

TYPICAL ROOF FRAMING NOTE:
PROVIDE 2x10'S @ 1'-4\"/>

1 - SECOND FLOOR AND LOWER ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

FRAMING NOTES AND LUMBER SPECIFICATIONS

WALLS
EXTERIOR WALLS: 2x6 K.D. SPRUCE STUDS @ 16" O.C. (U.N.O.) - DOUBLE 2x6 TOP PLATE; SINGLE 2x6 BOTTOM SHOE. ANY PLATES REQUIRED TO BE IN CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED (DBL @ SILL). EXTERIOR WALLS ARE TO BE 2"x6" CONSTRUCTION WITH BLOCKING INSTALLED BETWEEN STUDS ALONG PLYWOOD EDGES. ALL EXTERIOR PLYWOOD IS TO BE NAILED WITH 8d NAILS SPACED @ 3" O.C. @ ALL PLYWOOD EDGES & 12" O.C. @ ALL INTERMEDIATE MEMBERS.

PLYWOOD SHEATHING @ CORNERS OF OPENINGS AND MULTI SIDED BAYS SHALL FORM CONTINUOUS "T" & "L" SECTIONS WITH NO SEAMS.

WOOD OR COMBUSTIBLE FRAMING SHALL NOT BE PLACED WITHIN 2" OF A MASONRY FIREPLACE AND NOT LESS THAN 6" TO THE INSIDE SURFACE OF THE NEAREST FLUE LINING. CHIMNEY CLEARANCE SHALL HAVE A MINIMUM OF 2" AIR SPACE CLEARANCE TO ANY COMBUSTIBLES.

LOAD BEARING HEADERS
FOR DWELLING HEADERS SEE BUILDING SECTIONS.

SHEATHING
FLOORS: 3/4" T&G "ADVANTECH" BY "HUBER", SUBFLOOR GLUED & NAILED.
EXTERIOR SIDE WALLS: 1/2" CDX FIR PLYWOOD
ATTIC FLOOR: 5/8" CDX T&G PLYWOOD
ROOF: 5/8" T&G "ADVANTECH" BY "HUBER" ROOF SHEATHING.

FLOOR FRAMING: SEE FRAMING PLANS
WOOD JOISTS TO BE INSTALLED IN STRICT ACCORDANCE WITH APPLICABLE BUILDING CODES AND INCLUDE ALL CONNECTION FASTENERS, HANGERS, RIM BOARDS AND BRACING AS REQUIRED TO MAKE COMPLETE FRAMING SYSTEM. BUILDER TO CONFIRM LOCATION AND SIZES OF ALL REQUIRED FRAME OPENINGS (CHASES ETC) AND SHALL ENSURE THAT ANY HOLES AND PENETRATIONS THROUGH WOOD JOISTS ARE IN CONFORMANCE WITH CODE. ALL METAL CONNECTORS ARE TO BE MANUFACTURED BY SIMPSON "STRONG-TIE" CONNECTORS. PLUMBING CONTRACTOR IS TO VERIFY THE LOCATION OF THE PLUMBING FIXTURES & COORDINATE ALL NECESSARY FRAMING OPENINGS AND CLEARANCES.

ROOF FRAMING
TYPICAL RAFTER TO BE 2x10 No. 1 K.D. SPRUCE RAFTERS @ 16" O.C. DOUBLE FRAMING AT ROOF OPENINGS.
ALL RAFTERS TO HAVE DOUBLE "SIMPSON" H-2.5 HURRICANE TIES.

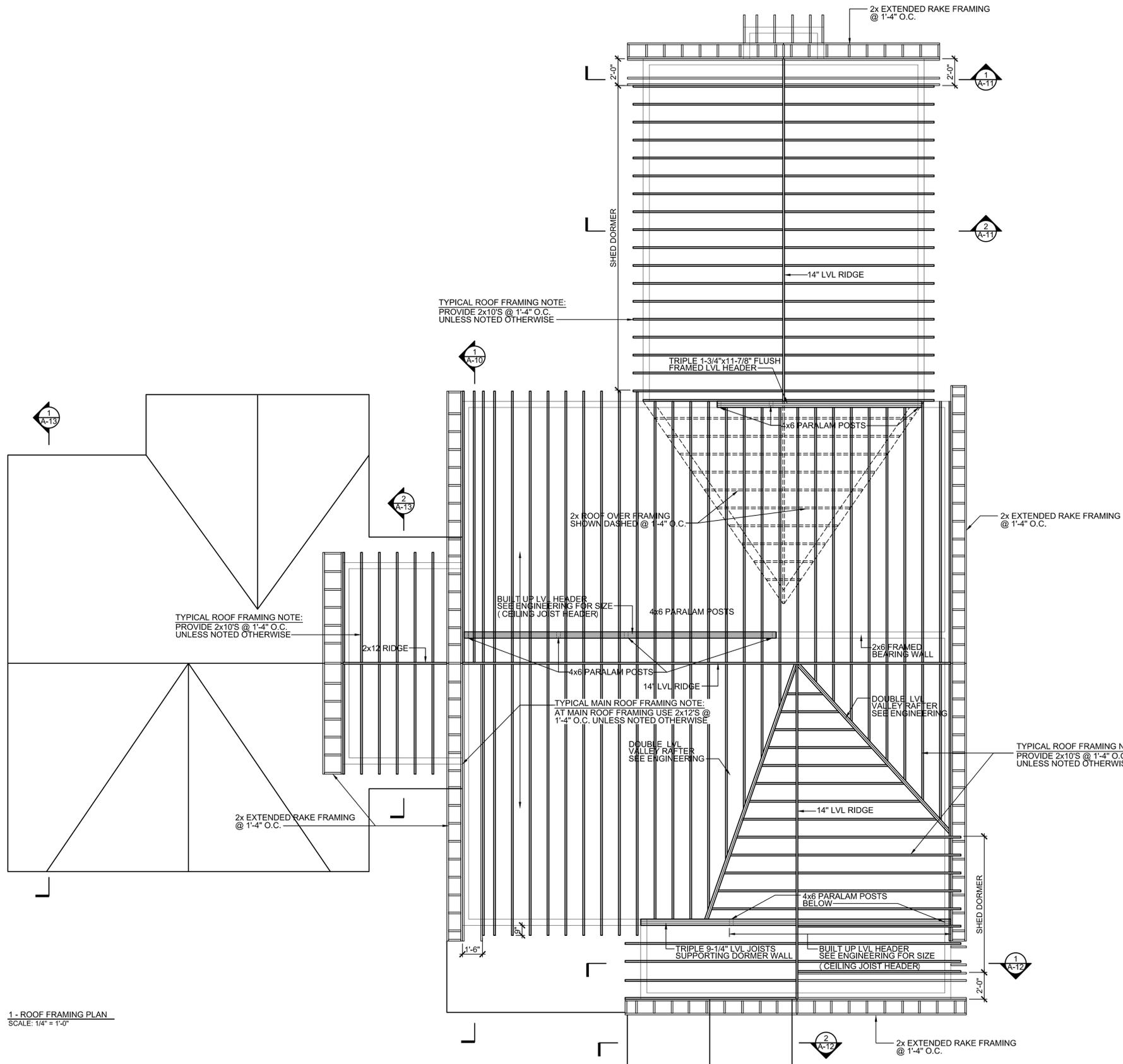
INSULATION
2x6 WALLS: R-21 (OR AS DETERMINED BY H.E.R.S. RATER)
CEILING/ROOF: R-49 (OR AS DETERMINED BY H.E.R.S. RATER)
FLOORS OVER: R-38 (OR AS DETERMINED BY H.E.R.S. RATER)
UNHEATED SPACES

PROVIDE KRAFT-FACED INSULATION WHERE BATT INSULATION IS INDICATED. PROVIDE CLOSED CELL FOAM INSULATION WHERE FOAM INSULATION IS INDICATED.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE FRAMING WITH PLUMBING & MECHANICAL FIXTURES & PROVIDE ANY NECESSARY OPENINGS, CHASES OR SUPPORTS.



Jonathan C. Prea



TYPICAL ROOF FRAMING NOTE:
PROVIDE 2x10'S @ 1'-4" O.C.
UNLESS NOTED OTHERWISE

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UNLESS NOTED OTHERWISE

TYPICAL MAIN ROOF FRAMING NOTE:
AT MAIN ROOF FRAMING USE 2x12'S @
1'-4" O.C. UNLESS NOTED OTHERWISE

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EXTERIOR WALLS ARE TO BE 2x8" CONSTRUCTION WITH BLOCKING INSTALLED BETWEEN STUDS ALONG PLYWOOD EDGES. ALL EXTERIOR PLYWOOD IS TO BE NAILED WITH 8d NAILS SPACED @ 3" O.C. @ ALL PLYWOOD EDGES & 12" O.C. @ ALL INTERMEDIATE MEMBERS. ALL PLYWOOD PANELS MUST BE CONTINUOUS FOR 16" ABOVE & BELOW ALL PLATES & SILLS.

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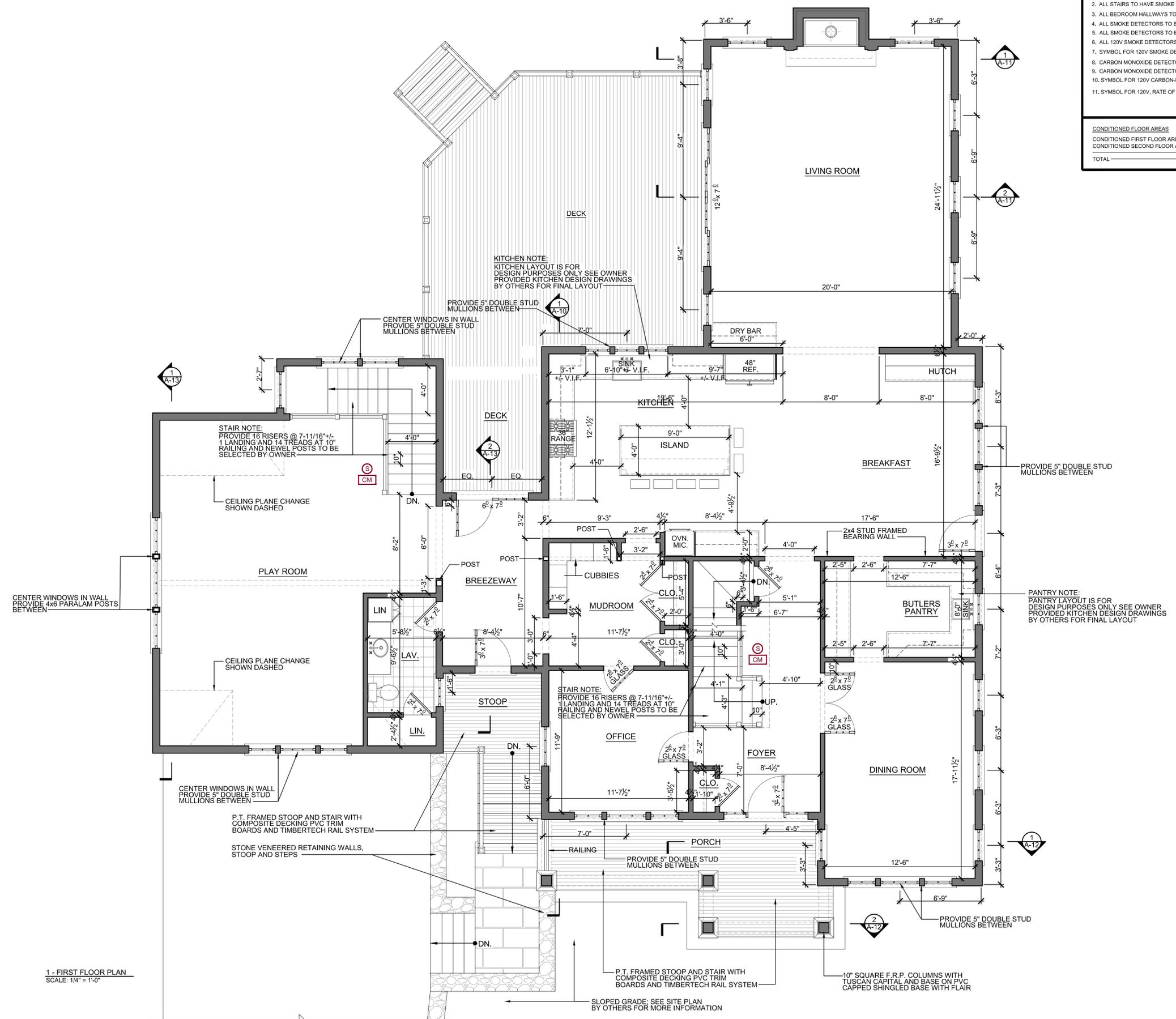
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1 - ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



1 - FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

SMOKE ALARM NOTES

1. ALL BEDROOMS TO HAVE SMOKE DETECTORS 24" FROM ENTRANCE DOORS.
2. ALL STAIRS TO HAVE SMOKE DETECTORS AT TOP & BOTTOM.
3. ALL BEDROOM HALLWAYS TO HAVE SMOKE DETECTORS.
4. ALL SMOKE DETECTORS TO BE LOCATED A MINIMUM OF 24" FROM ADJACENT WALLS.
5. ALL SMOKE DETECTORS TO BE 120V, PHOTO ELECTRIC TYPE.
6. ALL 120V SMOKE DETECTORS TO HAVE BATTERY BACK-UP.
7. SYMBOL FOR 120V SMOKE DETECTORS ON PLAN: (S)
8. CARBON MONOXIDE DETECTORS: ONE ON EACH LEVEL.
9. CARBON MONOXIDE DETECTORS: ONE WITHIN 10' OF EACH BEDROOM DOOR.
10. SYMBOL FOR 120V CARBON-MONOXIDE SMOKE DETECTORS ON PLAN: (CM)
11. SYMBOL FOR 120V, RATE OF RISE HEAT DETECTORS ON PLAN: (H)

CONDITIONED FLOOR AREAS

CONDITIONED FIRST FLOOR AREA	2,735 S.F.
CONDITIONED SECOND FLOOR AREA	1,973 S.F.
TOTAL	4,708 S.F.

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Consultants

Drawn By:
JCA

Checked By:
JCA

Date:
4/25/24

Revision	Date	By

Project:
NEW SINGLE FAMILY
PRIVATE RESIDENCE
FOR:
BREAKWATER
DEVELOPMENT GROUP
AT:

0 ARNOLD ROAD
HINGHAM, MA



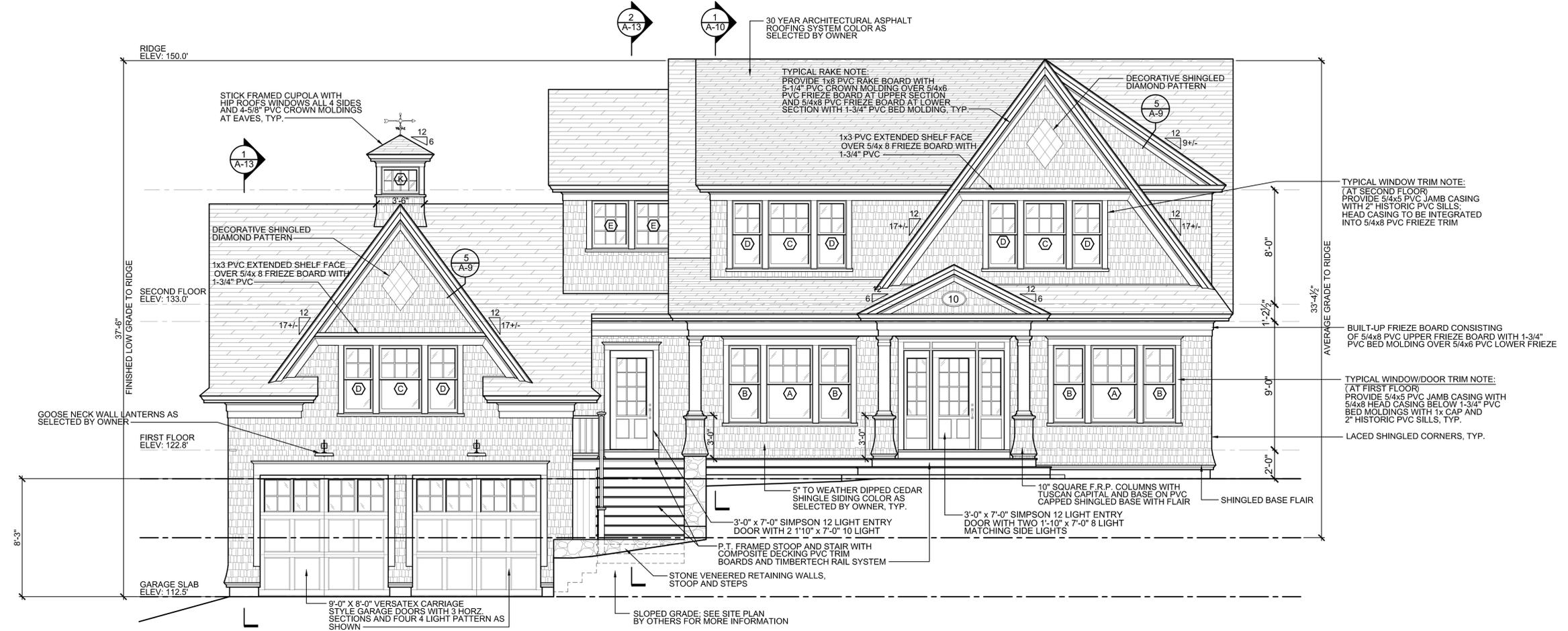
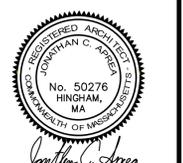
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FIRST FLOOR PLAN

Scale:
As Noted

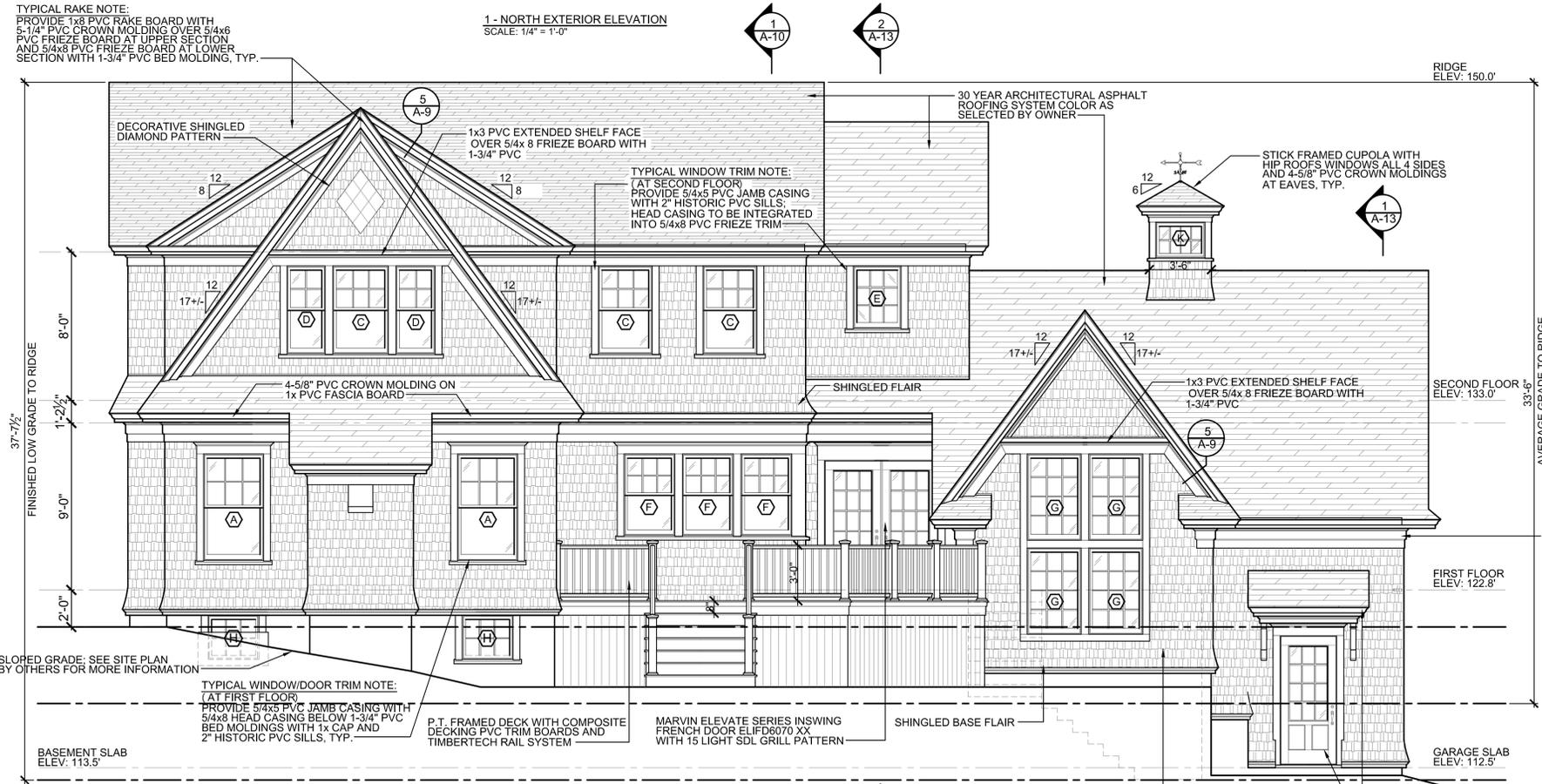
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A-5

Set: CONSTRUCTION



1 - NORTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



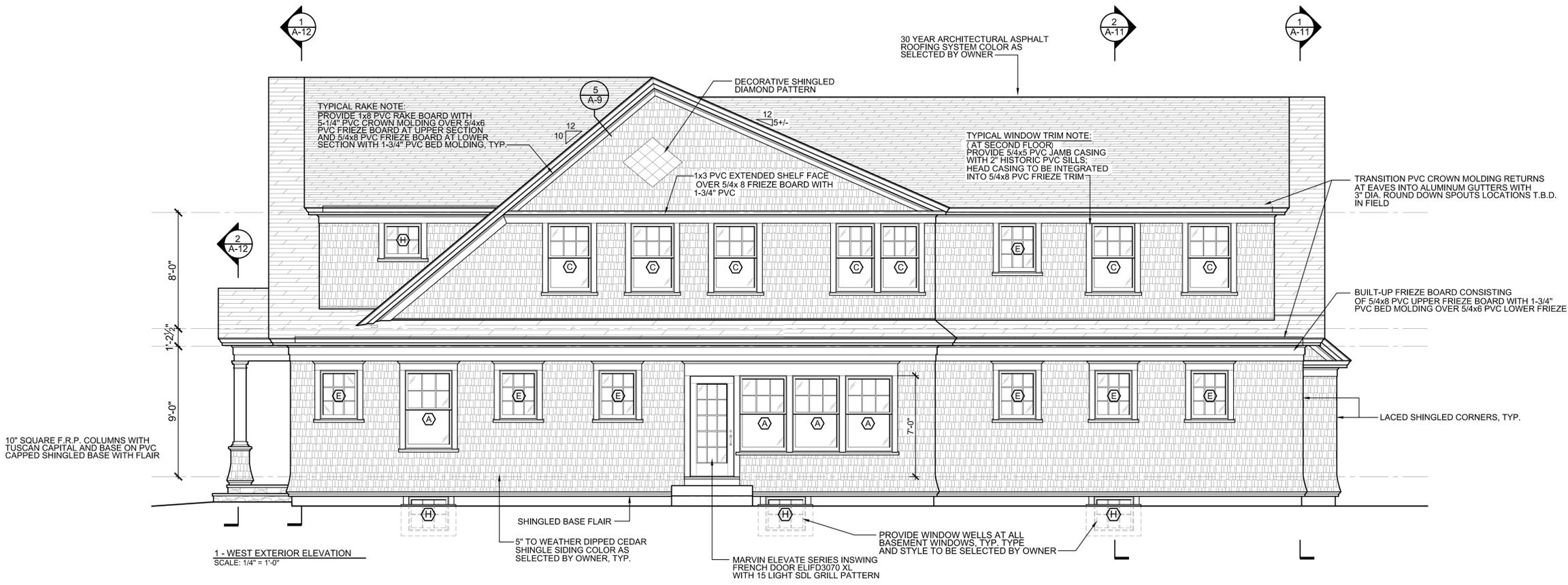
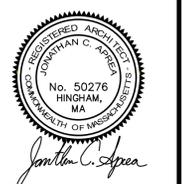
2 - SOUTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

BUILT-UP FRIEZE BOARD CONSISTING OF 5/4x8 PVC UPPER FRIEZE BOARD WITH 1-3/4" PVC BED MOLDING OVER 5/4x6 PVC LOWER FRIEZE

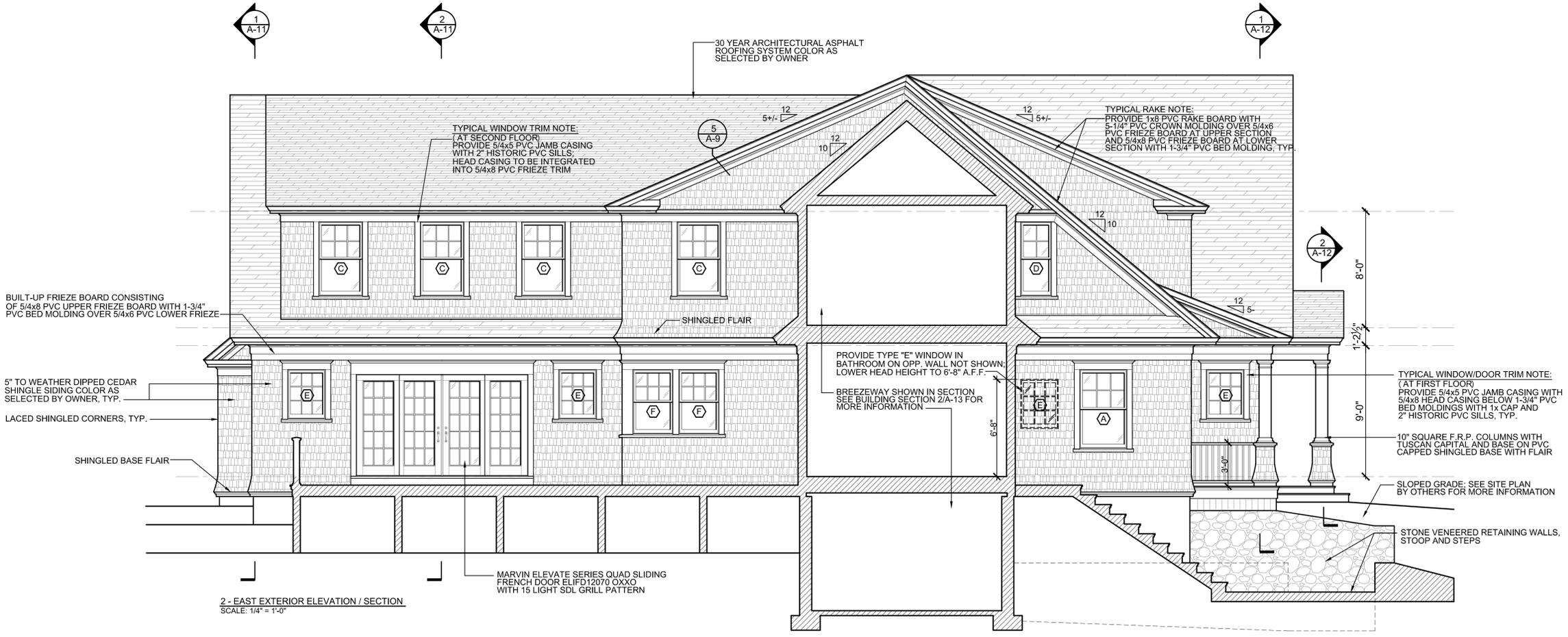
SYMBOL	UNIT NUMBER	ROUGH OPENING	GLASS LAYOUT	WINDOW TYPE	COMMENTS
A	ELDH3884	3'-2-1/2" x 5'-4-1/4"	6/1	MARVIN ELEVATE SERIES DOUBLE HUNG WINDOW	SIMULATED DIVIDED LIGHT WITH LOW-E 272 AND ARGON GAS COLOR AS SELECTED BY OWNER
B	ELDH2664	2'-2-1/2" x 5'-4-1/4"	4/1	MARVIN ELEVATE SERIES DOUBLE HUNG WINDOW	SIMULATED DIVIDED LIGHT WITH LOW-E 272 AND ARGON GAS COLOR AS SELECTED BY OWNER
C	ELDH3656	3'-0-1/2" x 4'-8-1/4"	6/1	MARVIN ELEVATE SERIES DOUBLE HUNG WINDOW	SIMULATED DIVIDED LIGHT WITH LOW-E 272 AND ARGON GAS COLOR AS SELECTED BY OWNER
D	ELDH2656	2'-2-1/2" x 4'-8-1/4"	4/1	MARVIN ELEVATE SERIES DOUBLE HUNG WINDOW	SIMULATED DIVIDED LIGHT WITH LOW-E 272 AND ARGON GAS COLOR AS SELECTED BY OWNER
E	ELCA3339	2'-0" x 3'-3-5/8"	9 LIGHT	MARVIN ELEVATE SERIES CASEMENT WINDOW	SIMULATED DIVIDED LIGHT WITH LOW-E 272 AND ARGON GAS COLOR AS SELECTED BY OWNER
F	ELDH3252	2'-8-1/2" x 4'-4-1/4"	6/1	MARVIN ELEVATE SERIES DOUBLE HUNG WINDOW	SIMULATED DIVIDED LIGHT WITH LOW-E 272 AND ARGON GAS COLOR AS SELECTED BY OWNER
G	ELCA3755	3'-1" x 4'-7-5/8"	12 LIGHT	MARVIN ELEVATE SERIES CASEMENT WINDOW	SIMULATED DIVIDED LIGHT WITH LOW-E 272 AND ARGON GAS COLOR AS SELECTED BY OWNER
H	ELAWN2927	2'-5" x 2'-3-5/8"	6 LIGHT	MARVIN ELEVATE SERIES AWNING WINDOW	SIMULATED DIVIDED LIGHT WITH LOW-E 272 AND ARGON GAS COLOR AS SELECTED BY OWNER
J	ELDH4856	4'-0-1/2" x 4'-8-1/4"	8/1	MARVIN ELEVATE SERIES DOUBLE HUNG WINDOW	SIMULATED DIVIDED LIGHT WITH LOW-E 272 AND ARGON GAS COLOR AS SELECTED BY OWNER
K	ELAWN3323	2'-0" x 1'-11-5/8"	8 LIGHT	MARVIN ELEVATE SERIES AWNING WINDOW	SIMULATED DIVIDED LIGHT WITH LOW-E 272 AND ARGON GAS COLOR AS SELECTED BY OWNER

ALL WINDOWS WHERE REQUIRED BY CODE TO MEET OR EXCEED BEDROOM WINDOW EGRESS REQUIREMENTS.
NOTES:
1. PROVIDE 1/2 SCREEN PANEL AT LOWER SASH OF ALL DOUBLE HUNG WINDOWS
2. CONTRACTOR TO ORDER TEMPERED GLASS AT ANY NEW WINDOWS ADJACENT TO DOORS, IN STAIR WELLS, SHOWERS, TUBS, UNDER BUILT IN SEATING, WHERE WINDOW GLASS IS LESS THAN 10" TO A WALKING SURFACE, OR AS REQUIRED BY CODE.
3. CONTRACTOR TO REVIEW HARDWARE, WINDOW OPTIONS AND FINISHES WITH OWNER AND TO PROVIDE ARCHITECT WITH FINAL WINDOW ORDER FOR REVIEW PRIOR TO PLACING ORDER.

Revision	Date	By

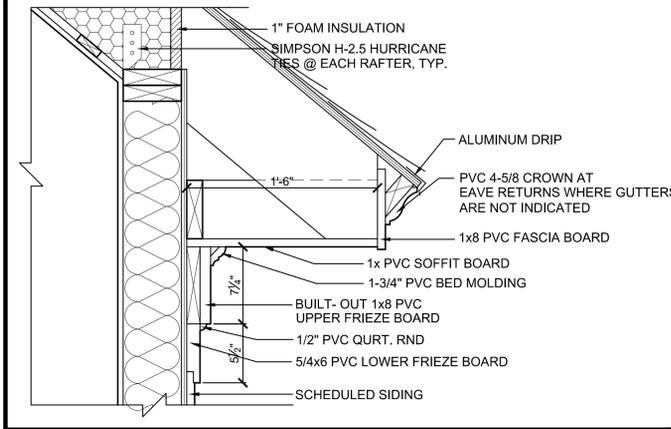
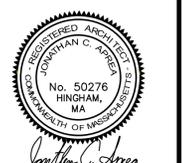


1 - WEST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

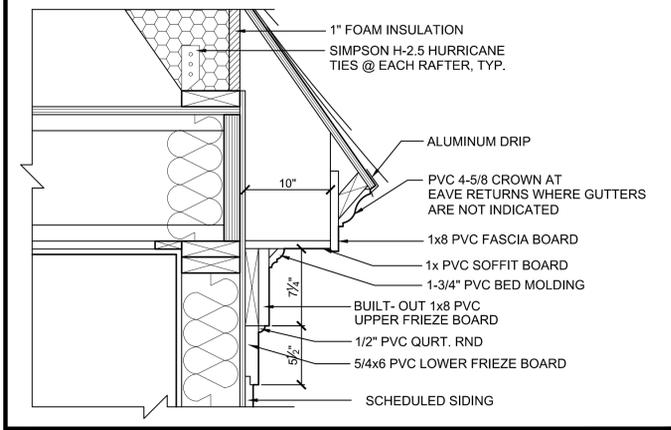


2 - EAST EXTERIOR ELEVATION / SECTION
SCALE: 1/4" = 1'-0"

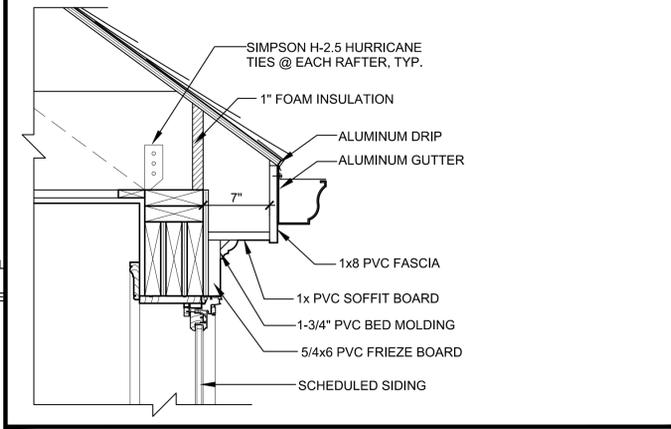
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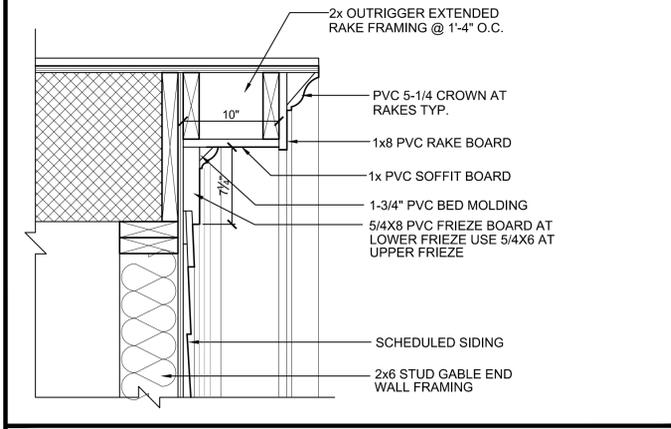
2 - TYPICAL EAVE DETAIL @ 10:12 PITCH ROOF SCALE: 1-1/2" = 1'-0"



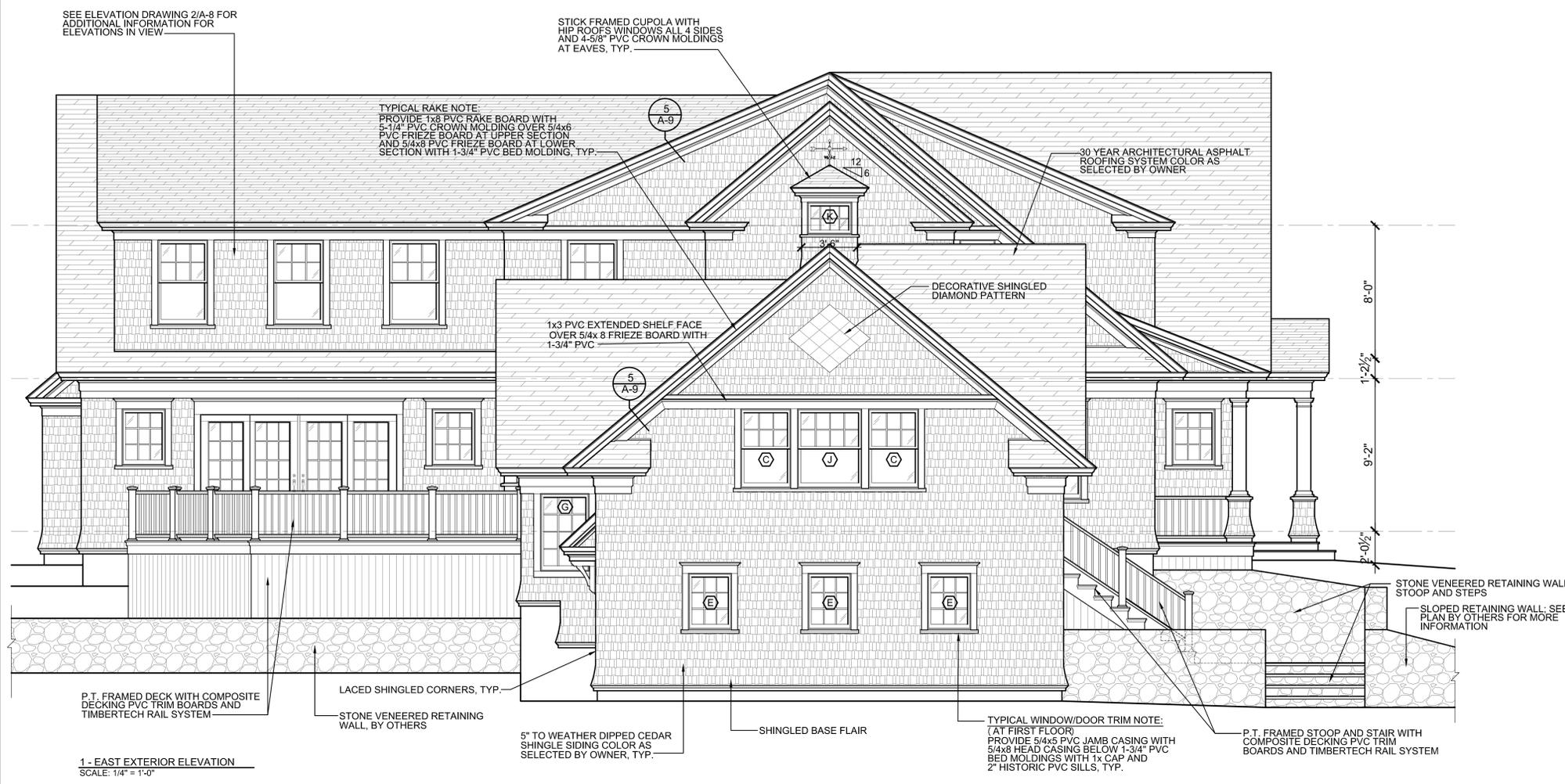
3 - TYPICAL EAVE DETAIL @ 17:12 PITCH ROOF SCALE: 1-1/2" = 1'-0"



4 - DORMER EAVE DETAIL SCALE: 1-1/2" = 1'-0"



5 - TYPICAL RAKE DETAIL SCALE: 1-1/2" = 1'-0"



1 - EAST EXTERIOR ELEVATION SCALE: 1/4" = 1'-0"

Revision	Date	By

Project:
NEW SINGLE FAMILY
PRIVATE RESIDENCE
FOR:
BREAKWATER
DEVELOPMENT GROUP
AT:

0 ARNOLD ROAD
HINGHAM, MA



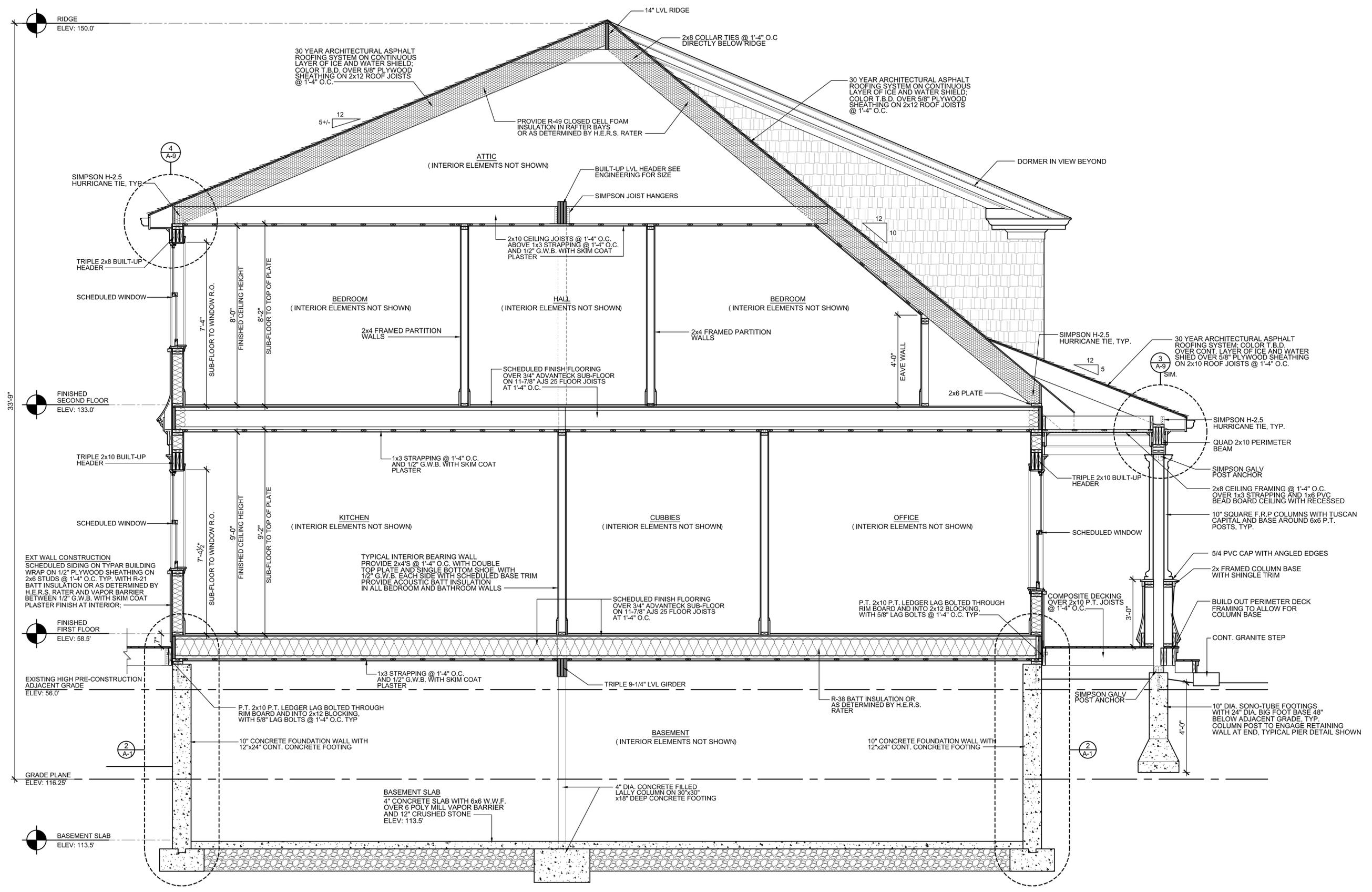
Drawing Title:
BUILDING SECTION

Scale:
As Noted

Drawing
Number:

A-10

Set: CONSTRUCTION



1 - BUILDING SECTION @ MAIN HOUSE
SCALE: 1/2" = 1'-0"

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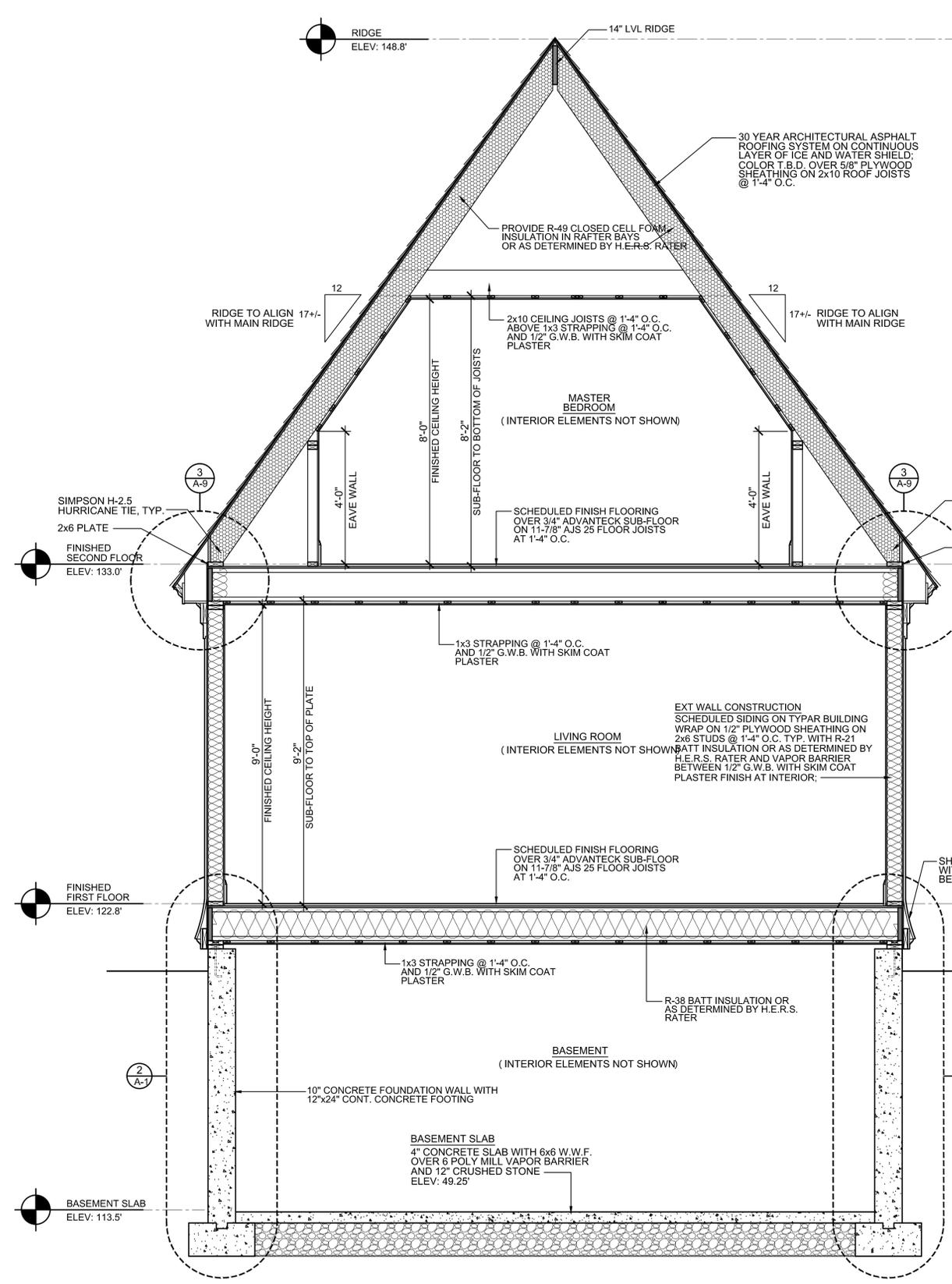
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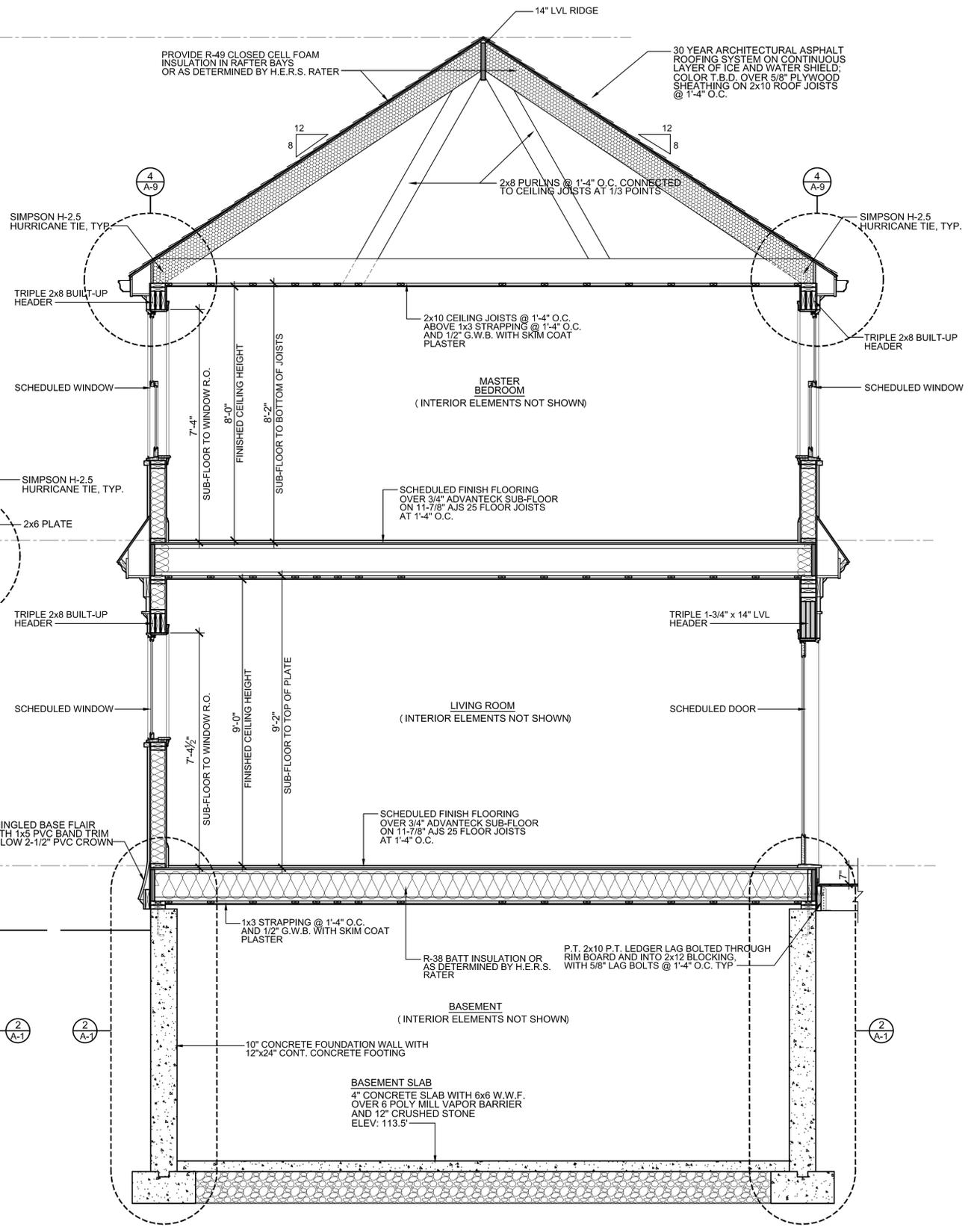
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A-11

Set: CONSTRUCTION



1 - BUILDING SECTION @ MUDROOM LINK
SCALE: 1/2" = 1'-0"

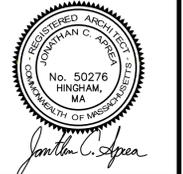


2 - BUILDING SECTION @ SINGLE LEVEL
SCALE: 1/2" = 1'-0"

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Project:
NEW SINGLE FAMILY PRIVATE RESIDENCE FOR BREAKWATER DEVELOPMENT GROUP AT:

0 ARNOLD ROAD
HINGHAM, MA



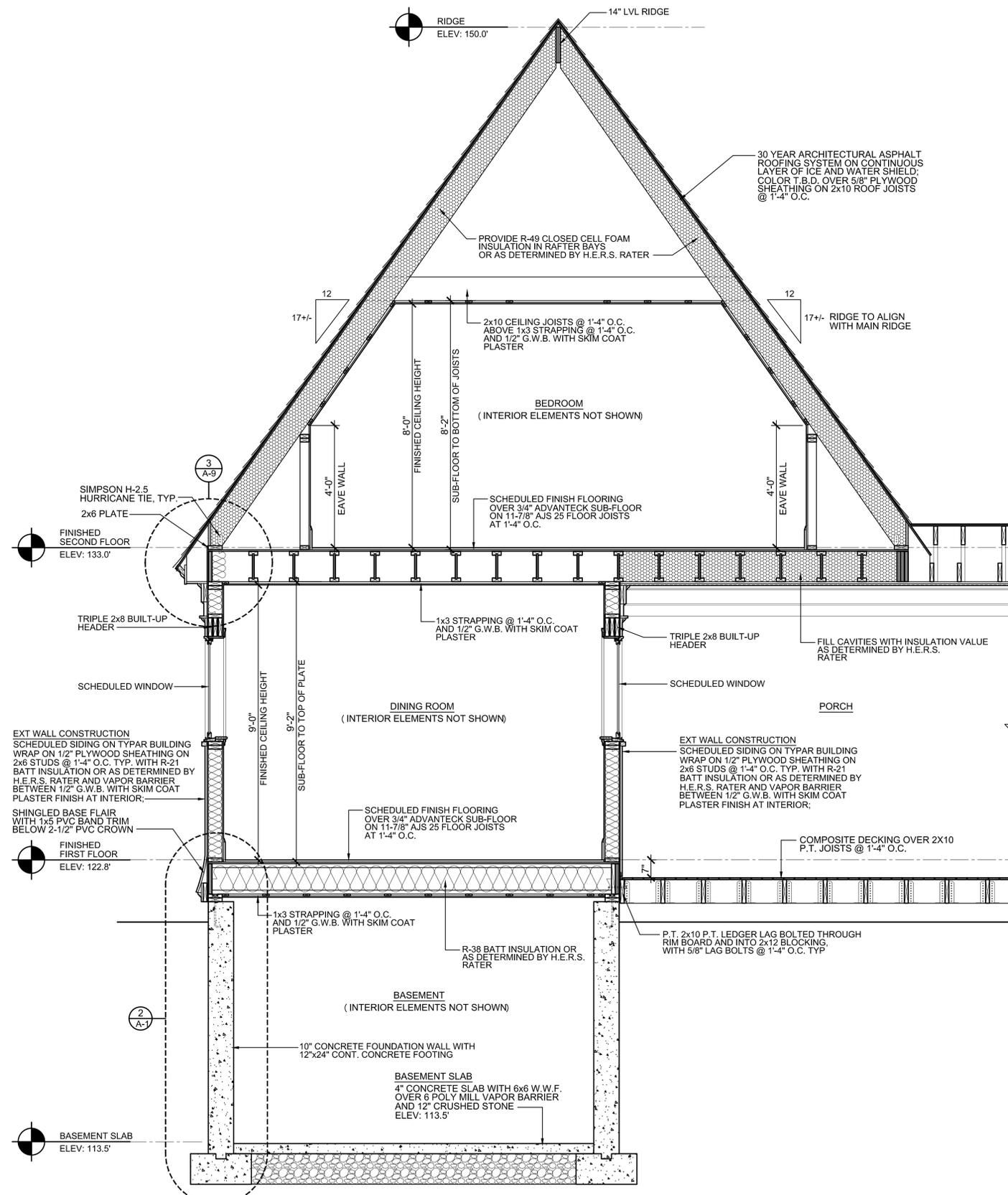
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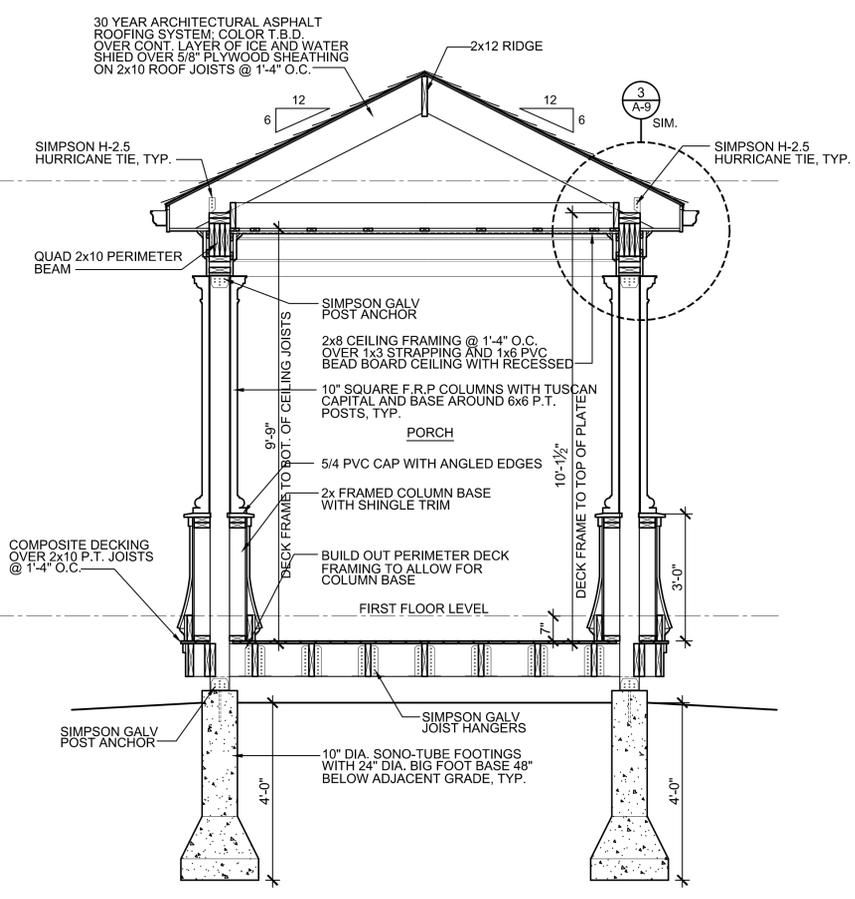
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A-12

Set: CONSTRUCTION



2 - BUILDING SECTION @ GARAGE AND MASTER BEDROOM
SCALE: 1/2" = 1'-0"

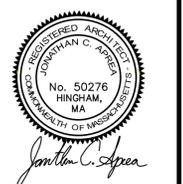


2 - BUILDING SECTION @ MASTER BEDROOM DORMER
SCALE: 1/2" = 1'-0"

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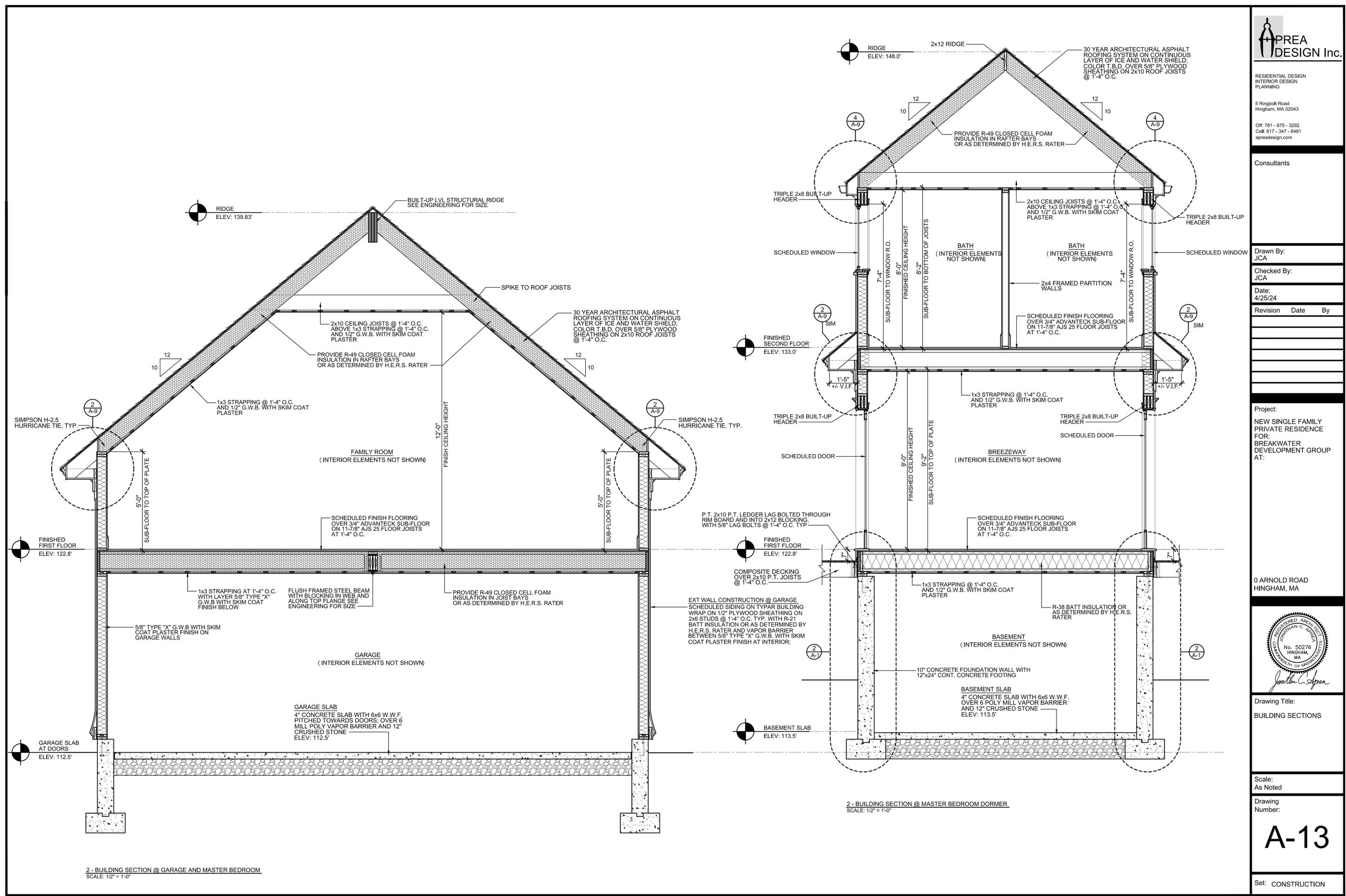
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BUILDING SECTIONS

Scale:
As Noted

Drawing
Number:

A-13

Set: CONSTRUCTION



2 - BUILDING SECTION @ GARAGE AND MASTER BEDROOM
SCALE: 1/2" = 1'-0"

2 - BUILDING SECTION @ MASTER BEDROOM DORMER
SCALE: 1/2" = 1'-0"