/2015 DRAWN BY: DPS		
NO. 2 DATE: 7/11/2015 DRAWN BY: DPS		
NO. 3 DATE: 7/11/2015 DRAWN BY: DPS		
LOT: MAP: PG: BK:	JOB NO. 455	SCALE: 1/8" = 1'-0" DATE: 7/11/2015 DRAWN BY: DPS PRINT PAPER (ANSI/ISO) 36" X 48" (1)
TITLE 2ND FLOOR PLAN	SHEET: A-1.3 4 OF 11	

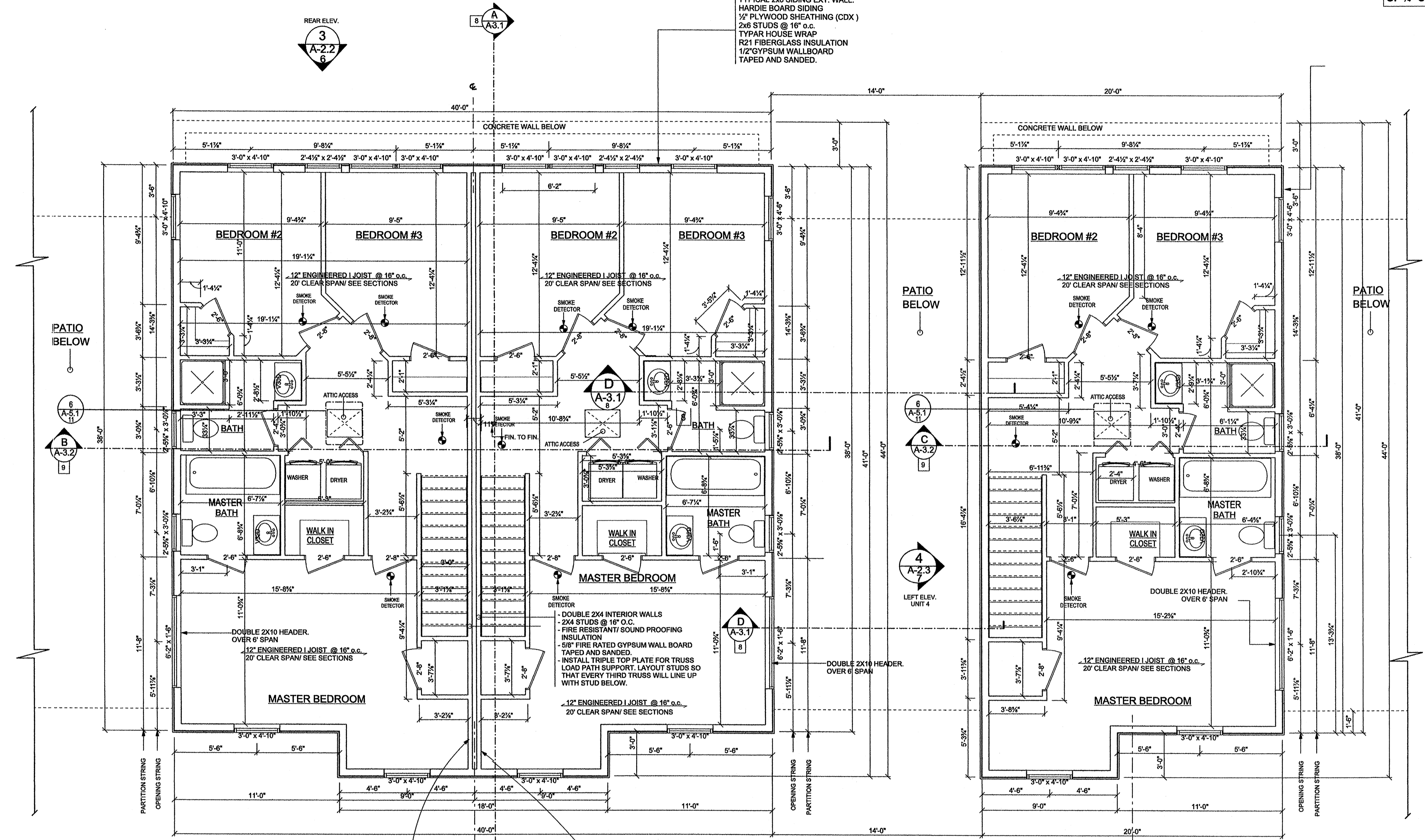
CRITICAL NOTE
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THIS HOUSE IS IN EXPOSURE B, 110 MPH WIND ZONE AND MUST ADHERE TO WFCM STANDARDS. THE CONTRACTOR SHOULD CONSULT WITH LOCAL BUILDING OFFICIAL TO DETERMINE IF THERE ARE COMMUNITY SPECIFIC WIND SPEED REQUIREMENTS THAT GOVERN.
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10) NAIL PATTERN ON ROOF IS AS FOLLOWS, 4" O.C. ON ALL EDGES AND RAKES, 7" O.C. IN THE FIELD. LAY ALL WALL SHEATHING VERTICAL ON ALL CORNERS WITH SAME NAIL PATTERN AS ABOVE WITH GALV. RING SHANK 8 PENNY COM NAILS. INSTALL DOUBLE STUDS WHERE 4 SHEET TERMINATES AND INSTALL TWO ROWS OF BLOCKING TO CORNER.

NOTE
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NOTE
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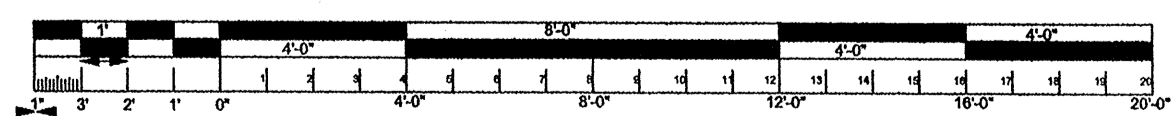
TYPICAL 2x6 SIDING EXT. WALL:
HARDIE BOARD SIDING
1/2" PLYWOOD SHEATHING (CDX)
2x6 STUDS @ 16" o.c.
TYNAR HOUSE WRAP
RZ1 FIBERGLASS INSULATION
1/2" GYPSUM WALLBOARD
TAPED AND SANDED.



Fire Separation Walls
•Should extend completely to the underside of the roof
•Mineral fibre should be in place between the wall and to the underside of the roof sheathing
•Should be fully sealed to the roof with no penetrations
•Should have no timber penetrations except for roof battens greater than 2"x3"
•There should be no gap greater than 2" between the wall and underside of the roof which should be packed with mineral fibre

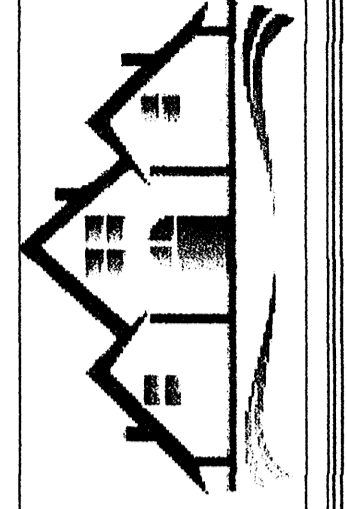
- DOUBLE 2x4 INTERIOR WALLS
- 2x4 STUDS @ 16" O.C.
- FIRE RESISTANT SOUND PROOFING INSULATION
- 5/8" FIRE RATED GYPSUM WALL BOARD TAPED AND SANDED.
- INSTALL TRIPLE TOP PLATE FOR TRUSS LOAD PATH SUPPORT. LAYOUT STUDS SO THAT EVERY THIRD TRUSS WILL LINE UP WITH STUD BELOW.

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2ND FLOOR PLAN
DOUBLE UNIT+ SINGLE UNIT
SCALE: 1/4" = 1'-0"

PLANS BY
DESIGN PLUS
Dennis Sarkisian
Designer
446 Winthrop St
Rohoboth Mass 02769
Cell 508-566-4928



CLIENT
HALIFAX TRAILS CO. INC.
11 FOX RUN SUITE 12
MARSHFIELD MA. 02050

PROPERTY LOCATION
285 MONPONSETT
ST. HALIFAX MA.
02338

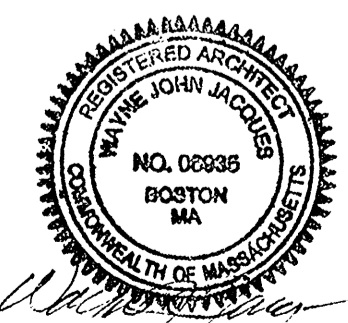
NO	DATE	DESCRIPTION
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SCALE: 1/4" = 1'-0"
DATE: 7/11/2015
DRAWN BY: DPS
PRINT PAPER SIZE (ARCH-D) 36" W X 24" H

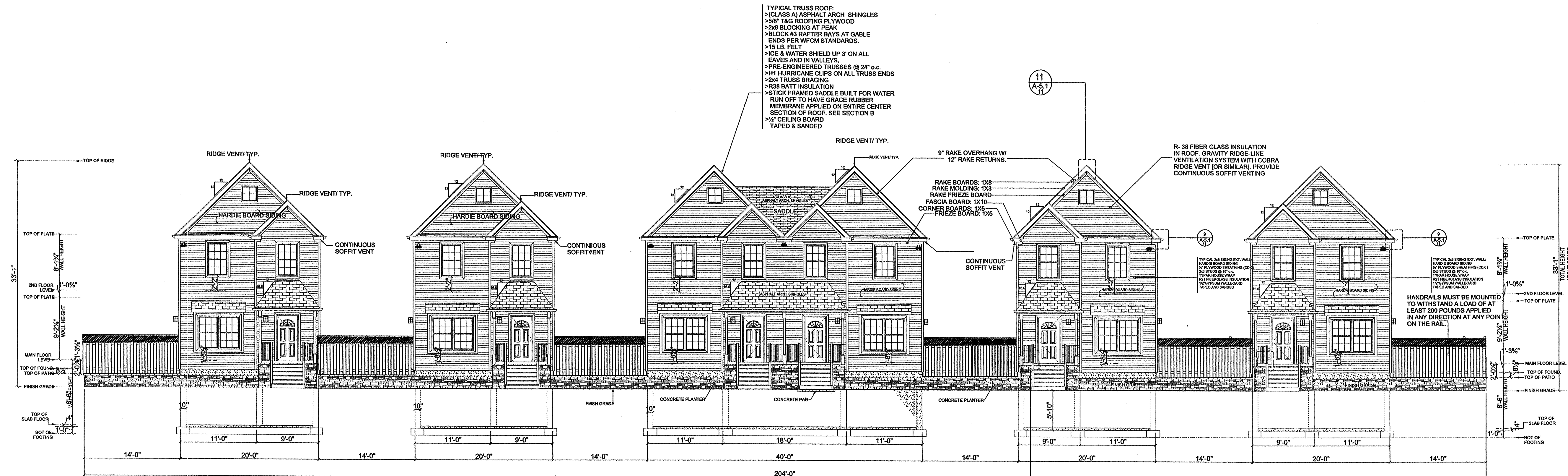
LOT:
MAP:
PG:
BK:
JOB NO. 455

TITLE
2ND FLOOR PLAN
DOUBLE UNIT+
SINGLE UNIT

SHEET:
A-1.3b
4b OF: 11



IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AS THEY RELATE TO NEW CONSTRUCTION. REPORT TO THE DESIGNER ALL OBSERVATIONS AND ANY DISCREPANCIES BEFORE PROCEEDING WITH ANY WORK. THE DESIGNER EXPRESSLY DISCLAIMS ANY RESPONSIBILITY FOR MONITORING, OR INSPECTING OR SUPERVISING THE ACTUAL CONSTRUCTION.

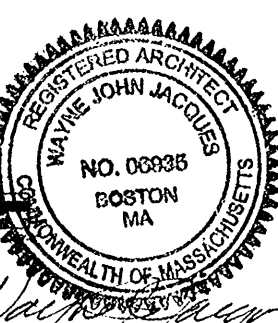
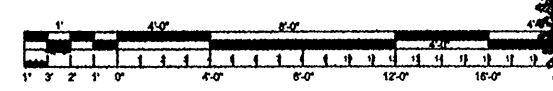


NOTE
ALL STRUCTURAL COMPONENTS NEED TO BE REVIEWED BY STRUCTURAL ENGINEER.

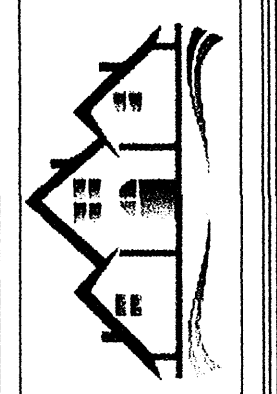
Fire Separation Walls
 -Should extend completely to the underside of the roof
 -Mineral fibre should be in place between the wall and to the underside of the roof sheathing
 -Should be fully sealed to the roof with no penetrations
 -Should have no timber penetrations except for roof battens greater than 75X50mm
 -There should be no gap greater than 50mm between the wall and underside of the roof which should be packed with mineral fibre

FRONT ELEVATION 1
SCALE: 1/8" = 1'-0" A-2.1

INSULATION:
 (EXTERIOR WALLS OF HEATED SPACE)
 WALLS: 5" FIBERGLASS WITH VAPOR BARRIER R-21
 BASEMENT CEILING: 9" FIBERGLASS WITH VAPOR BARRIER R-30
 ATTIC: 12" FIBERGLASS R-38 IN FLAT CEILINGS.
 RIS IN SLOPE CEILING
 AIR SEALING WITH CLOSED CELL FOAM AS REQUIRED BY CODE



PLANS BY
 DESIGN PLUS
 Dennis Sarkisian
 446 Waverley St
 Rehoboth Mass 02769
 Cell 508-568-4928



CLIENT
 HALIFAX TRAILS CO. INC.
 11 FOX RUN SUITE 12
 MARSHFIELD MA, 02050

PROPERTY LOCATION
 285 MONPONSETT ST.
 HALIFAX MA,
 02338

NO	DATE	DESCRIPTION
1		
2		
3		

SCALE: 1/8" = 1'	DATE: 7/11/2015
DRAWN BY: DJS	
PRINT PAPER SIZE (ARCH-D)	36"W X 24"H
JOB NO. 455	

LOT:
 MAP:
 PG:
 BK:
 JOB NO. 455

TITLE
 FRONT ELEVATION

SHEET:
 A-2.1
 5 OF 12

THIS HOUSE IS IN EXPOSURE B, 110 MPH WIND ZONE AND MUST ADHERE TO WFCM STANDARDS. THE CONTRACTOR SHOULD CONSULT WITH LOCAL BUILDING OFFICIAL TO DETERMINE IF THERE ARE COMMUNITY SPECIFIC WIND SPEED REQUIREMENTS THAT GOVERN.

9) THE CONTRACTOR MUST, WHEN LAYING OUT THE FLOOR JOIST/STUDS AND TRUSSES LINE THEM UP WITH THE EXISTING STUDS BELOW TO FACILITATE ATTACHMENT OF THE TIE STRAP/CONNECTING THE FIRST AND SECOND FLOOR FRAMING SYSTEM, AND TO TRANSFER LOADS DOWN TO FOUNDATION.

10) NAIL PATTERN ON ROOF IS AS FOLLOWS, 4" O.C. ON ALL EDGES AND RAKES, 7" O.C. IN THE FIELD. LAY ALL WALL SHEATHING VERTICAL ON ALL CORNERS WITH SAME NAIL PATTERN AS ABOVE WITH GALV. RING SHANK 8 PERRY CON NAILS. INSTALL DOUBLE STUDS WHERE 4' SHEET TERMINATES AND INSTALL TWO ROWS OF BLOCKING TO CORNER.

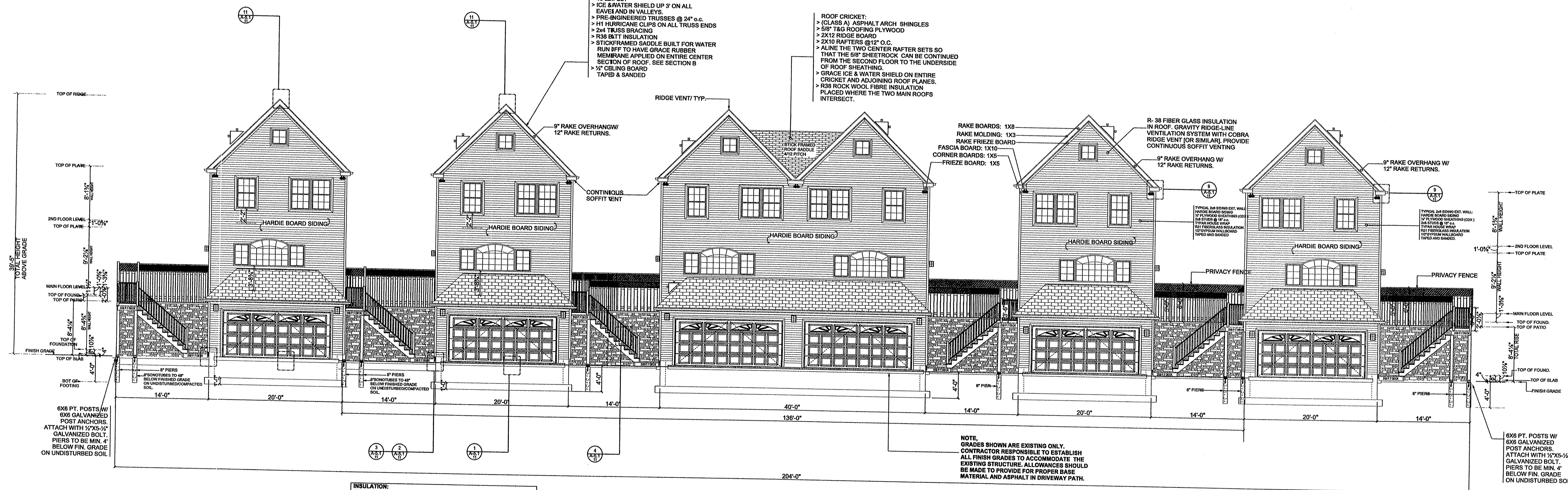
NOTE
ALL EXTERIOR EXTENSIONS ARE FROM THE CENTER OF OPENING AND CENTER OF PARTITION. ALL MEASUREMENTS ARE FROM FRAME TO FRAME AND FLOOR LEVELS ARE FROM TOP OF 1" SUBFLOOR.

TYPICAL TRUSS ROOF:
 > CLASS A) ASPHALT ARCH SHINGLES
 > 5/8" T&G ROOFING PLYWOOD
 > 2x8 SIDING AT PEAK
 > BLOCK AS RAFTER SAYS AT GABLE ENDS PER WFCM STANDARDS.
 > 15 LB FELT
 > ICE & WATER SHIELD UP 3' ON ALL EAVES AND IN VALLEYS.
 > PRE-ENGINEERED TRUSSES @ 24" o.c.
 > H1 HURRICANE CLIPS ON ALL TRUSS ENDS
 > 2x4 TRUSS BRACING
 > R-38 BATT INSULATION
 > STICK-FRAME SADDLE BUILT FOR WATER RUN OFF TO HAVE GRACE RUBBER MEMBRANE APPLIED ON ENTIRE CENTER SECTION OF ROOF. SEE SECTION B
 > 1/2" CEILING BOARD
 TAPED & SANDED

ROOF CRICKET:
 > CLASS A) ASPHALT ARCH SHINGLES
 > 5/8" T&G ROOFING PLYWOOD
 > 2x12 RIDGE BOARD
 > 2x10 RAFTERS @ 12" O.C.
 > ALINE THE TWO CENTER RAFTER SETS SO THAT THE 6" SHEETROCK CAN BE CONTINUED FROM THE SECOND FLOOR TO THE UNDERSIDE OF ROOF SHEATHING.
 > GRACE ICE & WATER SHIELD ON ENTIRE CRICKET AND ADJOINING ROOF PLANES.
 > R-38 ROCK WOOL FIBRE INSULATION PLACED WHERE THE TWO MAIN ROOFS INTERSECT.

RAKE BOARDS: 1x8
 RAKE MOLDING: 1x3
 RAKE FRIEZE BOARD
 FASCIA BOARD: 1x10
 CORNER BOARDS: 1x6
 FRIEZE BOARD: 1x5

R-38 FIBER GLASS INSULATION IN ROOF. GRAVITY RIDGE-LINE VENTILATION SYSTEM WITH COBRA RIDGE VENT (OR SIMILAR) PROVIDE CONTINUOUS SOFFIT VENTING



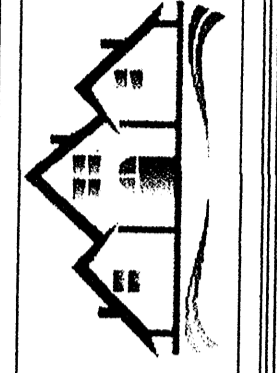
INSULATION:
 (EXTERIOR WALLS OF HEATED SPACE)
 WALLS: 5" FIBERGLASS WITH VAPOR BARRIER R-21.
 BASEMENT CEILING: 9" FIBERGLASS WITH VAPOR BARRIER R-30
 ATTIC: 12" FIBERGLASS R-38 IN FLAT CEILING.
 R-38 IN SLOPE CEILING
 AIR SEALING WITH CLOSED CELL FOAM AS REQUIRED BY CODE

NOTE:
 GRADES SHOWN ARE EXISTING ONLY.
 CONTRACTOR RESPONSIBLE TO ESTABLISH ALL FINISH GRADES TO ACCOMMODATE THE EXISTING STRUCTURE. ALLOWANCES SHOULD BE MADE TO PROVIDE FOR PROPER BASE MATERIAL AND ASPHALT IN DRIVEWAY PATH.

NOTE:
 FOOTING DROP HEIGHTS AND LOCATIONS MUST BE FIELD MEASURED. MAINTAIN BOTTOM OF ALL FOOTINGS 4" BELOW FINISH GRADE.

REAR ELEVATION 3
 SCALE: 1/8" = 1'-0"
 A-2.2

PLANS BY
 DESIGN PLUS
 Dennis Sarkisian
 Designer
 44
 Rehoboth Mass 02769
 Cell 508-568-4828



CLIENT
 HALIFAX TRAILS CO. INC.
 11 FOX RUN SUITE 12
 MARSHFIELD MA. 02050

PROPERTY LOCATION
 265 MONPONSETT ST.
 HALIFAX MA.
 02338

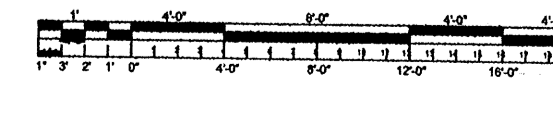
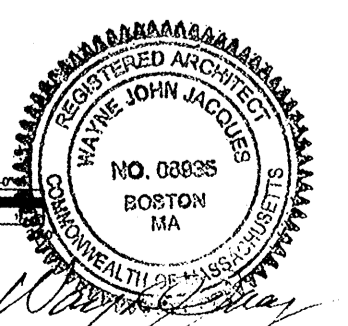
REVISIONS	DESCRIPTION
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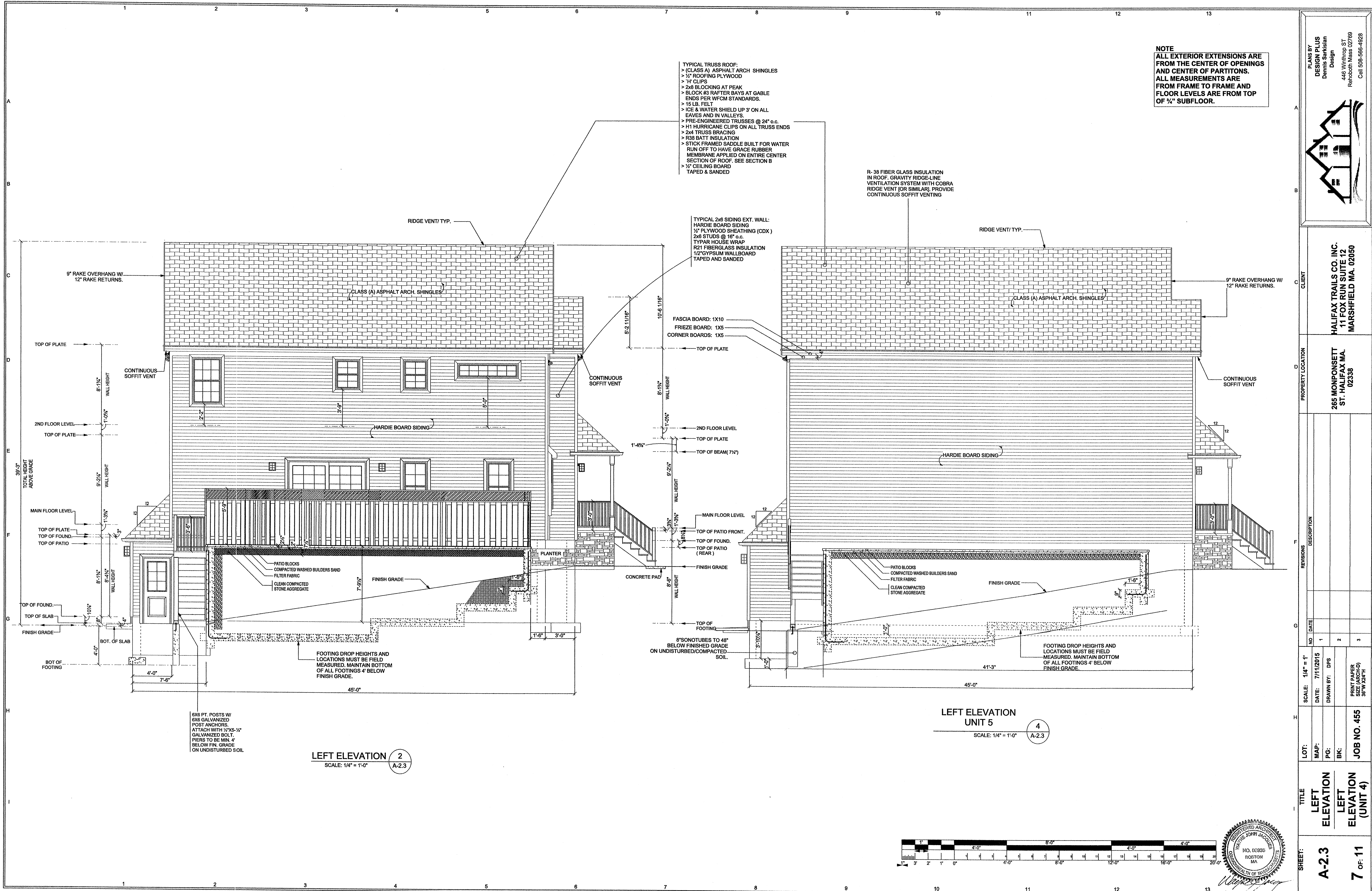
SCALE: 1/8" = 1'-0"	NO DATE
DATE: 7/11/2015	1
DRAWN BY: DPS	2
PRINT PAPER SIZE (ARCH-D)	3
36"W X24"H	

LOT: MAP: PG: BK: JOB NO. 455

TITLE
 REAR ELEVATION

SHEET:
 A-2.2
 6 OF 11





NOTE
 ALL EXTERIOR EXTENSIONS ARE FROM THE CENTER OF OPENINGS AND CENTER OF PARTITIONS. ALL MEASUREMENTS ARE FROM FRAME TO FRAME AND FLOOR LEVELS ARE FROM TOP OF 1/2" SUBFLOOR.

TYPICAL TRUSS ROOF:
 > CLASS (A) ASPHALT ARCH. SHINGLES
 > 1/2" ROOFING PLYWOOD
 > H CLIPS
 > 2x6 BLOCKING AT PEAK
 > BLOCK #3 RAFTER BAYS AT GABLE ENDS PER WFCM STANDARDS.
 > 15 LB. FELT
 > ICE & WATER SHIELD UP 3' ON ALL EAVES AND IN VALLEYS.
 > PRE-ENGINEERED TRUSSES @ 24" o.c.
 > H1 HURRICANE CLIPS ON ALL TRUSS ENDS
 > 2x4 TRUSS BRACING
 > R38 BATT INSULATION
 > STICK FRAMED SADDLE BUILT FOR WATER RUN OFF TO HAVE GRACE RUBBER MEMBRANE APPLIED ON ENTIRE CENTER SECTION OF ROOF. SEE SECTION B
 > 1/2" CEILING BOARD
 TAPED & SANDED

R-38 FIBER GLASS INSULATION IN ROOF. GRAVITY RIDGE-LINE VENTILATION SYSTEM WITH COBRA RIDGE VENT (OR SIMILAR). PROVIDE CONTINUOUS SOFFIT VENTING

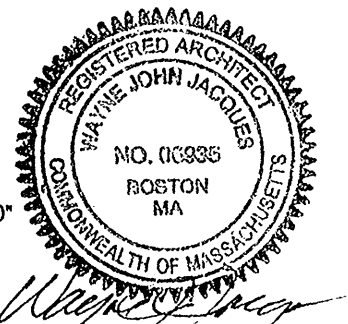
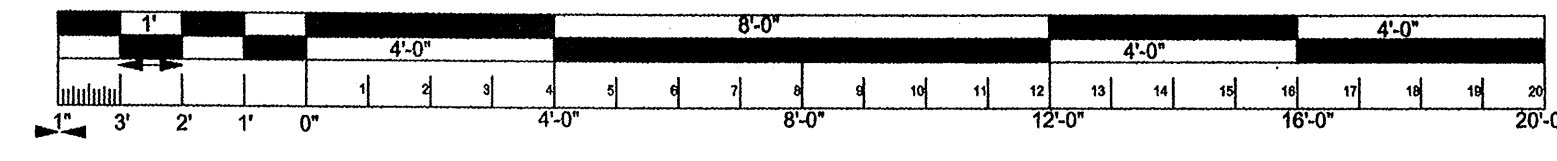
TYPICAL 2x6 SIDING EXT. WALL:
 HARDIE BOARD SIDING
 1/2" PLYWOOD SHEATHING (CDX)
 2x6 STUDS @ 16" o.c.
 TYPAR HOUSE WRAP
 R21 FIBERGLASS INSULATION
 1/2" GYPSUM WALLBOARD
 TAPED AND SANDED

FASCIA BOARD: 1X10
 FRIEZE BOARD: 1X5
 CORNER BOARDS: 1X5

LEFT ELEVATION UNIT 5
 SCALE: 1/4" = 1'-0"
 4
 A-2.3

LEFT ELEVATION 2
 SCALE: 1/4" = 1'-0"
 A-2.3

6X6 PT. POSTS W/ 6X6 GALVANIZED POST ANCHORS. ATTACH WITH 1/2"x6-1/2" GALVANIZED BOLT. PIERS TO BE MIN. 4' BELOW FIN. GRADE ON UNDISTURBED SOIL.



PLANS BY
DESIGN PLUS
 Dennis Santisani
 Design
 446 Winthrop ST
 Rehoboth Mass 02769
 Cell 508-566-4928

CLIENT
 HALIFAX TRAILS CO. INC.
 11 FOX RUN SUITE 12
 MARSHFIELD MA. 02050

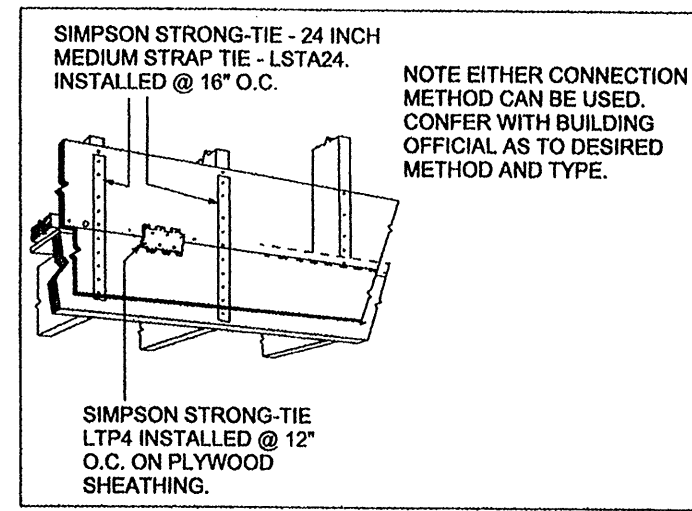
PROPERTY LOCATION
 265 MONPONSETT ST. HALIFAX MA. 02338

NO.	DATE	DESCRIPTION
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2		
3		

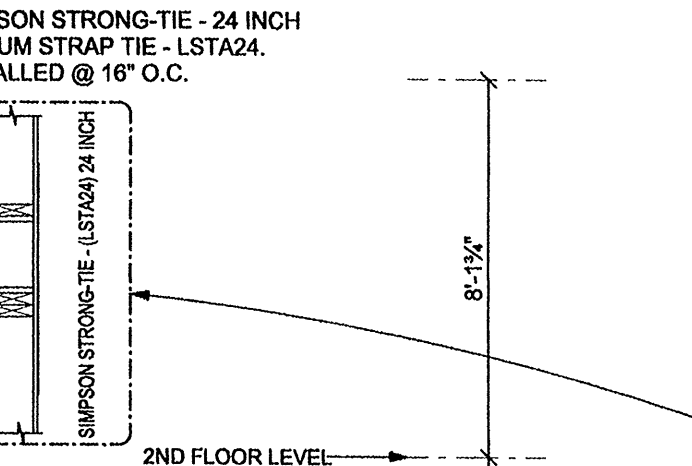
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JOB NO. 455

TITLE
 LEFT ELEVATION
 LEFT ELEVATION (UNIT 4)

SHEET:
A-2.3
7 OF 11



NOTE EITHER CONNECTION METHOD CAN BE USED. CONFIR WITH BUILDING OFFICIAL AS TO DESIRED METHOD AND TYPE.

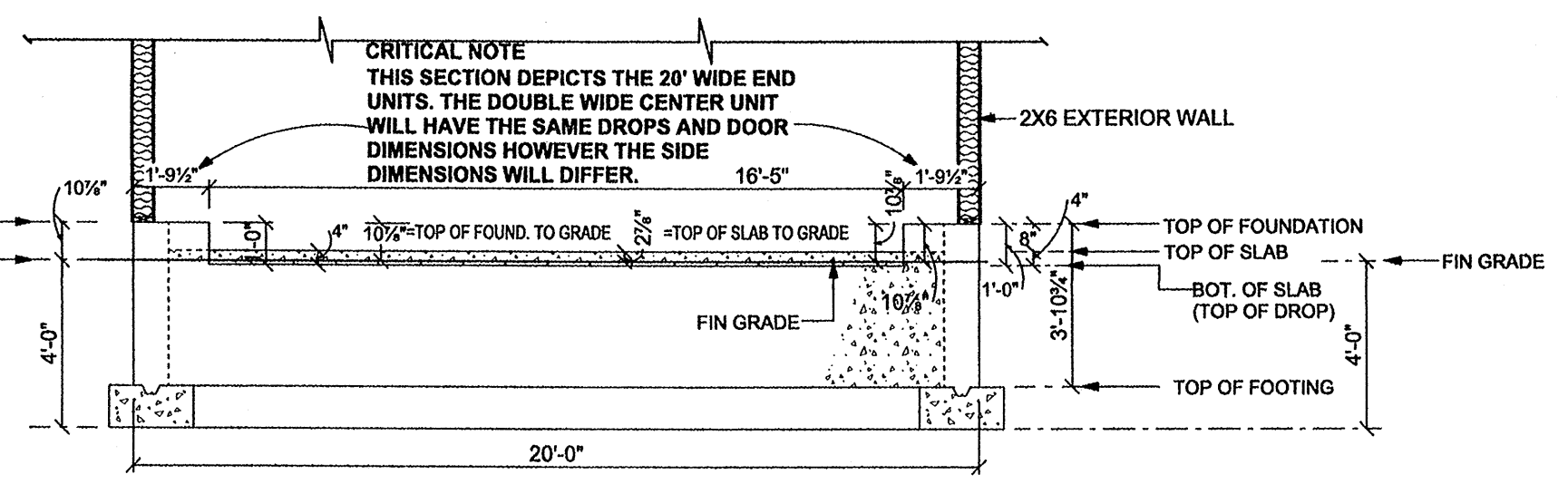


SIMPSON STRONG-TIE - 24 INCH MEDIUM STRAP TIE - LSTA24. INSTALLED @ 16\"/>

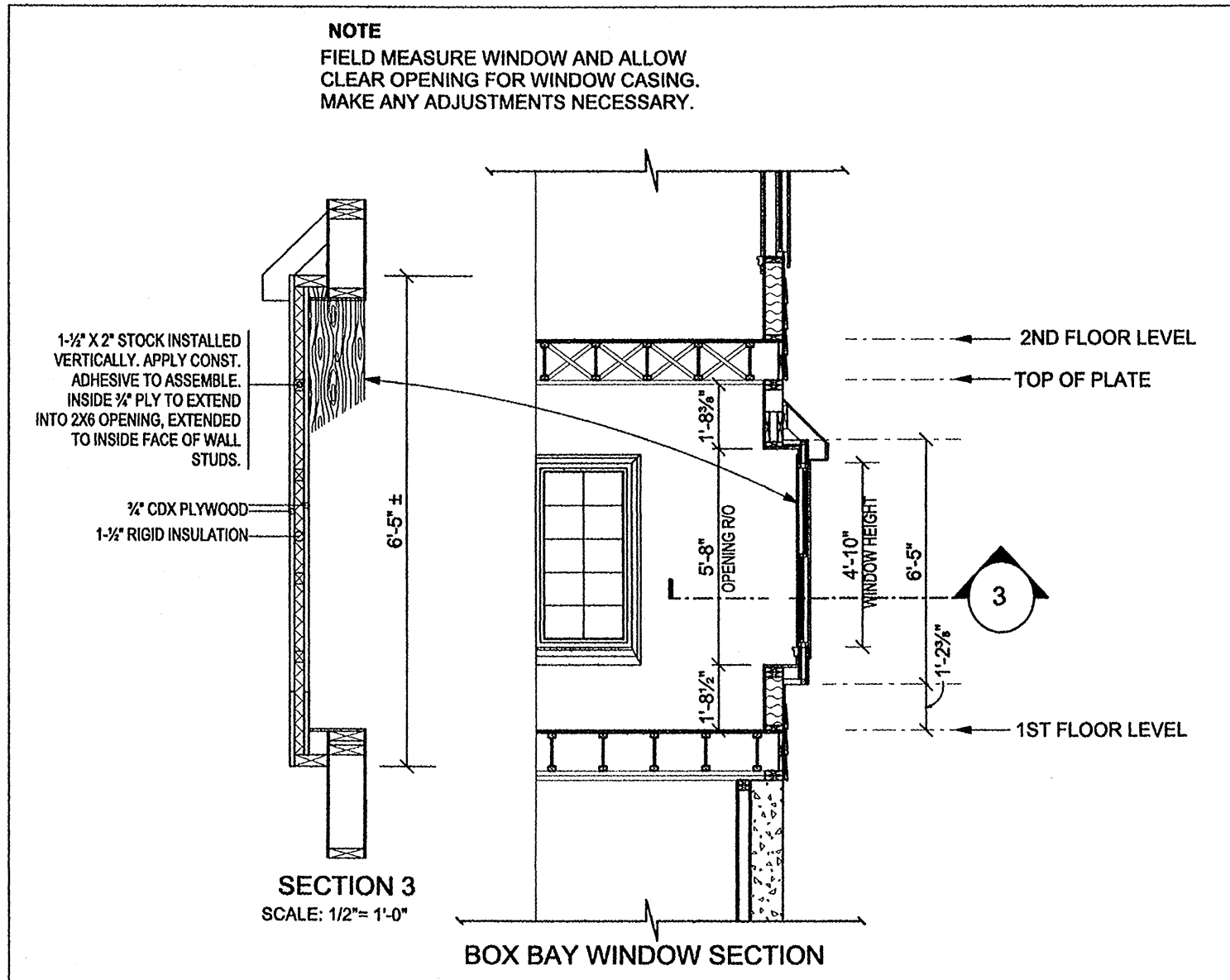
ROOF CRICKET:
 > (CLASS A) ASPHALT ARCH SHINGLES
 > 5/8\"/>

TYPICAL TRUSS ROOF:
 - (CLASS A) ASPHALT ARCH SHINGLES
 - 5/8\"/>

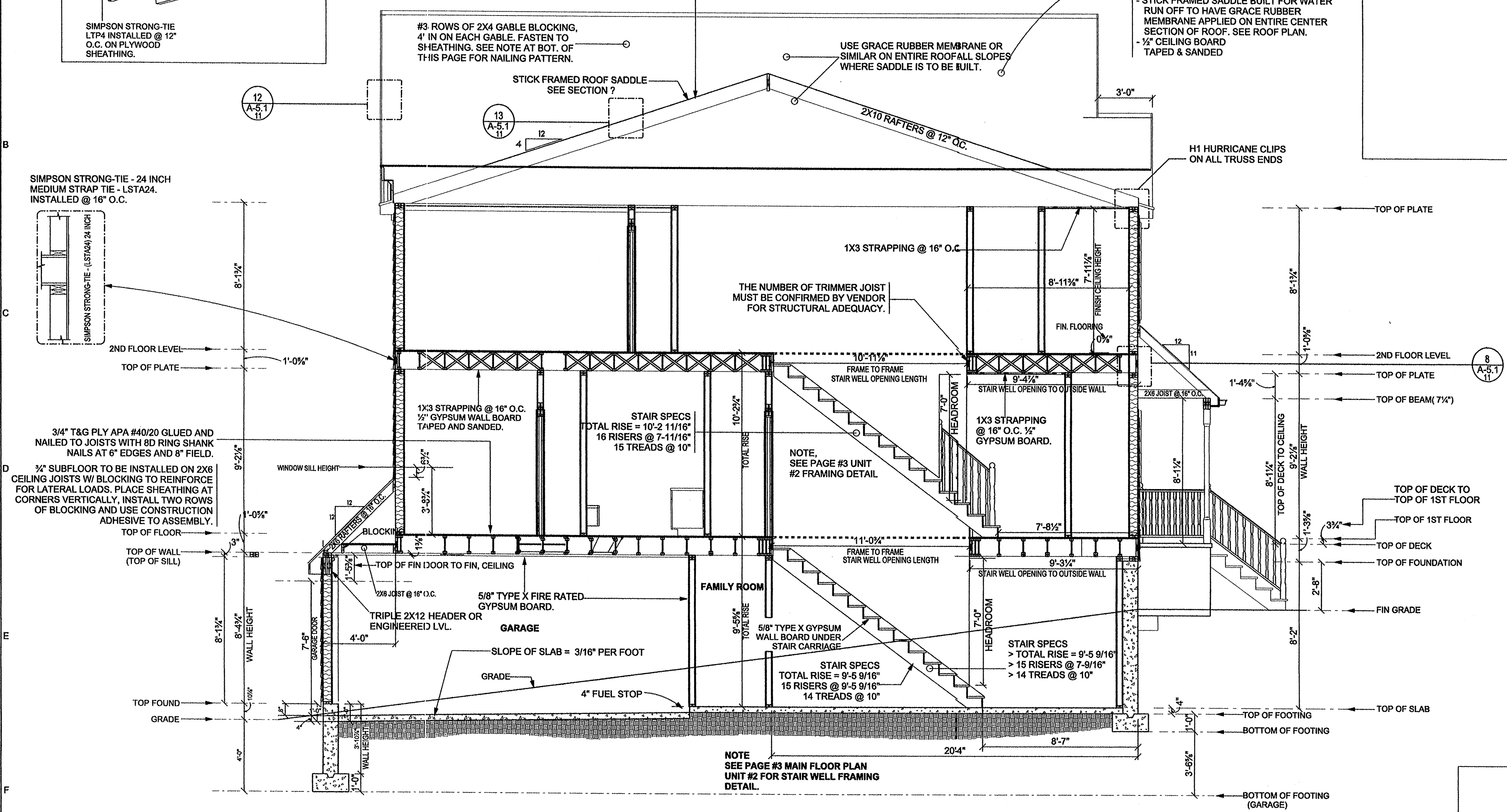
TYPICAL SILL ASSEMBLY:
 1/2\"/>



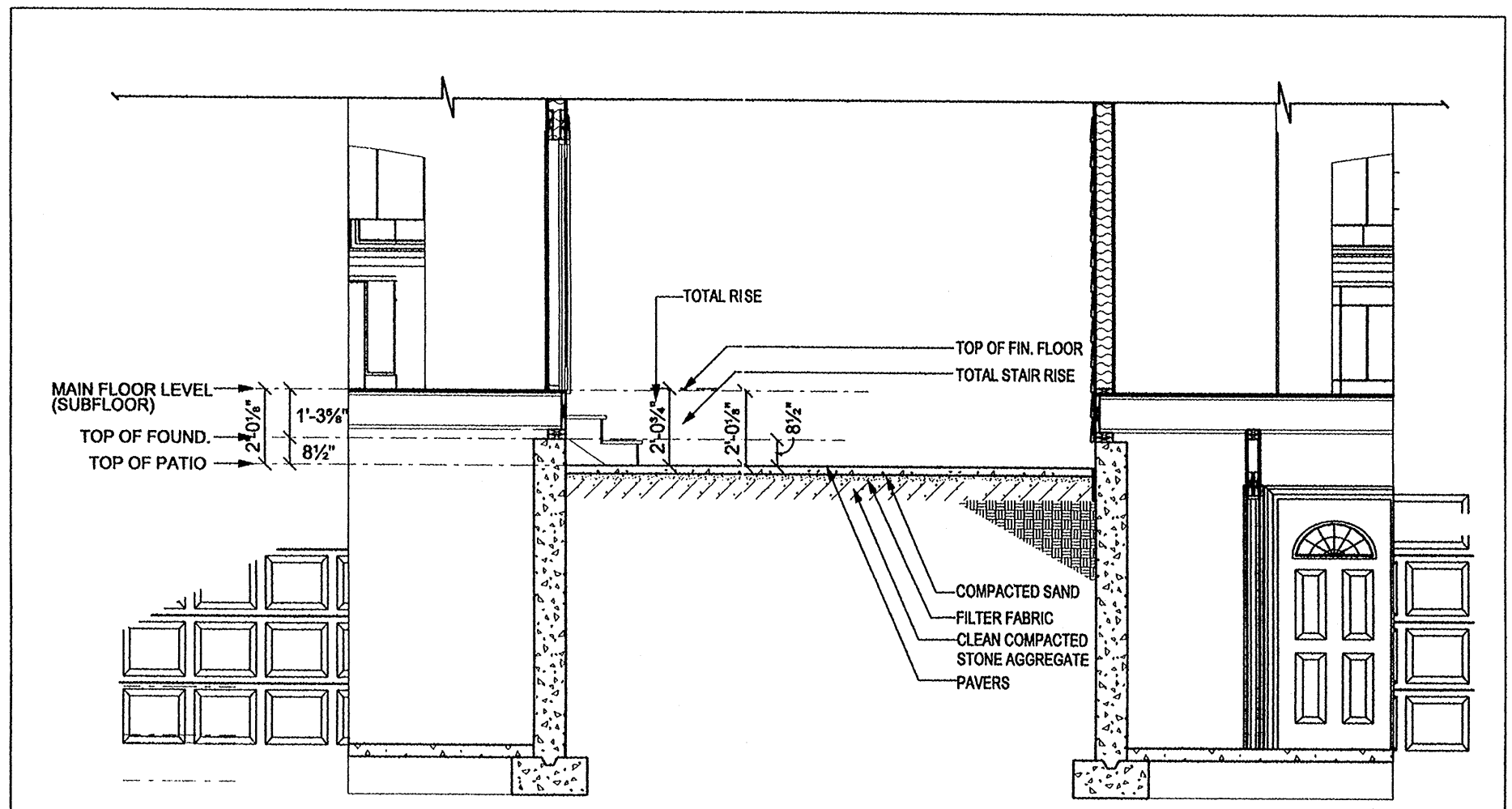
ELEVATION 5
SCALE: 1/4\"/>



SECTION 3
SCALE: 1/2\"/>



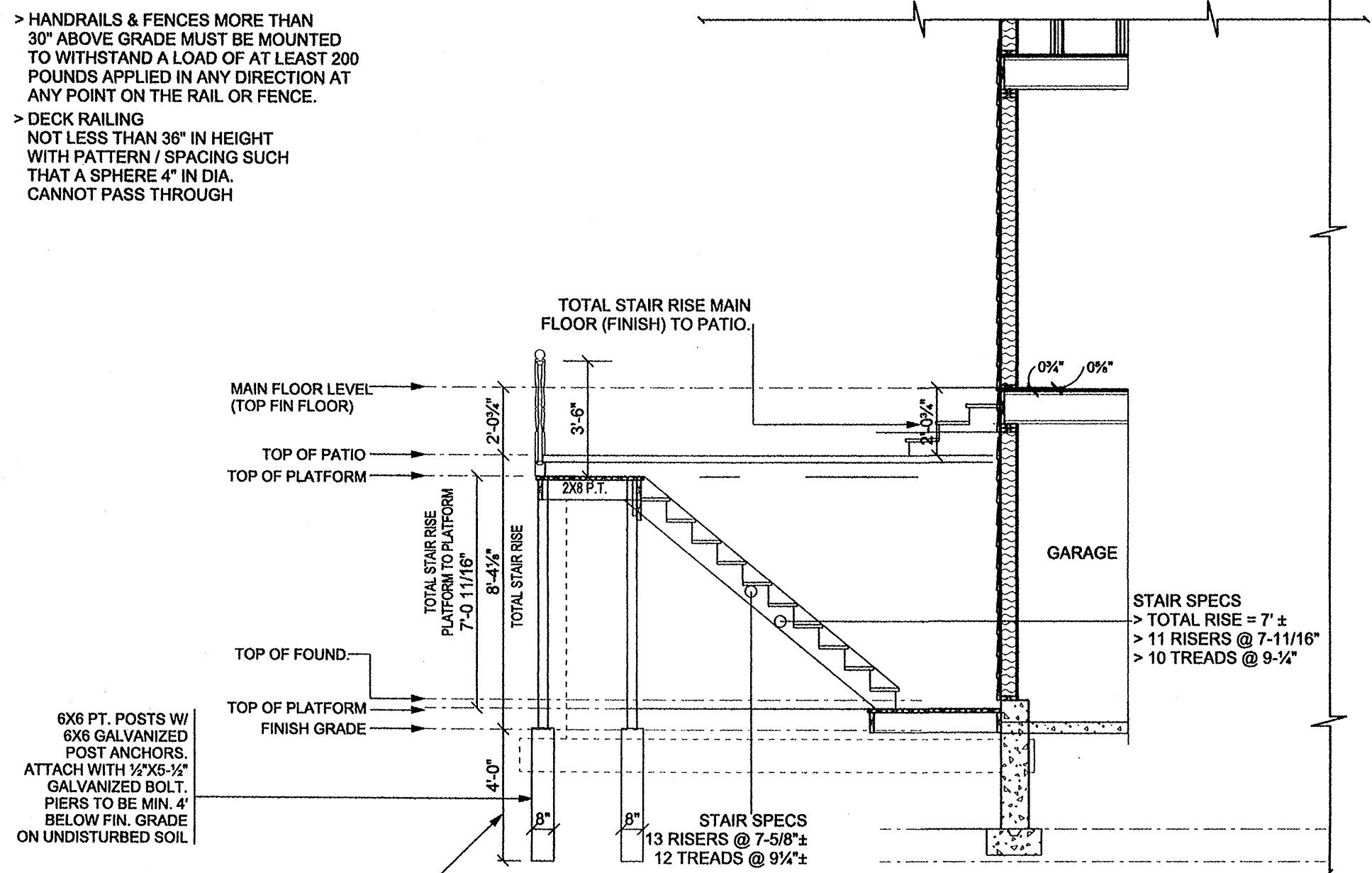
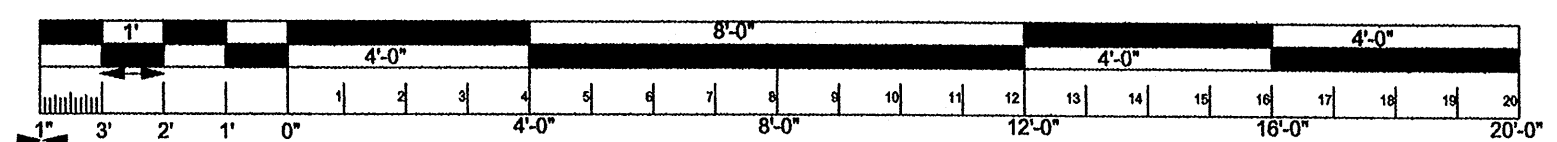
SECTION A
SCALE: 1/4\"/>



SECTION D
SCALE: 1/4\"/>

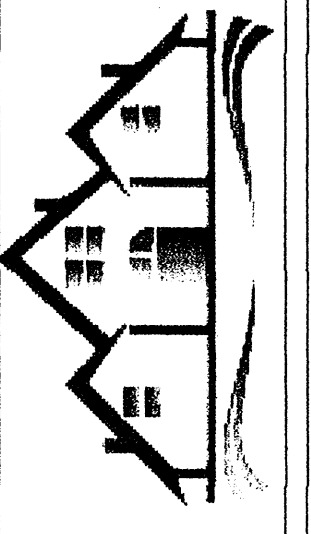
ALL STRUCTURAL COMPONENTS NEED TO BE REVIEWED BY STRUCTURAL ENGINEER.

NOTE
 ALL EXTERIOR EXTENSIONS ARE FROM THE CENTER OF OPENINGS AND CENTER OF PARTITIONS. ALL MEASUREMENTS ARE FROM FRAME TO FRAME AND FLOOR LEVELS ARE FROM TOP OF 3/4\"/>



SECTION F
SCALE: 1/4\"/>

PLANS BY
 DESIGN PLUS
 Dennis Sarkisian
 Design
 446 Winthrop St
 Rehoboth Mass 02769
 Cell 508-566-4928



CLIENT
 HALIFAX TRAILS CO. INC.
 11 FOX RUN SUITE 12
 MARSHFIELD MA. 02050

PROPERTY LOCATION
 285 MONPONSETT ST., HALIFAX MA. 02338

REVISIONS

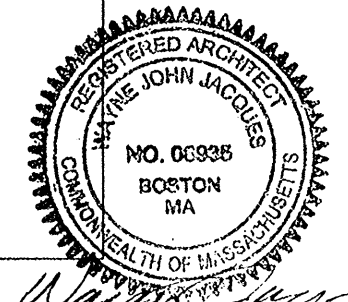
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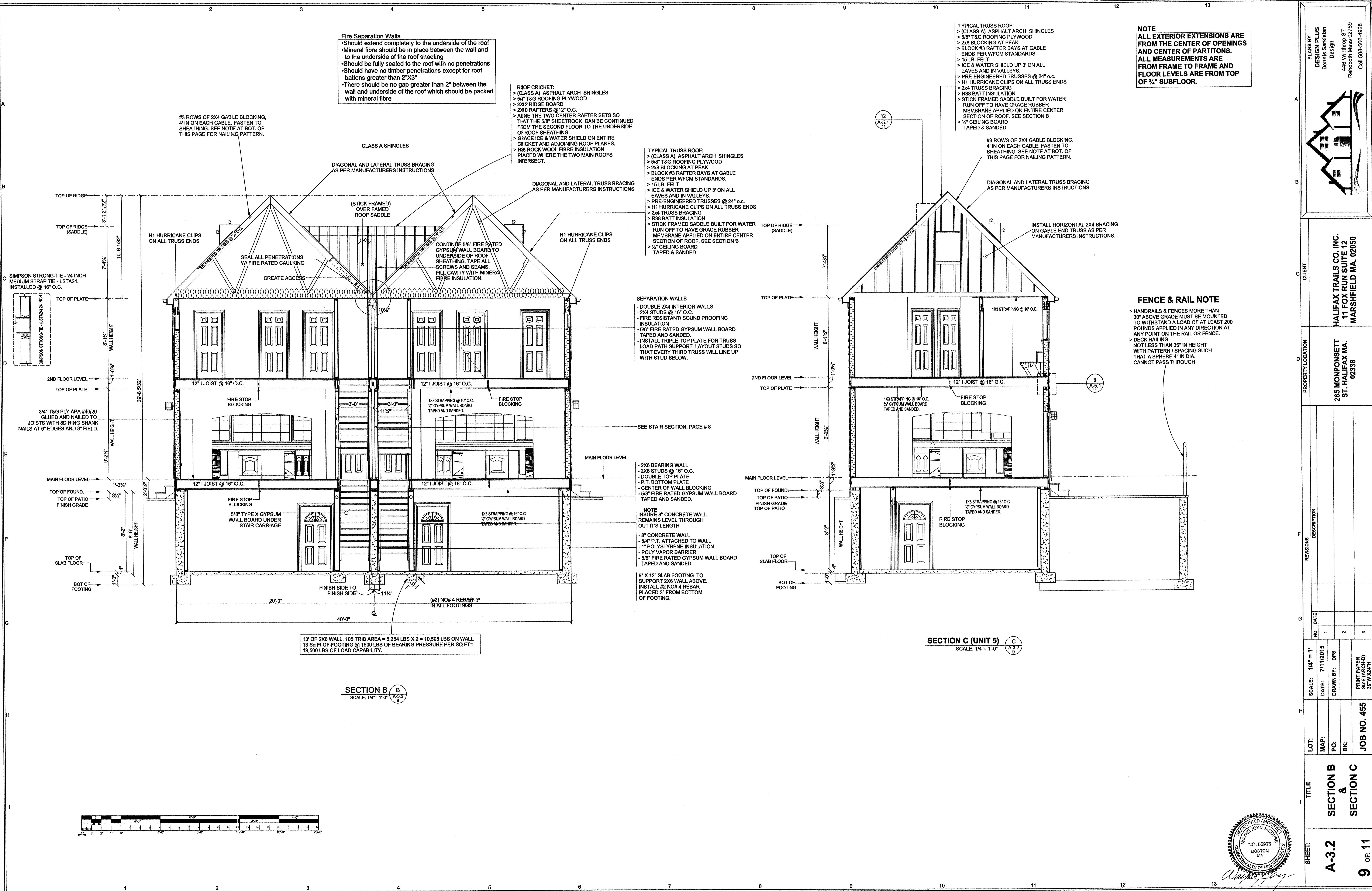
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LOT:
 MAP:
 PG:
 BK:
 JOB NO. 455

TITLE
 SECTION A
 SECTION D
 SECTION E
 SECTION F
 DETAIL ELEV. 5

SHEET:
 A-3.1
 8 OF 11





Fire Separation Walls
 •Should extend completely to the underside of the roof
 •Mineral fibre should be in place between the wall and to the underside of the roof sheathing
 •Should be fully sealed to the roof with no penetrations
 •Should have no timber penetrations except for roof battens greater than 2"x3"
 •There should be no gap greater than 2" between the wall and underside of the roof which should be packed with mineral fibre

ROOF CRICKET:
 > (CLASS A) ASPHALT ARCH SHINGLES
 > 5/8" T&G ROOFING PLYWOOD
 > 2X12 RIDGE BOARD
 > 2X10 RAFTERS @ 12" O.C.
 > JOIN THE TWO CENTER RAFTER SETS SO THAT THE 5/8" SHEETROCK CAN BE CONTINUED FROM THE SECOND FLOOR TO THE UNDERSIDE OF ROOF SHEATHING.
 > GRACE ICE & WATER SHIELD ON ENTIRE CRICKET AND ADJOINING ROOF PLANES.
 > R18 ROCK WOOL FIBRE INSULATION PLACED WHERE THE TWO MAIN ROOFS INTERSECT.

TYPICAL TRUSS ROOF:
 > (CLASS A) ASPHALT ARCH SHINGLES
 > 5/8" T&G ROOFING PLYWOOD
 > 2X8 BLOCKING AT PEAK
 > BLOCK #3 RAFTER BAYS AT GABLE ENDS PER WFCM STANDARDS.
 > 15 LB. FELT
 > ICE & WATER SHIELD UP 3" ON ALL EAVES AND IN VALLEYS.
 > PRE-ENGINEERED TRUSSES @ 24" o.c.
 > H1 HURRICANE CLIPS ON ALL TRUSS ENDS
 > 2X4 TRUSS BRACING
 > R38 BATT INSULATION
 > STICK FRAMED SADDLE BUILT FOR WATER RUN OFF TO HAVE GRACE RUBBER MEMBRANE APPLIED ON ENTIRE CENTER SECTION OF ROOF. SEE SECTION B
 > 1/2" CEILING BOARD
 > TAPED & SANDED

SEPARATION WALLS
 - DOUBLE 2X4 INTERIOR WALLS
 - 2X4 STUDS @ 16" O.C.
 - FIRE RESISTANT/ SOUND PROOFING INSULATION
 - 5/8" FIRE RATED GYPSUM WALL BOARD TAPED AND SANDED
 - INSTALL TRIPLE TOP PLATE FOR TRUSS LOAD PATH SUPPORT. LAYOUT STUDS SO THAT EVERY THIRD TRUSS WILL LINE UP WITH STUD BELOW.

NOTE
 INSURE 8" CONCRETE WALL REMAINS LEVEL THROUGH OUT ITS LENGTH
 - 8" CONCRETE WALL
 - 5/4" P.T. ATTACHED TO WALL
 - 1" POLYSTYRENE INSULATION
 - POLY VAPOR BARRIER
 - 5/8" FIRE RATED GYPSUM WALL BOARD TAPED AND SANDED.
 9" X 12" SLAB FOOTING TO SUPPORT 2X6 WALL ABOVE. INSTALL #2 NO# 4 REBAR PLACED 3" FROM BOTTOM OF FOOTING.

TYPICAL TRUSS ROOF:
 > (CLASS A) ASPHALT ARCH SHINGLES
 > 5/8" T&G ROOFING PLYWOOD
 > 2X8 BLOCKING AT PEAK
 > BLOCK #3 RAFTER BAYS AT GABLE ENDS PER WFCM STANDARDS.
 > 15 LB. FELT
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 > STICK FRAMED SADDLE BUILT FOR WATER RUN OFF TO HAVE GRACE RUBBER MEMBRANE APPLIED ON ENTIRE CENTER SECTION OF ROOF. SEE SECTION B
 > 1/2" CEILING BOARD
 > TAPED & SANDED

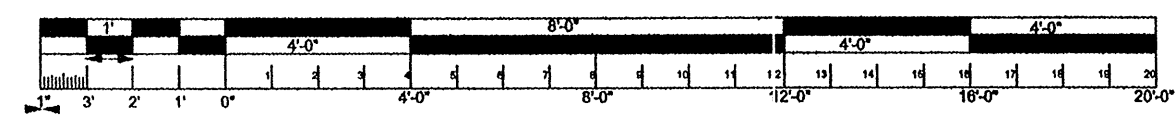
NOTE
 ALL EXTERIOR EXTENSIONS ARE FROM THE CENTER OF OPENINGS AND CENTER OF PARTITIONS. ALL MEASUREMENTS ARE FROM FRAME TO FRAME AND FLOOR LEVELS ARE FROM TOP OF 1/4" SUBFLOOR.

FENCE & RAIL NOTE
 > HANDRAILS & FENCES MORE THAN 30" ABOVE GRADE MUST BE MOUNTED TO WITHSTAND A LOAD OF AT LEAST 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ON THE RAIL OR FENCE.
 > DECK RAILING NOT LESS THAN 36" IN HEIGHT WITH PATTERN / SPACING SUCH THAT A SPHERE 4" IN DIA. CANNOT PASS THROUGH

13' OF 2X6 WALL, 105 TRIB AREA = 5,254 LBS X 2 = 10,508 LBS ON WALL
 13 Sq Ft of FOOTING @ 1500 LBS OF BEARING PRESSURE PER SQ FT = 19,500 LBS OF LOAD CAPABILITY.

SECTION B
 SCALE: 1/4" = 1'-0"

SECTION C (UNIT 5)
 SCALE: 1/4" = 1'-0"



PLANS BY
DESIGN PLUS
 Dennis Sanderson
 Design
 448 Winthrop ST
 Rehoboth Mass 02769
 Call 508-566-4928

CLIENT
HALIFAX TRAILS CO. INC.
 11 FOX RUN SUITE 12
 MARSHFIELD MA. 02050

PROPERTY LOCATION
 265 MONPONSETT
 ST. HALIFAX MA.
 02338

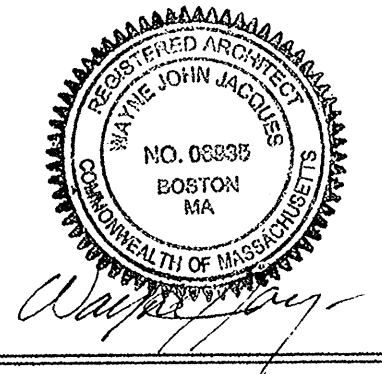
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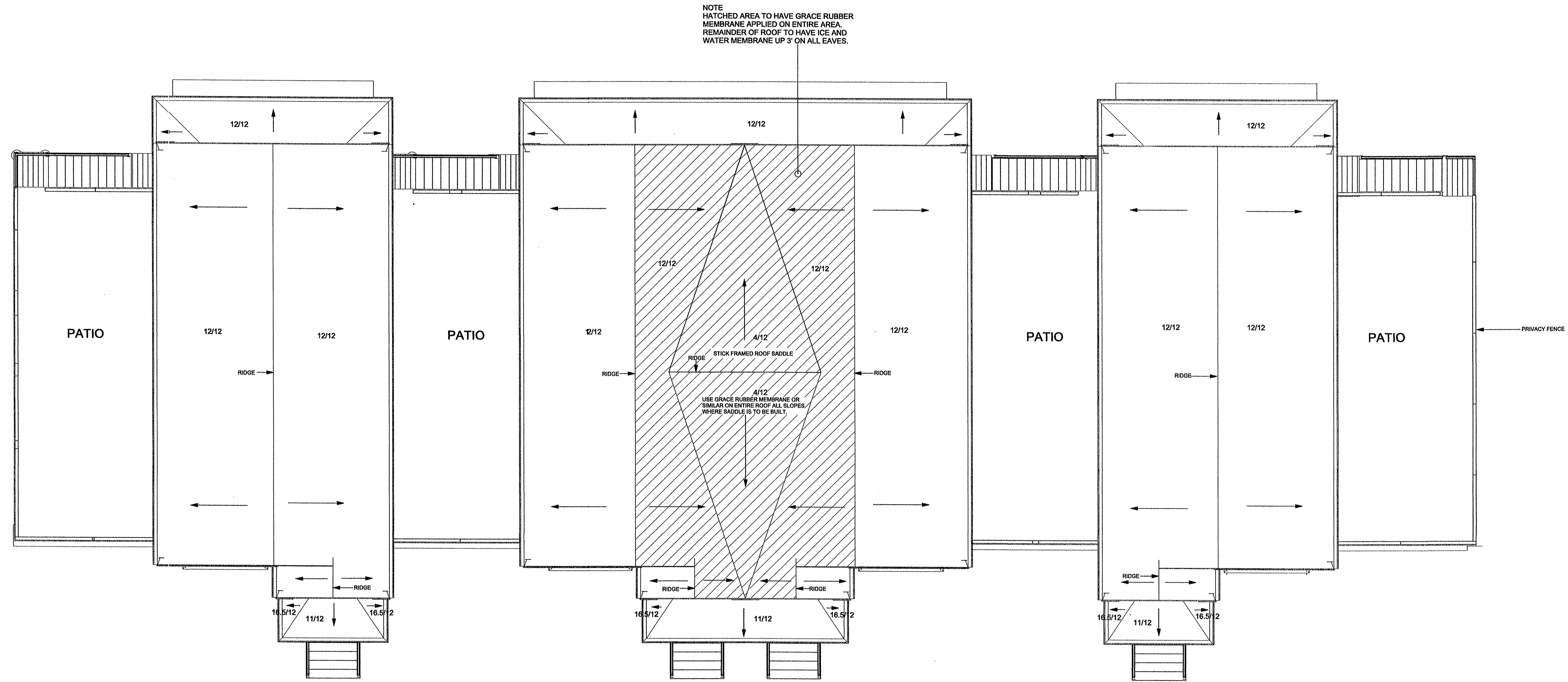
SECTION B & SECTION C

A-3.2

9 OF 11



CRITICAL NOTE
 ROOF PLAN IS FOR VISUAL REPRESENTATION ONLY.
 DO NOT SCALE MEASUREMENTS ON ROOF PLAN FOR
 CONSTRUCTION PURPOSES.



ROOF PLAN A
 SCALE: 3/16" = 1'-0"

PLANS BY
DESIGN PLUS
 Dennis Sarkisian
 Design
 448 Winthrop ST.
 Rehoboth Mass 02789
 Cell 508-566-4928

CLIENT
 HALIFAX TRAILS CO. INC.
 11 FOX RUN SUITE 12
 MARSHFIELD MA. 02050

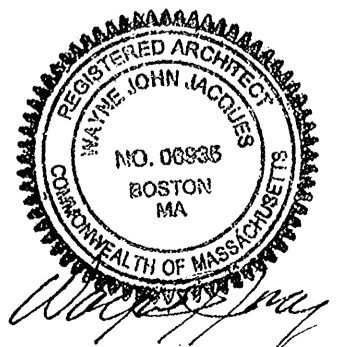
PROPERTY LOCATION
 265 MONPONSETT
 ST. HALIFAX MA.
 02338

REVISIONS	DESCRIPTION

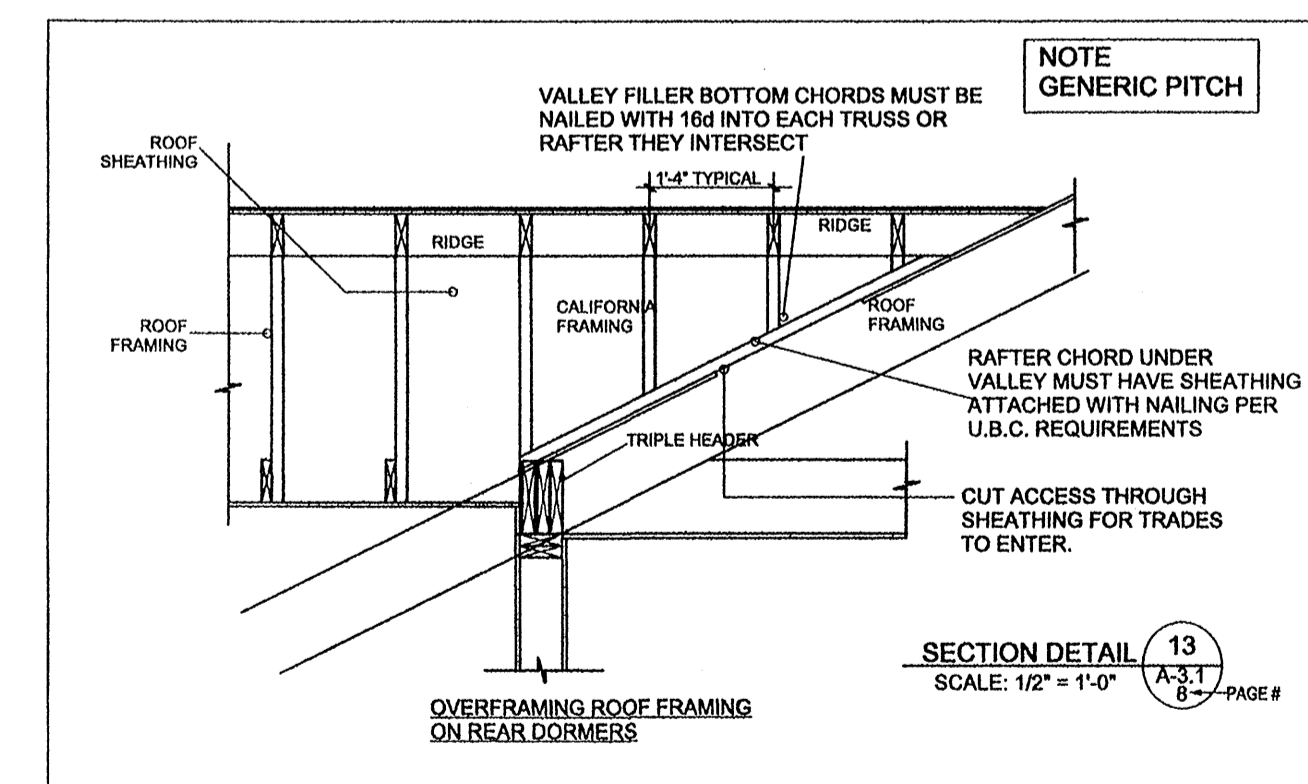
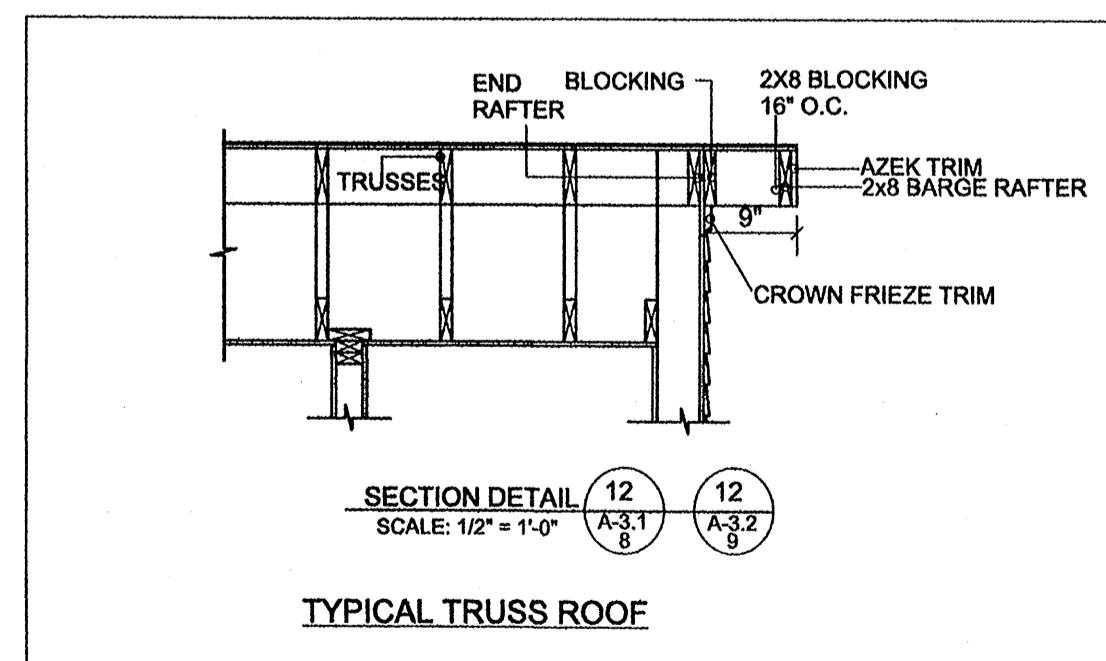
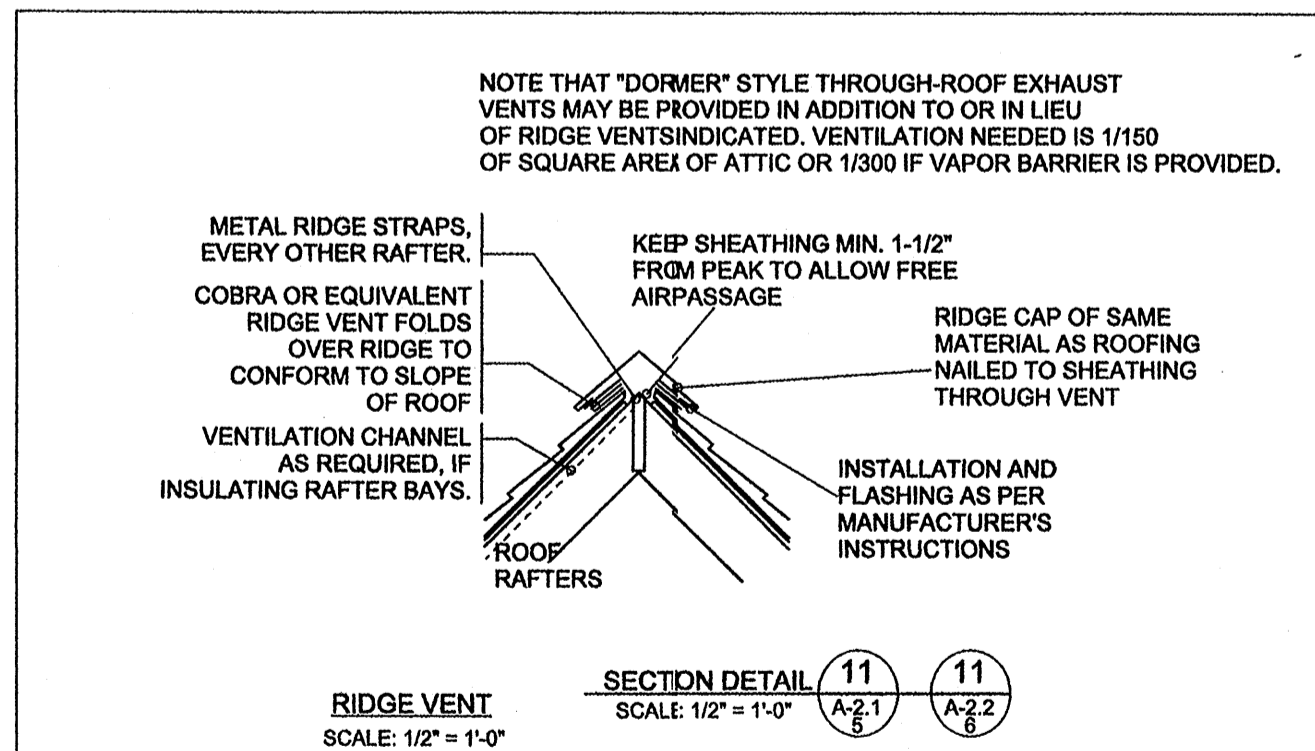
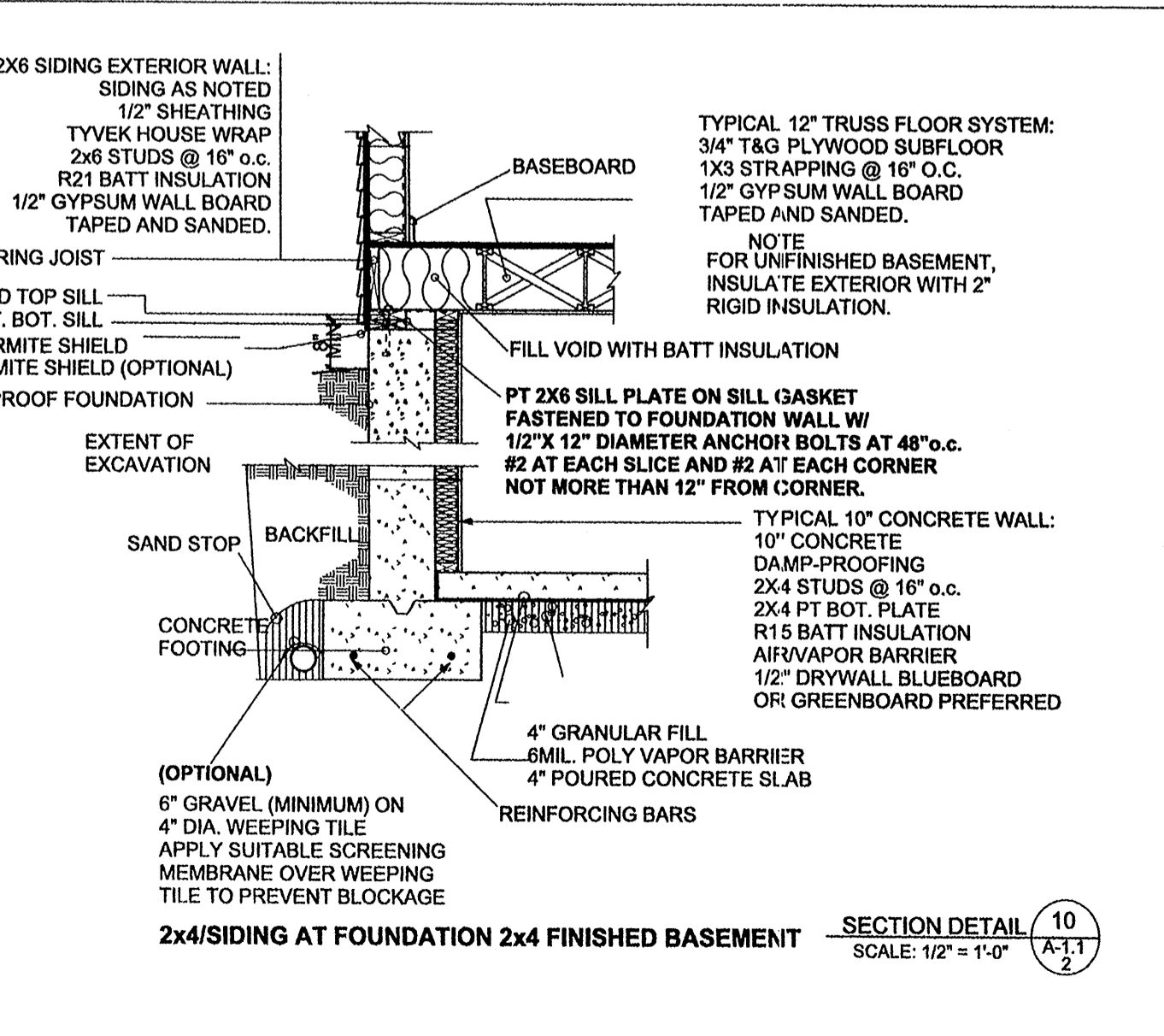
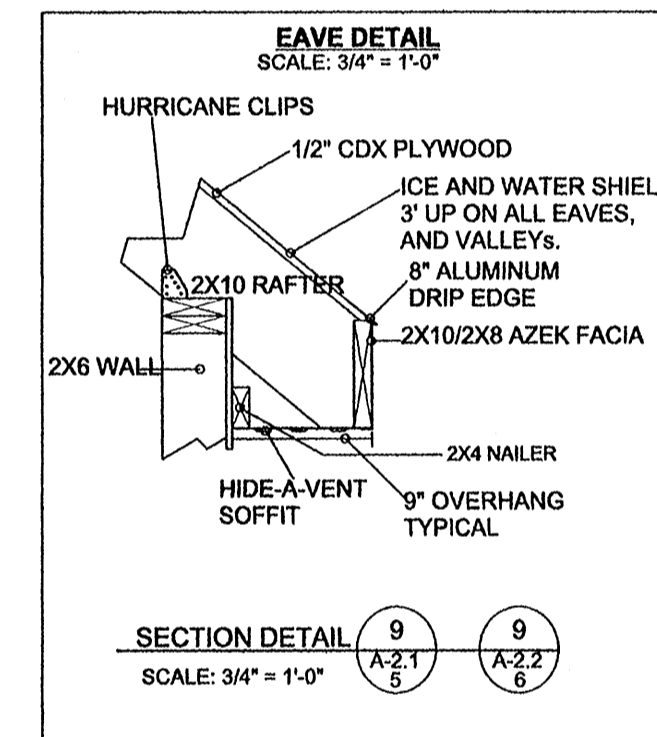
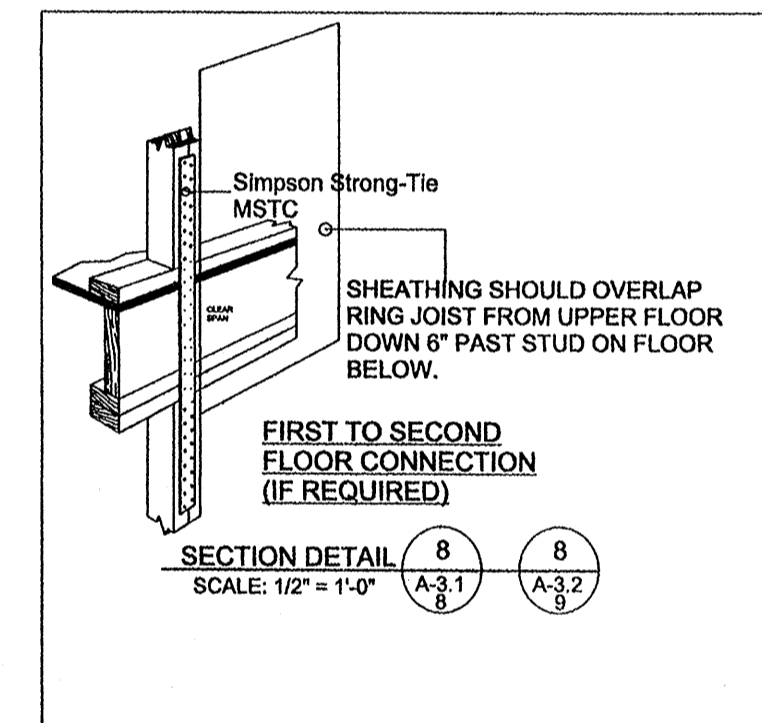
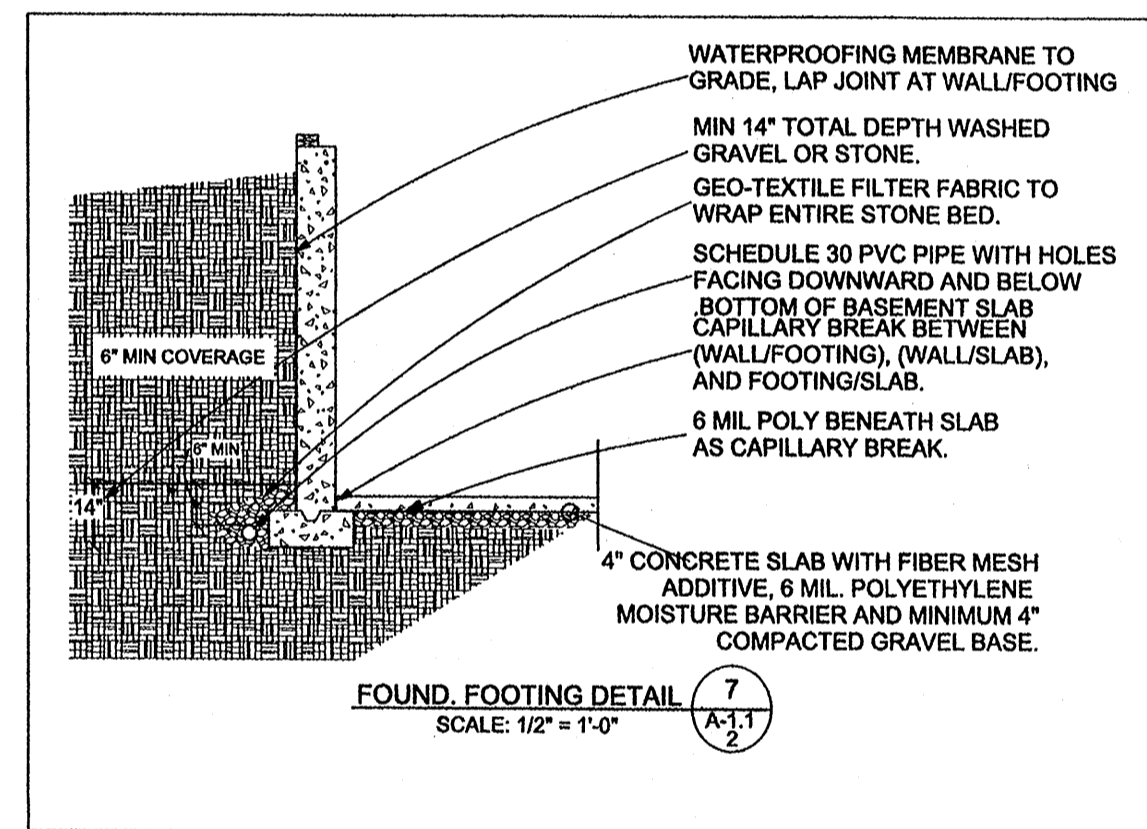
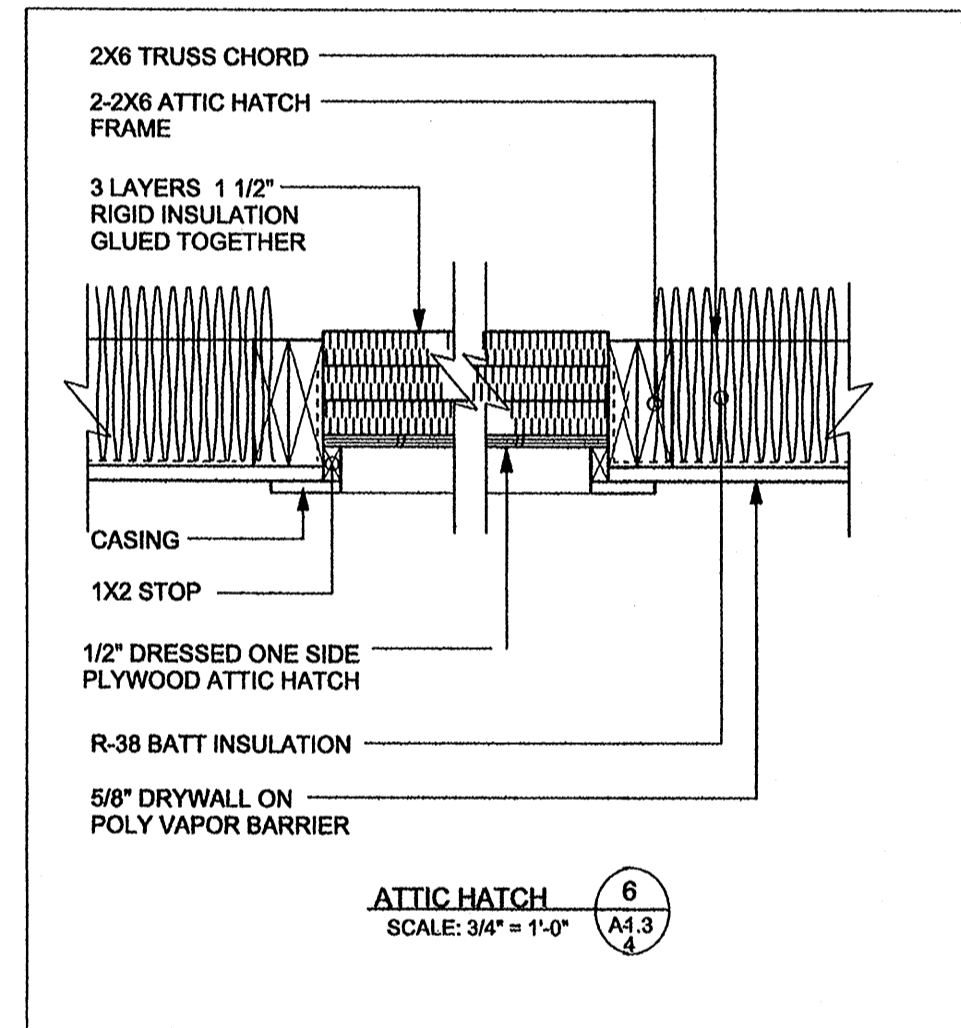
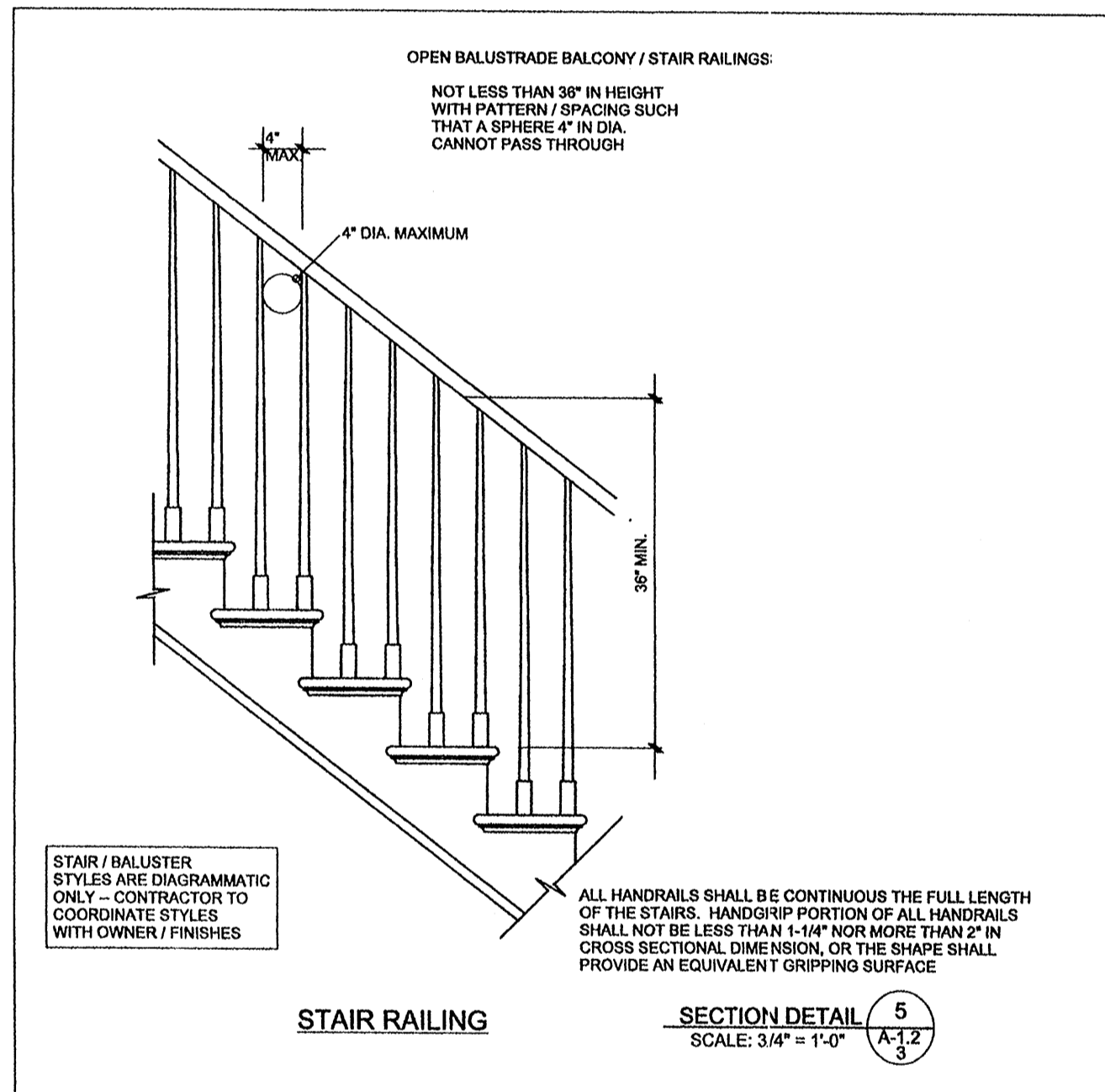
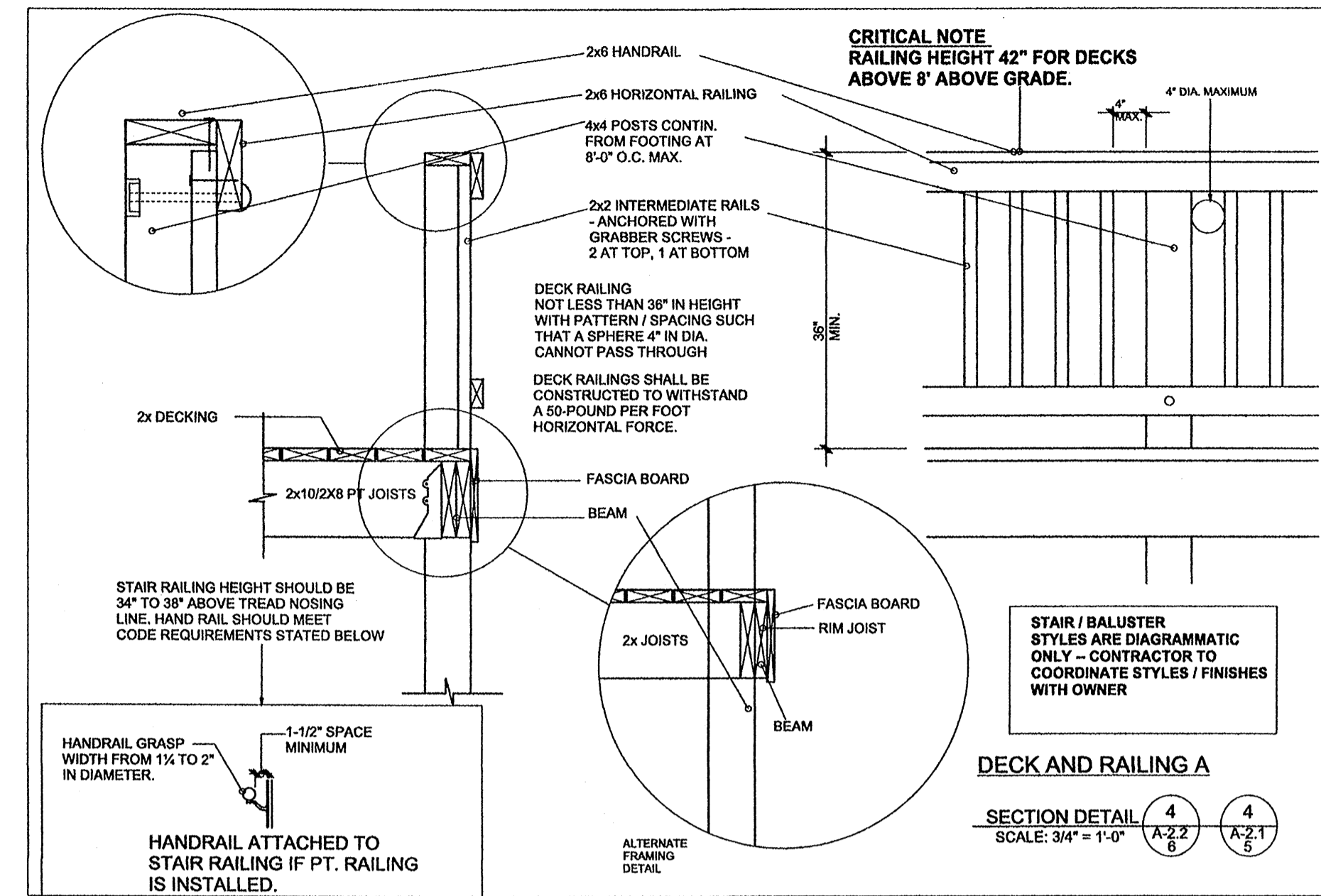
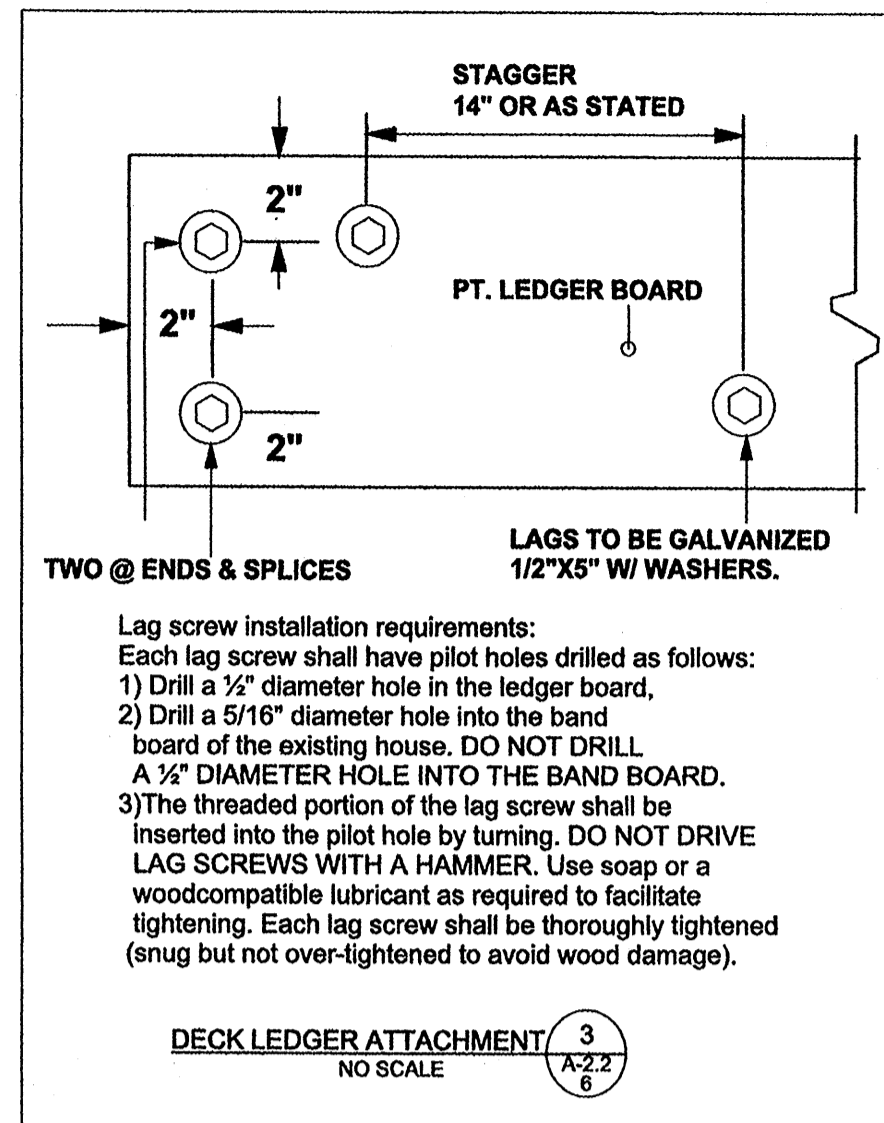
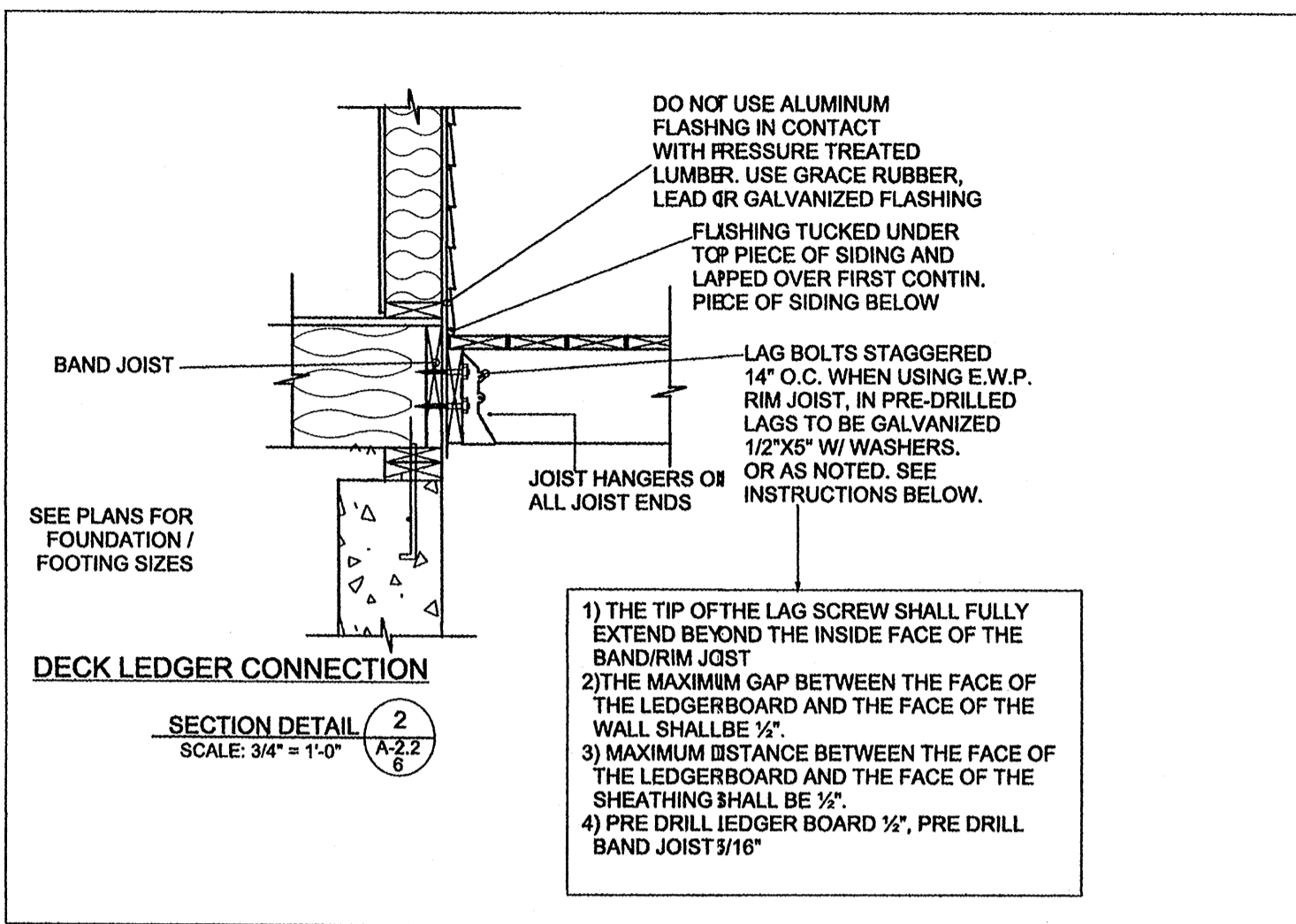
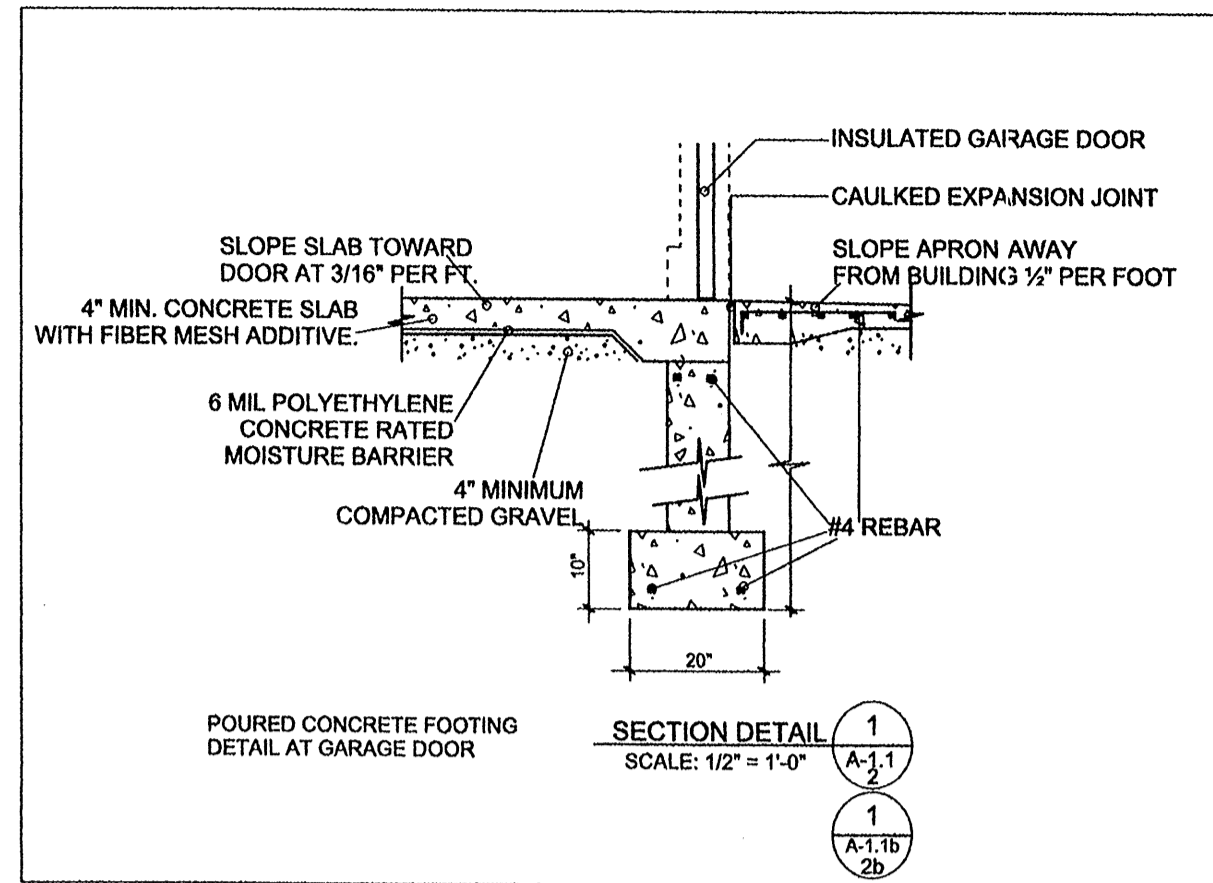
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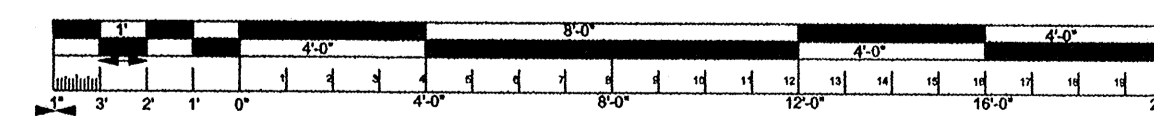
TITLE
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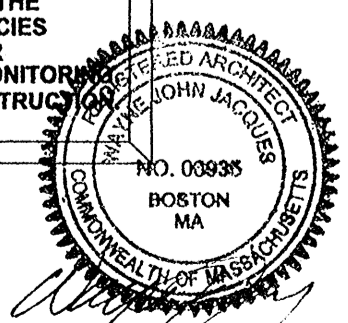
SHEET:
 A-7.1
 10 OF 11



DETAIL SHEET



IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AS THEY RELATE TO NEW CONSTRUCTION. REPORT TO THE DESIGNER ALL OBSERVATIONS AND ANY DISCREPANCIES BEFORE PROCEEDING WITH ANY WORK. THE DESIGNER EXPRESSLY DISCLAIMS ANY RESPONSIBILITY FOR MONITORING OR INSPECTING OR SUPERVISING THE ACTUAL CONSTRUCTION.



PLANS BY DESIGN PLUS Dennis Sarkisian Design 448 Winthrop ST Rochester, Mass 02769 Cell 508-566-1628	CLIENT HALIFAX TRAILS CO. INC. 11 FOX RUN SUITE 12 MARSHFIELD MA. 02050	PROPERTY LOCATION 285 MONPONSETT ST. HALIFAX MA. 02338	REVISIONS	NO	DATE	DESCRIPTION
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SHEET:	TITLE					
A-5.1	DETAIL SHEET					
11 of 11						