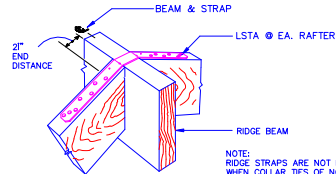
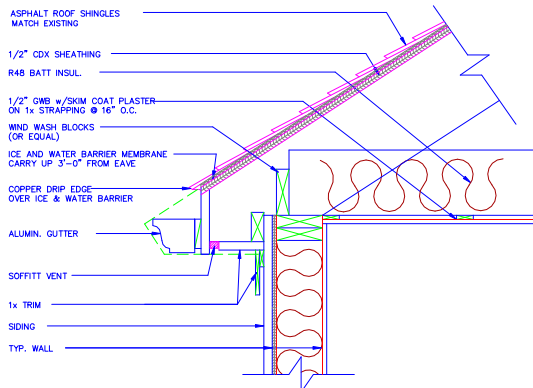


1 NEW WALL DETAIL
SCALE 1-1/2" = 1'-0"
(SEE DETAIL 8 A-3)

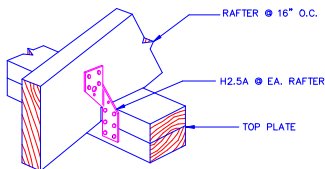


4 RIDGE BAND STRAP
SCALE: N.T.S.

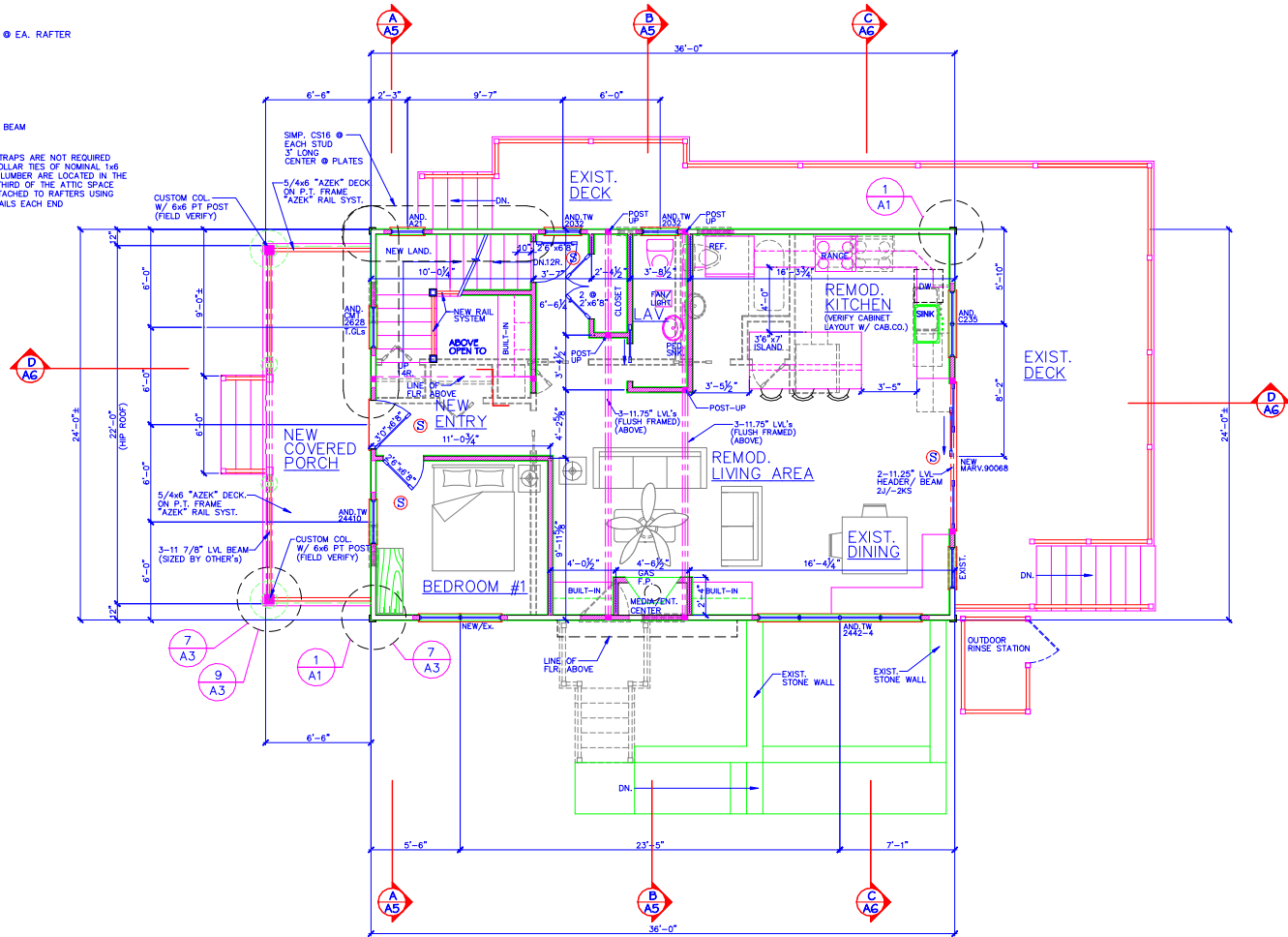
NOTE: RIDGE STRAPS ARE NOT REQUIRED WHEN COLLAR TIES OF NOMINAL 1x8 OR 2x4 LUMBER ARE LOCATED IN THE UPPER THIRD OF THE ATTIC SPACE AND ATTACHED TO RAFTERS USING 5/10d NAILS EACH END



2 TYPICAL EAVE DETAIL
SCALE 1-1/2" = 1'-0"



3 SIMPSON STRONG-TIE H2.5A
SCALE: N.T.S.



NEW FIRST FLOOR PLAN # 2

GENERAL NOTES:

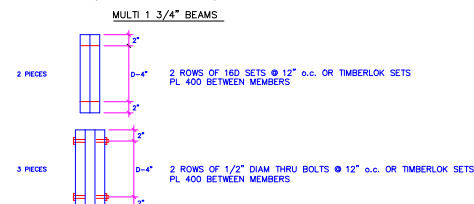
- CONTRACTOR IS TO VERIFY EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO THE START OF WORK
- CONTRACTOR TO REMOVE EXISTING WALLS, DOORS AND WINDOWS ETC. AS REQUIRED FOR NEW CONSTRUCTION
- ALL NEW CONSTRUCTION TO MATCH EXISTING CONSTRUCTION IN MATERIAL, DETAIL, AND FINISH.
- ROUGH OPENING HEAD HEIGHT OF WINDOWS AT FIRST FLOOR TO BE 6'-10" ABOVE SUBFLOOR
- ALL WORK SHALL CONFORM TO THE MASSACHUSETTS STATE BUILDING CODE AND ALL OTHER APPLICABLE LOCAL CODES
- ANY DISCREPANCIES, ERRORS AND/OR OMISSIONS IN THE NOTES, DIMENSIONS, AND/OR DRAWINGS CONTAINED ON THESE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO COMMENCEMENT OF CONSTRUCTION. PROCEEDING WITH CONSTRUCTION CONSTITUTES ACCEPTANCE OF THESE DOCUMENTS AND ANY DISCREPANCIES, ERRORS AND/OR OMISSIONS BECOME THE RESPONSIBILITY OF THE BUILDING CONTRACTOR.
- CONTRACTOR IS TO DOUBLE ALL JACK & KING STUDS AND PROVIDE SOLID BLOCKING @ HORIZONTAL PLYWOOD SEAMS (2x6 BLOCKING)

LEGEND

- EXISTING WALL CONSTRUCTION TO REMAIN
- NEW WALL CONSTRUCTION
- EXISTING WALL CONSTRUCTION TO BE REMOVED
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR

NOTE:
ALL WINDOWS ARE TO BE ANDERSEN 400 SERIES
TW W/ APPLIED GRILLES
INSIDE AND OUTSIDE

TYPICAL LVL/GLULAM BOLTING/NAILING



NOTE:
THE PLANS SHOWN ARE THE SOLE PROPERTY OF THE CON. AND CAN NOT BE REPRODUCED, COPIED, OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CON.

REV. NO. :
DATE :

DRAWN BY:
CULHANE CARPENTRY LLC
6 SEABREEZE DR.
BUZZARDS BAY MA. 02532

REMODEL/RENOVATION FOR:
ROSS RESIDENCE
6 BENEDICT DR. GREY GABLES. MA.

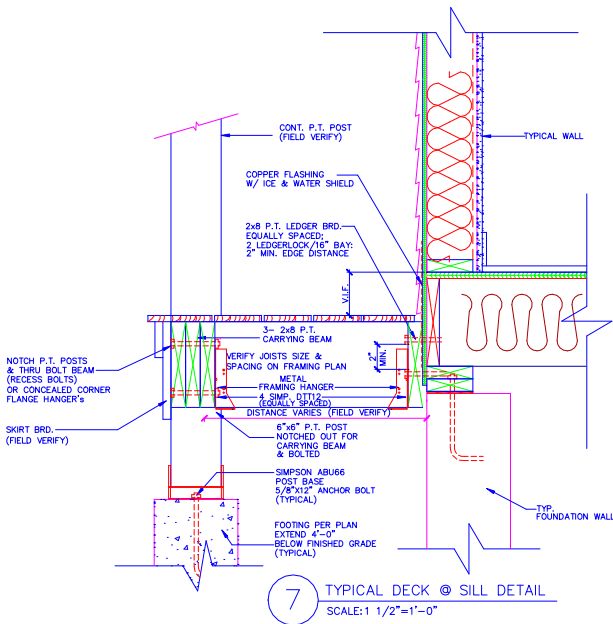
SCALE :
1/4" = 1'-0"

DATE :
5/5/2022

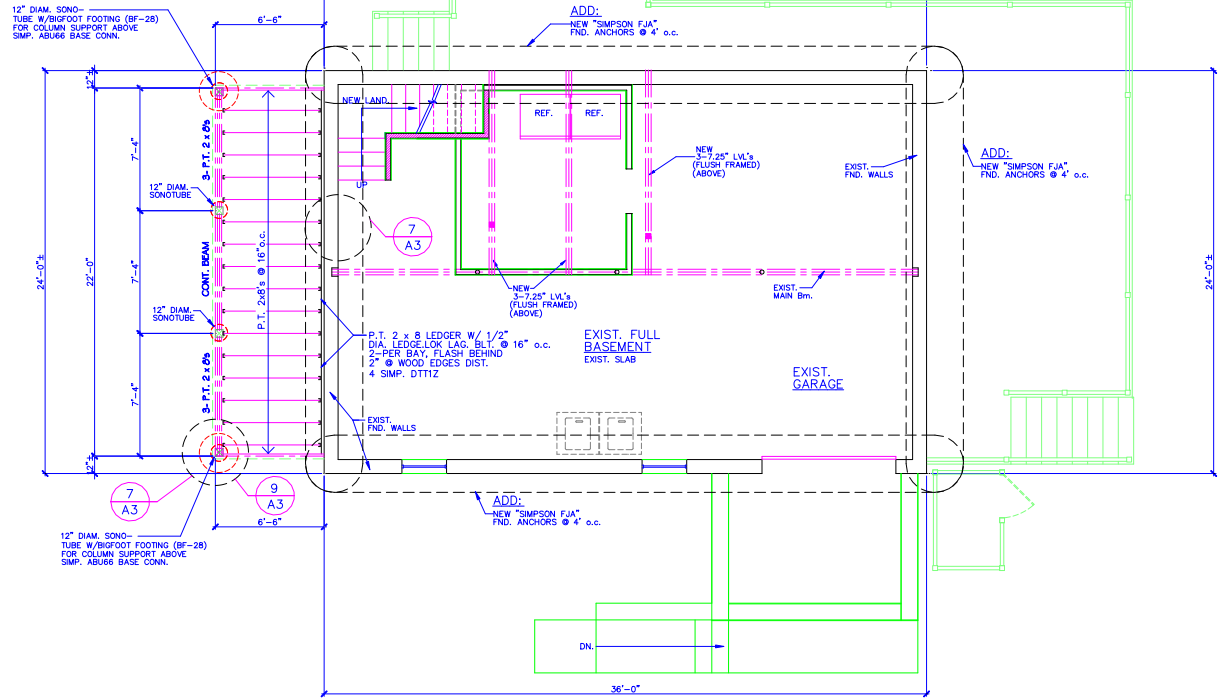
PROJ. NO.
221-915

DWG. NO. :

A1



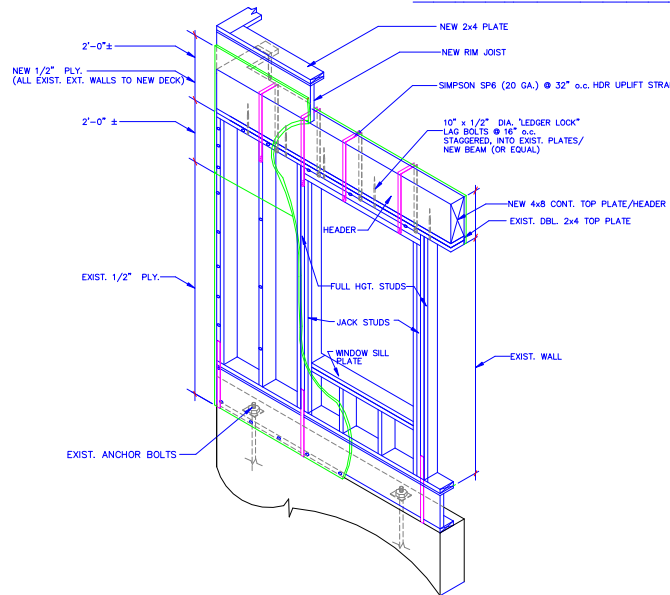
7 TYPICAL DECK @ SILL DETAIL
SCALE: 1 1/2"=1'-0"



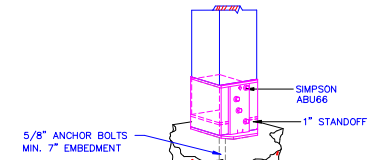
EXISTING BASEMENT FLOOR PLAN

TABLE 2. GENERAL NAILING SCHEDULE

JOINT DESCRIPTION	NUMBER OF COMMON NAILS	NUMBER 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	24" O.C. ALONG EDGES
FLOOR FRAMING			
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)	3-16d	4-16d	PER JOIST
BAND JOIST TO SILL OR TOP PLATE (TOE NAILED)	2-16d	3-16d	PER FOOT
ROOF SHEATHING			
WOOD STRUCTURAL PANELS			
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/6" FIELD
GABLE ENDWALL RAKE OR RAKE TRUSS w/o GABLE OVERHANG	8d	10d	3" EDGE/6" FIELD
GABLE ENDWALL RAKE OR RAKE TRUSS w/ STRUCTURAL OUTLOOKERS	8d	10d	3" EDGE/6" FIELD
GABLE ENDWALL RAKE OR RAKE TRUSS w/ LOOKOUT BLOCKS	8d	10d	4" EDGE/4" FIELD
CEILING SHEATHING			
GYPSON WALLBOARD	5d COOLERS	-	7" EDGE/10" FIELD
WALL SHEATHING			
WOOD STRUCTURAL PANELS			
STUDS SPACED UP TO 24" O.C.	8d	10d	6" EDGE/12" FIELD
3/4" AND 3/8" FIBERBOARD PANELS	8d	-	3" EDGE/6" FIELD
1/2" GYPSON WALLBOARD	5d COOLERS	-	7" EDGE/10" FIELD
FLOOR SHEATHING			
WOOD STRUCTURAL PANELS			
1" OR LESS	8d	10d	6" EDGE/12" FIELD
GREATER THAN 1"	10d	16d	6" EDGE/6" FIELD



8 REMOD. WALL DETAIL
SCALE: 1 1/2"=1'-0"



9 SIMPSON STRONG-TIE ABU66
SCALE: N.T.S.

NOTE:
THE PLANS SHOWN ARE THE SOLE PROPERTY OF THE CON. AND CAN NOT BE REPRODUCED, COPIED, AND/OR ALTERED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CON.

REV. NO. :
DATE :

DRAWN BY:
CULHANE CARPENTRY LLC
6 SEABREEZE DR.
BUZZARDS BAY MA. 02552

REMODEL/RENOVATION FOR:
ROSS RESIDENCE
6 BENEDICT DR. GREY GABLES. MA.

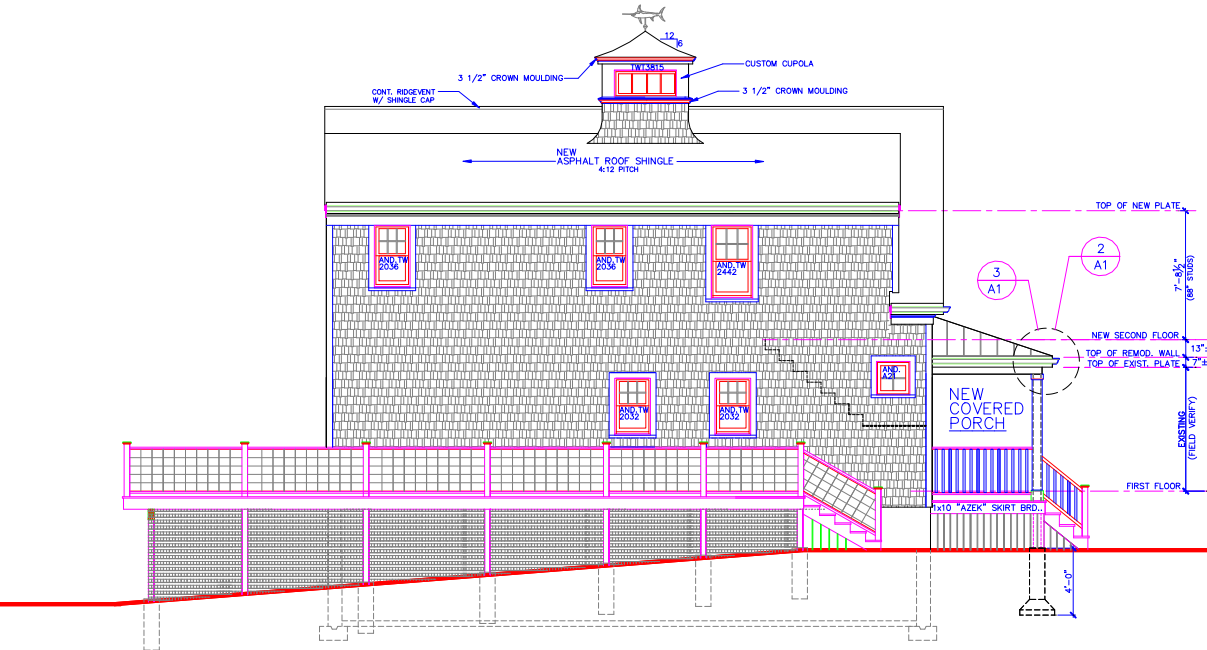
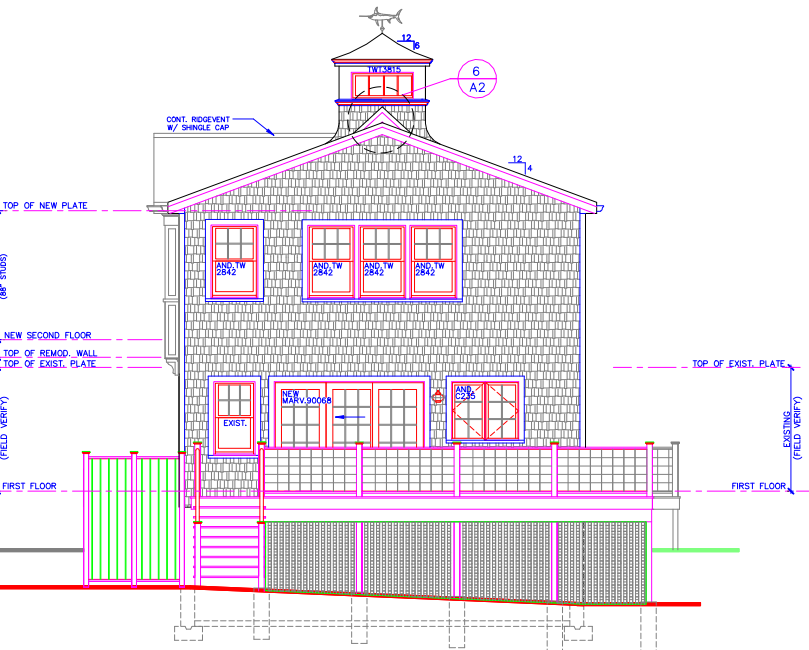
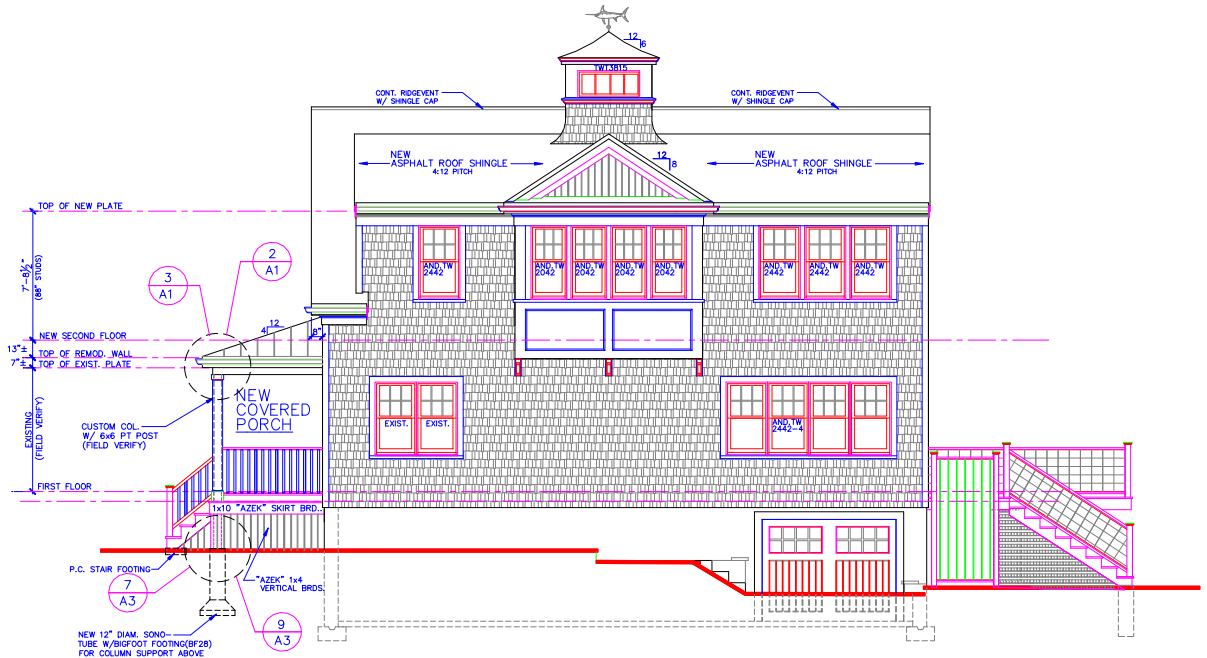
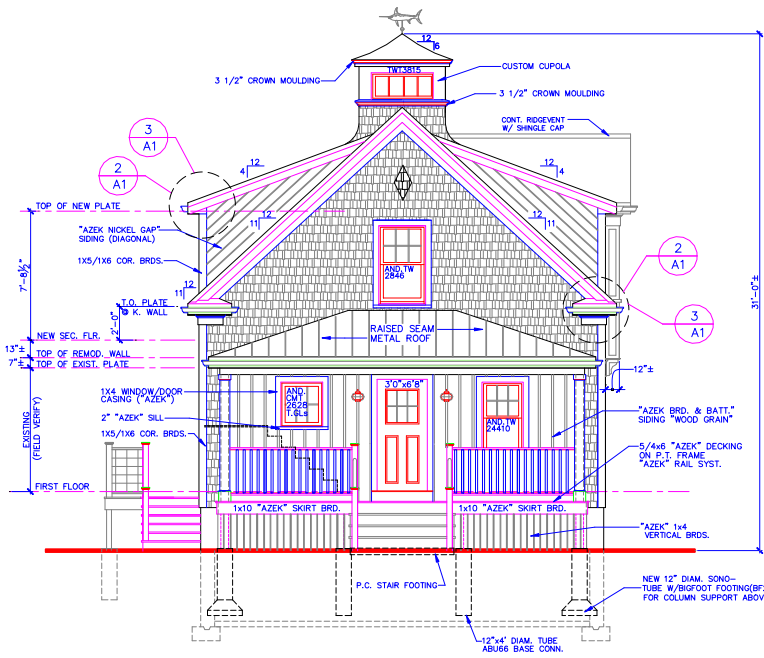
SCALE :
1/4"=1'-0"

DATE :
5/5/2022

PROJ. NO.
221-915

DWG. NO. :

A3



NOTE:
THE PLANS SHOWN ARE THE SOLE PROPERTY OF THE CON. AND CAN NOT BE REPRODUCED, COPIED, AND/OR ALTERED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CON.

REV. NO. :
DATE :

DRAWN BY:
CULHANE CARPENTRY LLC
6 SEABREEZE DR.
BUZZARDS BAY MA. 02552

REMODEL/RENOVATION FOR:
ROSS RESIDENCE
6 BENEDICT DR. GREY GABLES. MA.

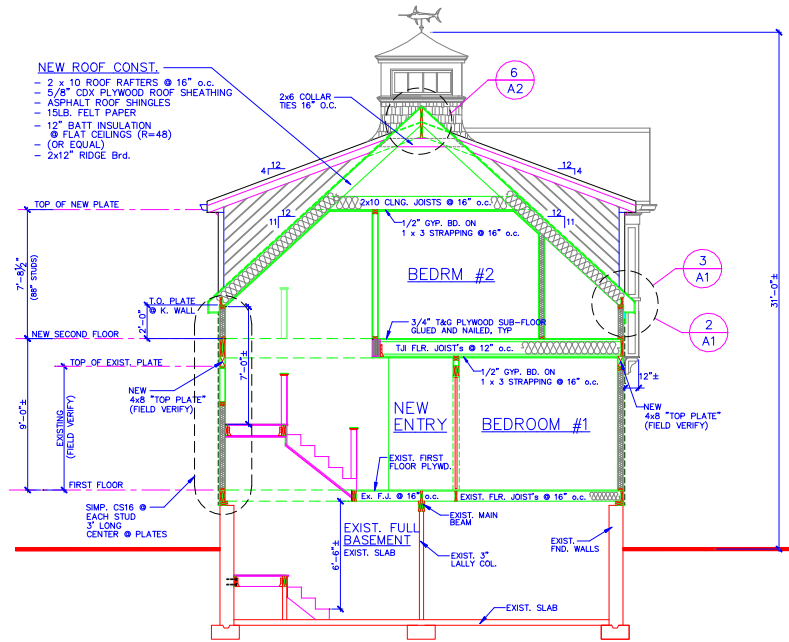
SCALE :
1/4" = 1'-0"

DATE :
5/5/2022

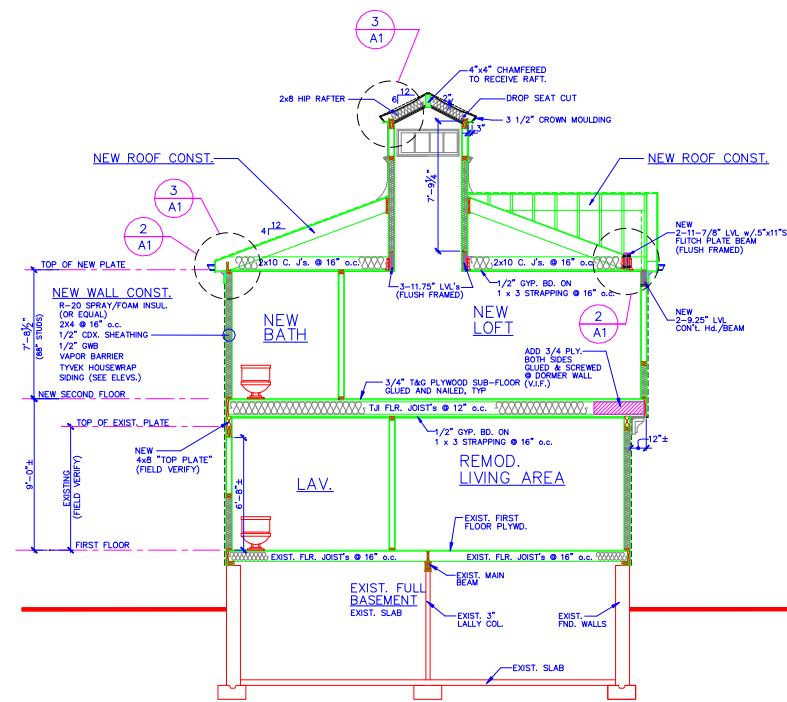
PROJ. NO.
221-915

DWG. NO. :

A4



A SECTION @ NEW ENTRY/BEDRM.#1
A5



B SECTION @ NEW LAV./REM. LIVRM./LOFT
A5

NOTE:
THE PLANS SHOWN ARE THE SOLE PROPERTY OF THE CON. AND CAN NOT BE REPRODUCED, COPIED, AND/OR ALTERED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CON.

REV. NO.:
DATE:

DRAWN BY:
CULHANE CARPENTRY LLC
6 SEABREEZE DR.
BUZZARDS BAY MA. 02532

REMODEL/RENOVATION FOR:
ROSS RESIDENCE
6 BENEDICT DR. GREY GABLES. MA.

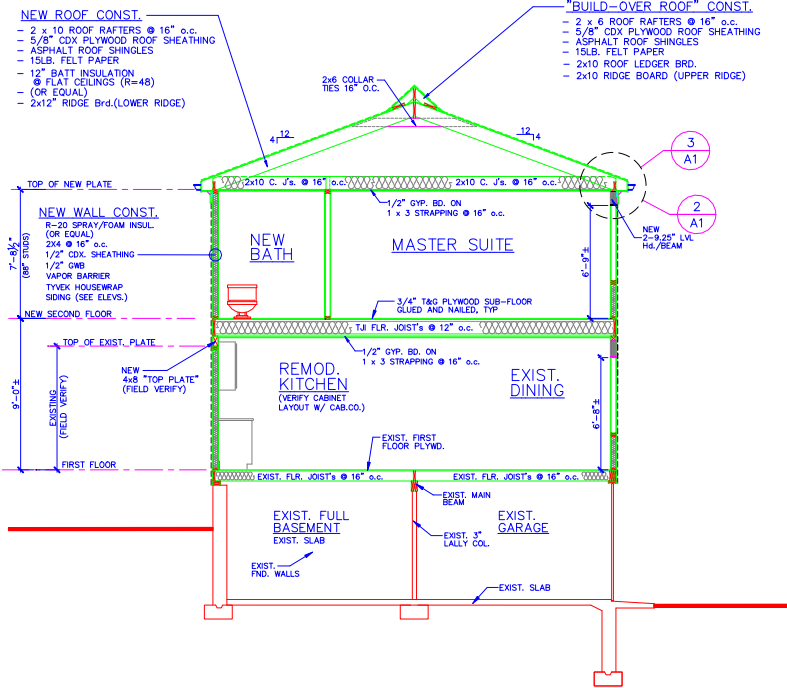
SCALE:
1/4" = 1'-0"

DATE:
4/5/2022

PROJ. NO.:
221-915

DWG. NO.:

A5



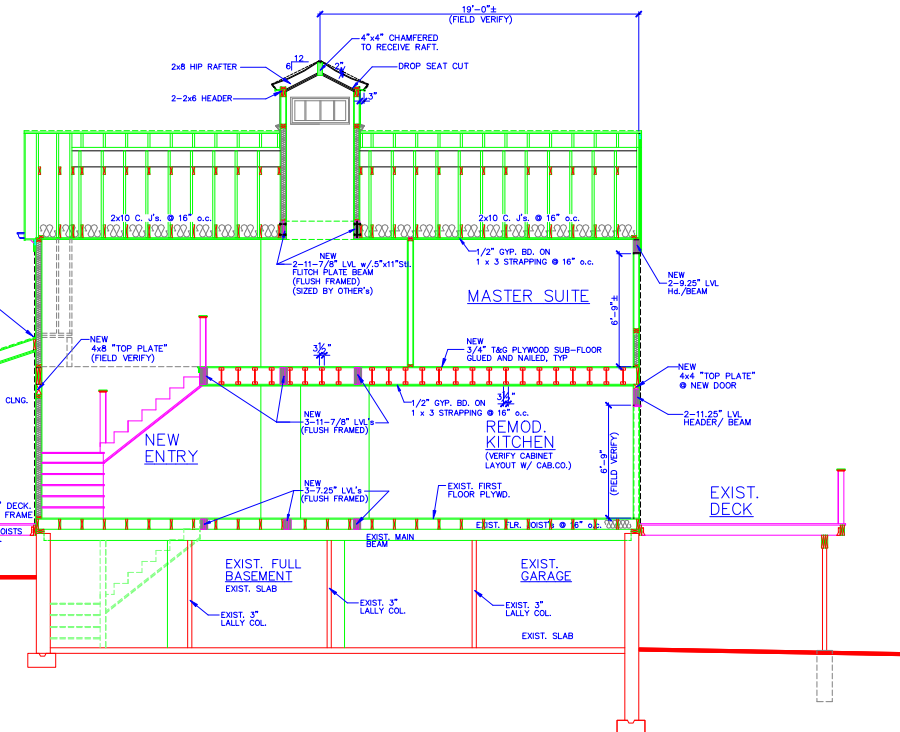
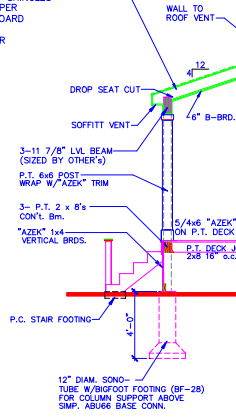
C SECTION @ REMOD.KIT. DINRM./MSTR SUITE
A6

- "BUILD-OVER ROOF" CONST.**
- 2 x 6 ROOF RAFTERS @ 16" o.c.
 - 5/8" CDX PLYWOOD ROOF SHEATHING
 - ASPHALT ROOF SHINGLES
 - 15LB. FELT PAPER
 - 2x10 ROOF LEDGER BRD.
 - 2x10 RIDGE BOARD (UPPER RIDGE)

- NEW ROOF CONST.**
- 2 x 10 ROOF RAFTERS @ 16" o.c.
 - 5/8" CDX PLYWOOD ROOF SHEATHING
 - ASPHALT ROOF SHINGLES
 - 15LB. FELT PAPER
 - 12" BATT INSULATION @ FLAT CEILINGS (R=48) (OR EQUAL)
 - 2x12 RIDGE BRD.(LOWER RIDGE)

- NEW WALL CONST.**
- R-20 SPRAY/FOAM INSUL. (OR EQUAL)
 - 2x4 @ 16" o.c.
 - 1/2" CDX SHEATHING
 - 1/2" ONE VAPOR BARRIER
 - TYNEX HOUSEWRAP SING (SEE ELEVS.)

- PORCH ROOF CONST.**
- 2 x 8 ROOF RAFTERS @ 16" o.c.
 - 5/8" CDX PLYWOOD ROOF SHEATHING
 - ASPHALT ROOF SHINGLES
 - 15LB. FELT PAPER
 - 2x8 LEDGER BOARD
 - SOFFIT VENTS
 - 3-5 HIP RAFTER



D TRANSVERSE SECTION
A6

NOTE:
THE PLANS SHOWN ARE THE SOLE PROPERTY OF THE CON. AND CAN NOT BE REPRODUCED, COPIED, AND/OR ALTERED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CON.

REV. NO.:
DATE:

DRAWN BY:
CULHANE CARPENTRY LLC
6 SEABREEZE DR.
BUZZARDS BAY MA. 02532

REMODEL/RENOVATION FOR:
ROSS RESIDENCE
6 BENEDICT DR. GREY GABLES. MA.

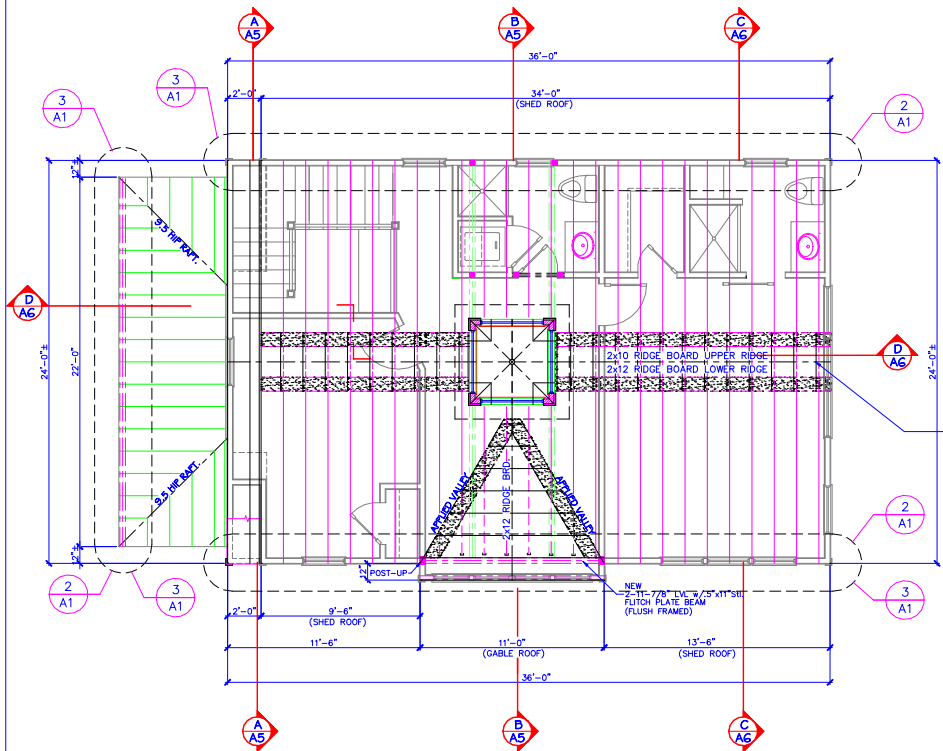
SCALE:
1/4" = 1'-0"

DATE:
4/5/2022

PROJ. NO.:
221-915

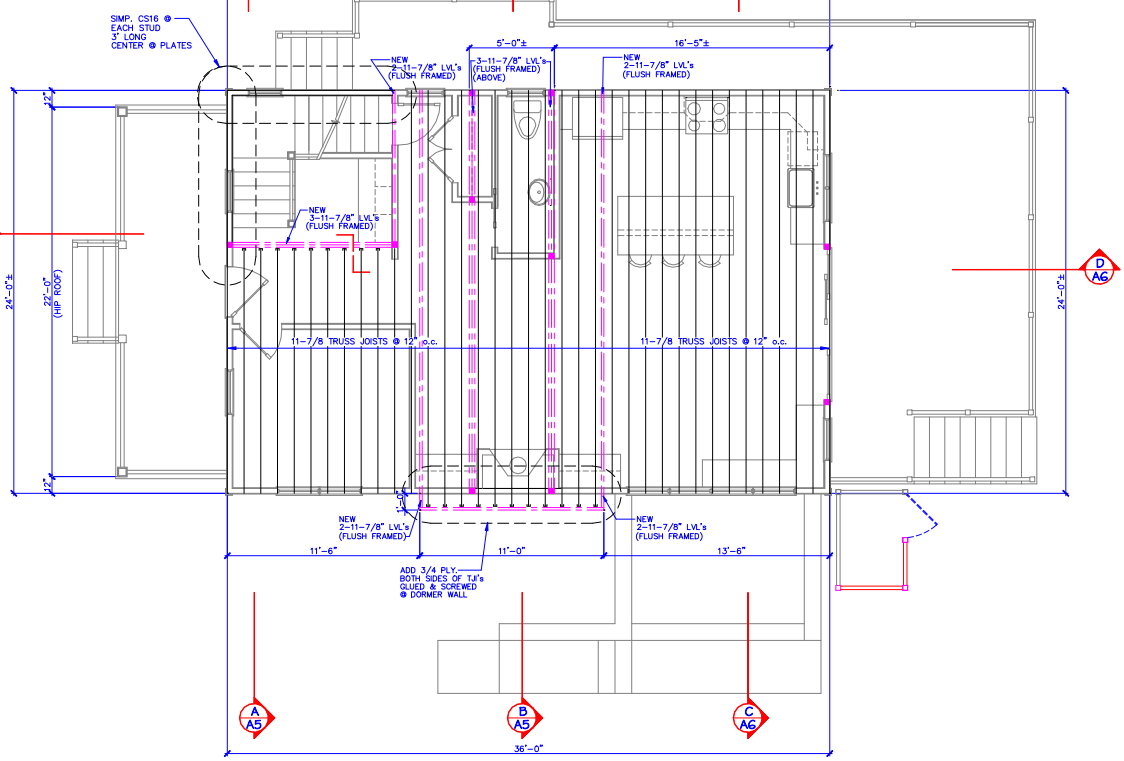
DWG. NO.:

A6



ROOF FRAMING PLAN

NOTE: ALL ROOF RAFTERS TO BE
2 x 10's @ 16" o.c. UNLESS
OTHERWISE NOTED



SECOND FLOOR FRAMING PLAN

- "BUILD-OVER ROOF" CONST.
- 2 x 6 ROOF RAFTERS @ 16" o.c.
 - 3/8" OSB PLYWOOD ROOF SHEATHING
 - ASPHALT ROOF SHINGLES
 - 15LB. FELT PAPER
 - 2x10 ROOF LEDGER BRD.
 - 2x10 RIDGE BOARD

NOTE:
THE PLANS SHOWN ARE
THE SOLE PROPERTY OF
THE CON. AND CAN NOT
BE REPRODUCED, COPIED,
AND/OR ALTERED WITHOUT
THE EXPRESS WRITTEN
CONSENT OF THE CON.

REV. NO. :
DATE :

DRAWN BY:
CULHANE CARPENTRY LLC
6 SEABREEZE DR.
BUZZARDS BAY MA. 02532

REMODEL/RENOVATION FOR:
ROSS RESIDENCE
6 BENEDICT DR. GREY GABLES. MA.

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

DATE :
4/5/2022

PROJ. NO.
221-915

DWG. NO. :

A7