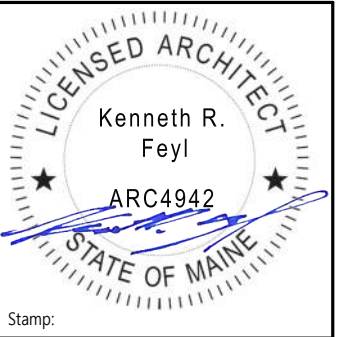




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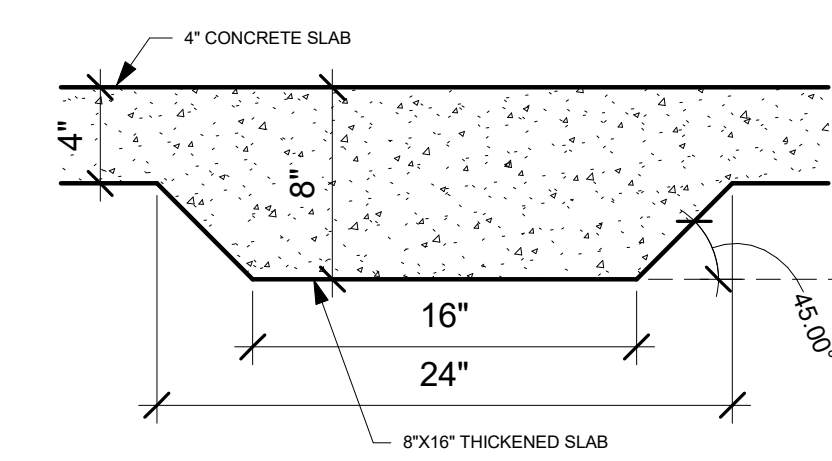
**FOUNDATION NOTES**

**ANCHOR BOLTS**  
FOUNDATION ANCHOR BOLTS 1/2" DIAMETER (A307) W/ WASHER 7" EMBEDMENT IN THE CONCRETE, 3 1/2" MIN & 12" MAX FROM END OF EACH PLATE AND MAX 6'-0" O.C.  
ANCHOR BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF THE PLATE WIDTH OR AS SHOWN IN DRAWINGS.

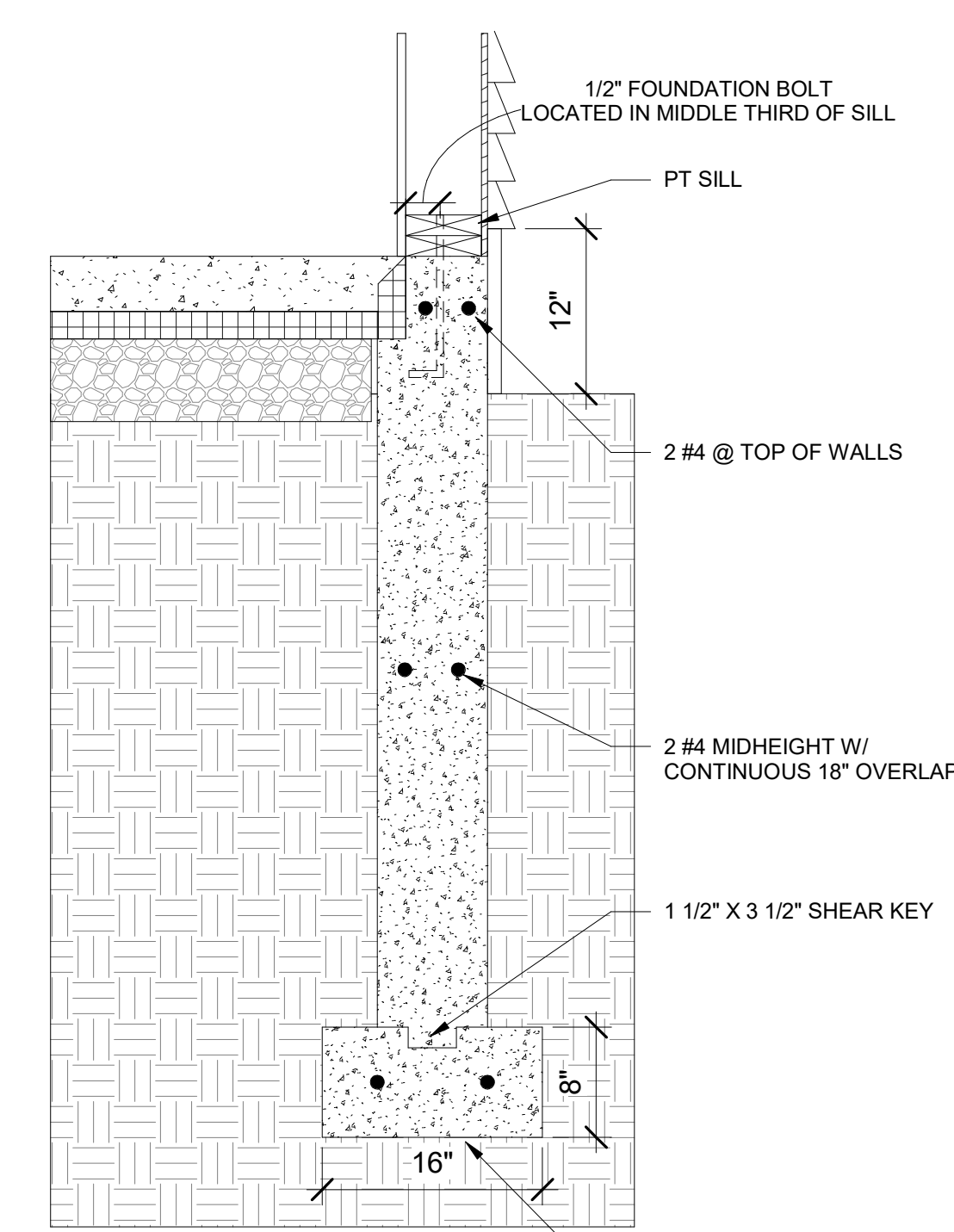
**CONCRETE**  
FOUNDATION WALLS AND FOOTINGS F<sub>c</sub> 3000 PSI AIR ENTRAINED  
EXTERIOR SLABS F<sub>c</sub> 3500 PSI AIR ENTRAINED

**FOOTINGS**  
FOOTINGS TO BEAR ON UNDISTURBED SOIL WITH A MIN. BEARING CAPACITY OF 2000 LBS/FT<sup>2</sup>

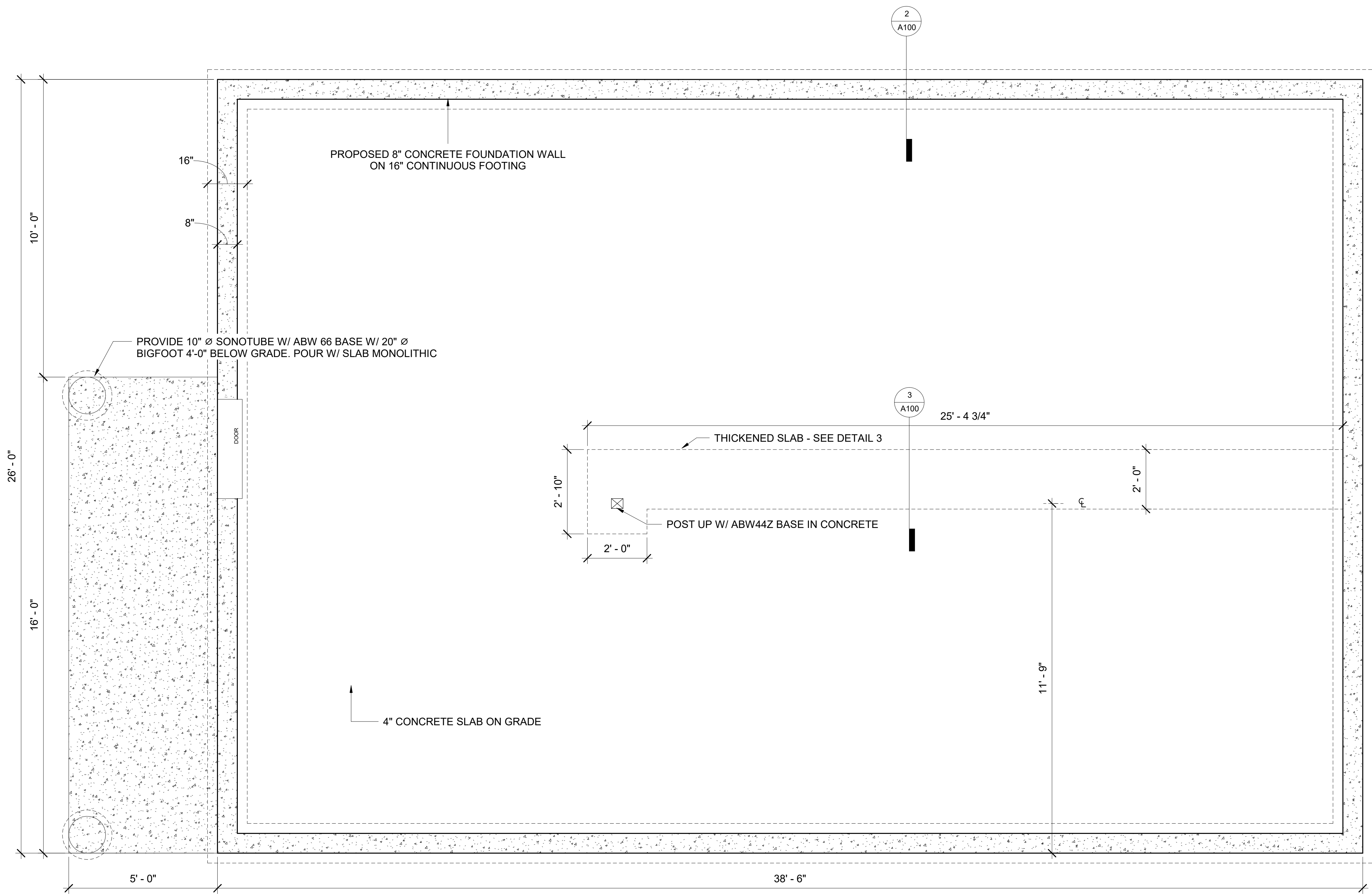
**SOIL**  
FOUNDATION SOIL BEARING CAPACITY BASED ON A MIN OF 2000 LBS PER SG. FT.  
SANDY, SILTY SAND, CLAYEY SAND, SILTY GRAVEL, OR CLAYEY GRAVEL (SW, SP, SM, GM, AND GC). CONSULT ENGINEER SHOULD OTEHR SOIL CONDITIONS EXIST



**3 THICKENED SLAB DETAIL**  
1 1/2" = 1'-0"



**2 FOUNDATION DETAIL**  
1" = 1'-0"



**1 FOUNDATION**  
1/2" = 1'-0"

WELLS COTTAGES- OAK

Enter address here

PROPOSED FOUNDATION

Prepared for:  
Location: Approver

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Date	06 JUNE 2022
Scale	As indicated
Job No.	3027
Sheet No.	

**A100**

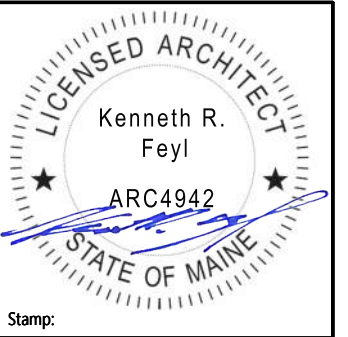
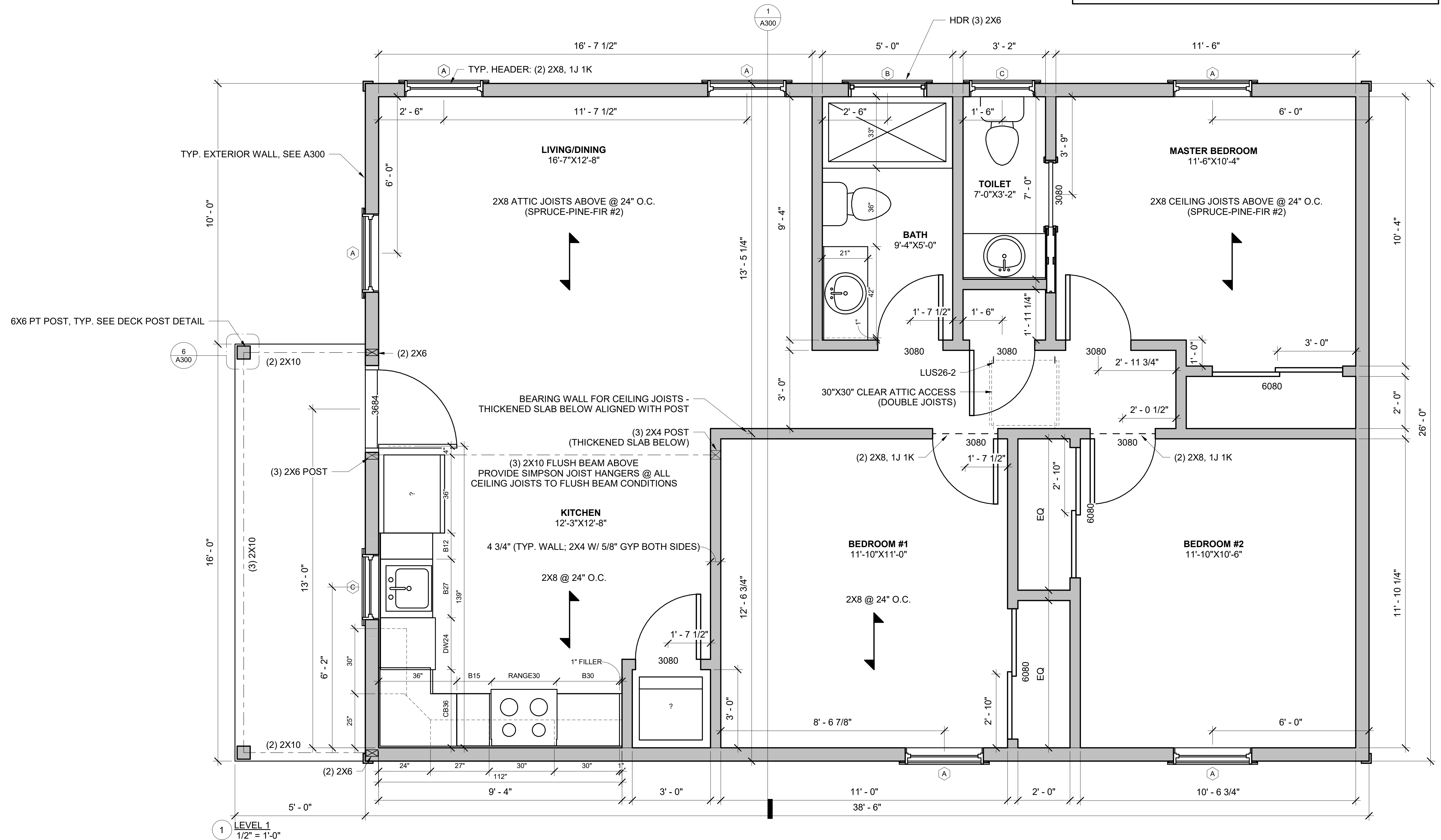
WINDOW SCHEDULE				
MARK	WIDTH	HEIGHT	HEADER	AMOUNT
A	3' - 0"	5' - 0"	7' - 0"	6
B	3' - 0"	1' - 0"	7' - 7"	1
C	2' - 6"	3' - 0"	7' - 0"	2

**GENERAL NOTE:**  
ALL WORK TO COMPLY W/ HUD MIN. PROPERTY STANDARDS IN THE CODE OF FEDERAL REGULATIONS @ 24 CFR 200.926d AND IRC 2015

**MECHANICAL NOTES:**  
1. PROVIDE HIGH EFFICIENCY ELECTRIC HEAT PUMP FOR HEATING & COOLING  
2. ALL DUCTWORK DISTRIBUTION TO BE WITHIN CONDITIONED SPACE (BELOW ATTIC INSUL.)  
3. PROVIDE ELECTRIC HOT WATER HEATER

**ELECTRICAL NOTES:**  
1. ALL ELECTRICAL WORK TO COMPLY WITH ONE- & TWO-FAMILY DWELLINGS AS LISTED IN 24 CFR 200.926b (CURRENT EDITION: NFPA 70A/1984)  
2. INCLUDE ELECTRICAL RACEWAYS/CONDUITS FROM THE ELECTRICAL PANEL TO TERMINAL UNITS AT THE PARKING AREA FOR THE FUTURE INSTALLATION OF A LEVEL 2 ELECTRIC VEHICLE CHARGER AND HAVE AN ELECTRICAL PANEL THAT IS ADEQUATELY SIZED TO PROVIDE FOR THE FUTURE INSTALLATION OF A LEVEL 2 ELECTRIC VEHICLE CHARGER  
3. INCLUDE ELECTRICAL RACEWAYS/CONDUITS FROM THE ELECTRICAL PANEL TO TERMINAL UNITS AT THE ROOF FOR THE FUTURE INSTALLATION OF PV SOLAR PANELS AND TO PROVIDE AN ELECTRICAL PANEL THAT IS ADEQUATELY SIZED TO PROVIDE FOR THE FUTURE INSTALLATION OF PV SOLAR PANELS

**ENERGY NOTES:**  
1. THERMAL ENVELOPE, AS CONSTRUCTED, TO COMPLY WITH DEPARTMENT OF ENERGY, RESCHECK ENERGY ANALYSIS, 2015 IECC, & 2015 MAINE UNIFORM BUILDING & ENERGY CODE (MUBEC), ALONG W/ ALL LOCAL & STATE CODES, ORDINANCES & STANDARDS



Stamp:  
1  
A300

WELLS COTTAGES - OAK  
Enter address here

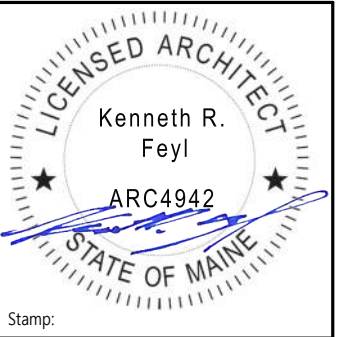
PROPOSED FIRST FLOOR - 1000 SF

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Date	04 AUG 2022
Scale	1/2" = 1'-0"
Job No.	3027
Sheet No.	

**A110**





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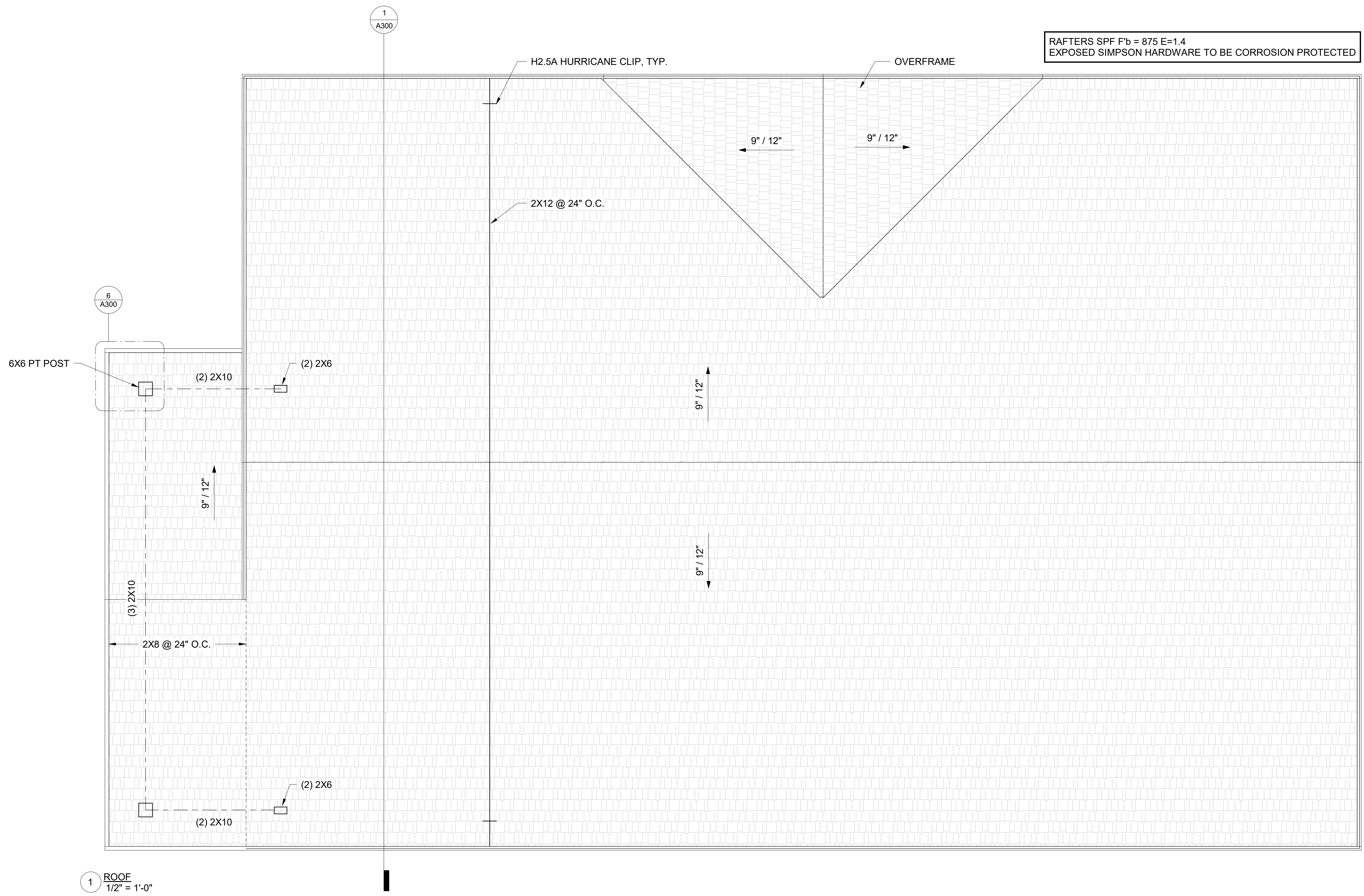
WELLS COTTAGES- OAK  
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PROPOSED ROOF

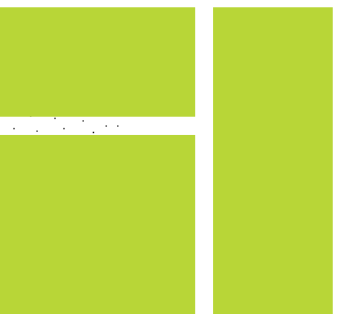
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Sheet No.	

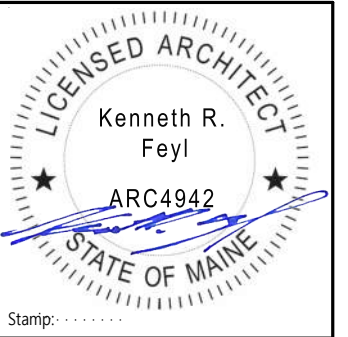
**A120**



1 ROOF  
1/2" = 1'-0"



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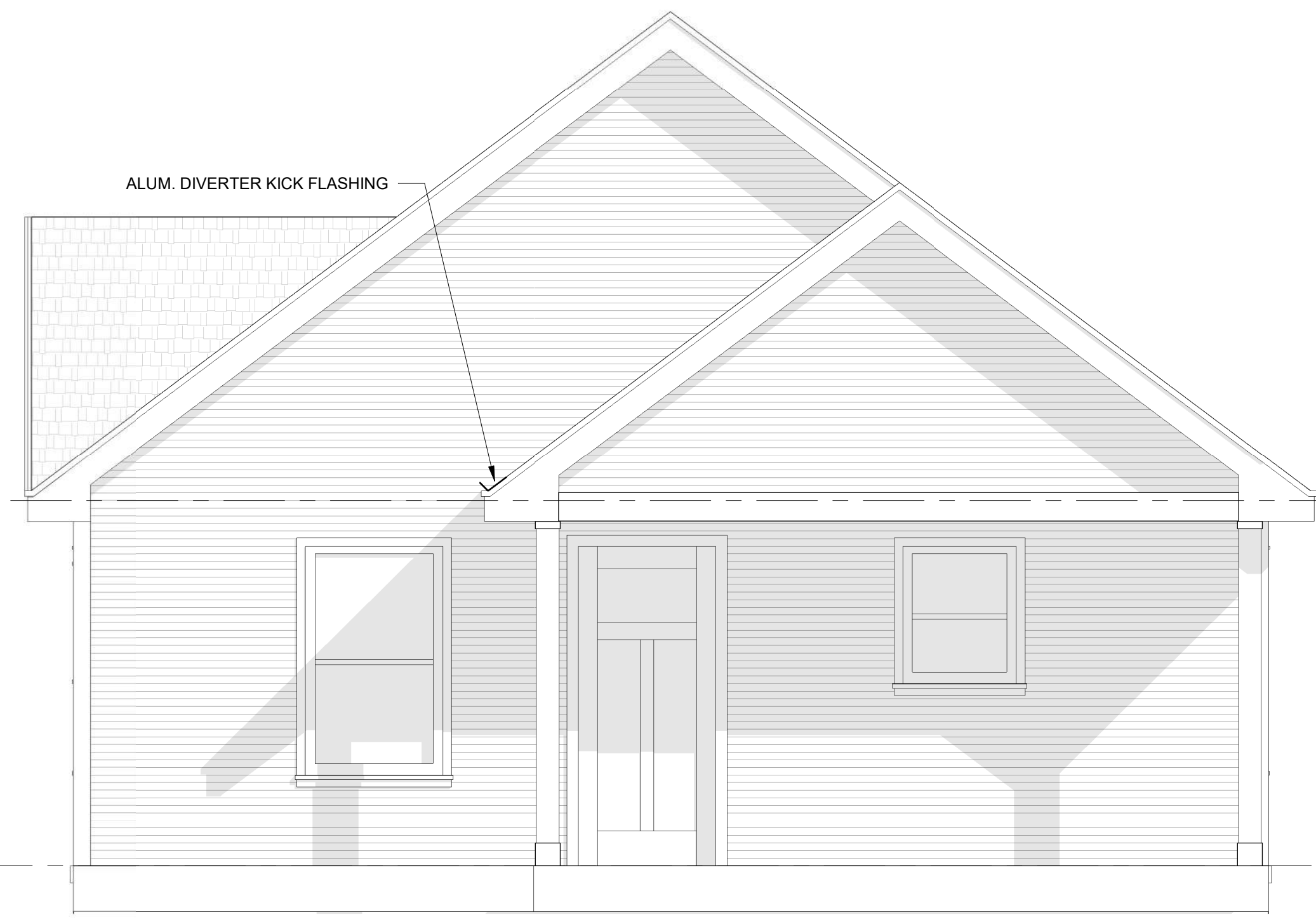
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PROPOSED ELEVATIONS

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Scale	3/8" = 1'-0"
Job No.	3027
Sheet No.	

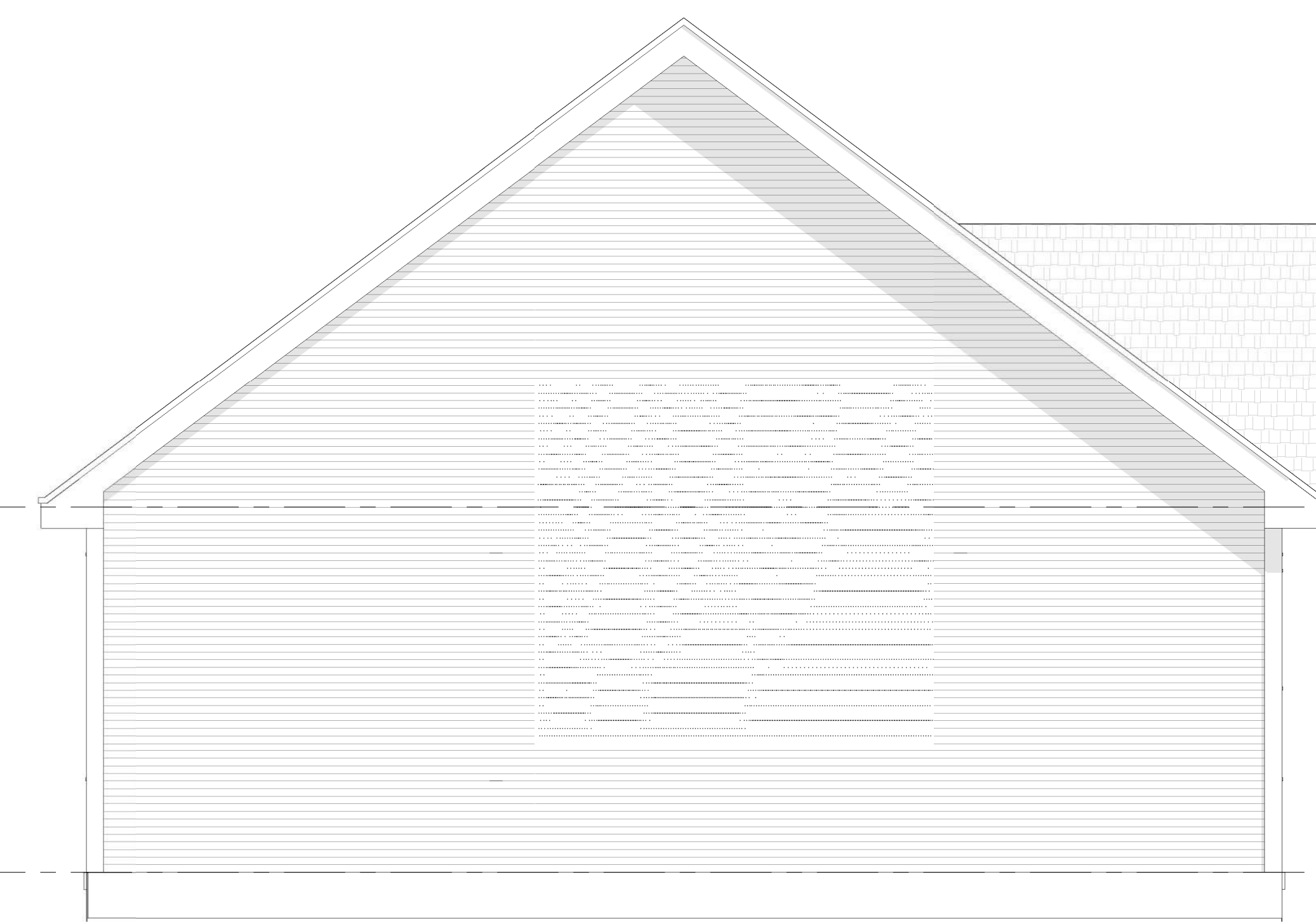
**A200**



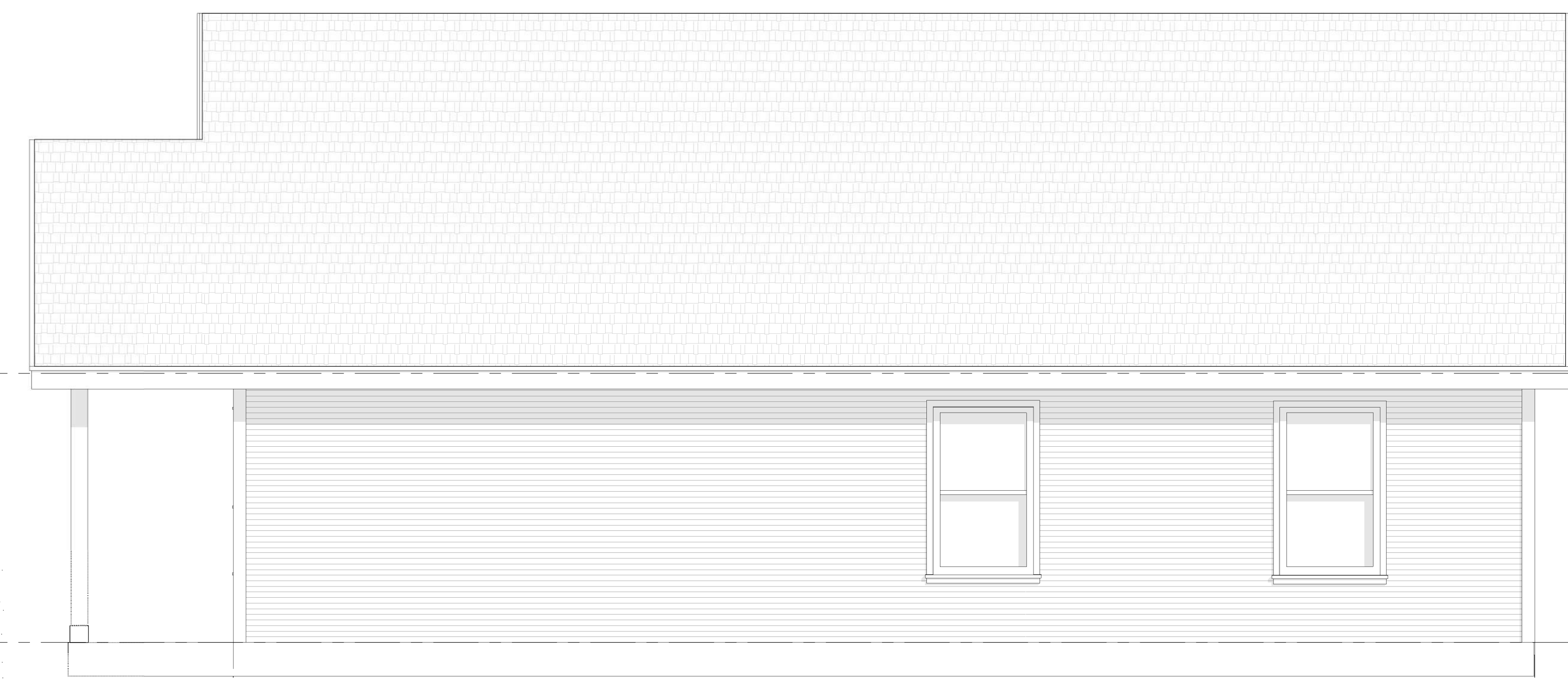
1 FRONT  
3/8" = 1'-0"



2 LEFT  
3/8" = 1'-0"



3 BACK  
3/8" = 1'-0"



4 RIGHT  
3/8" = 1'-0"

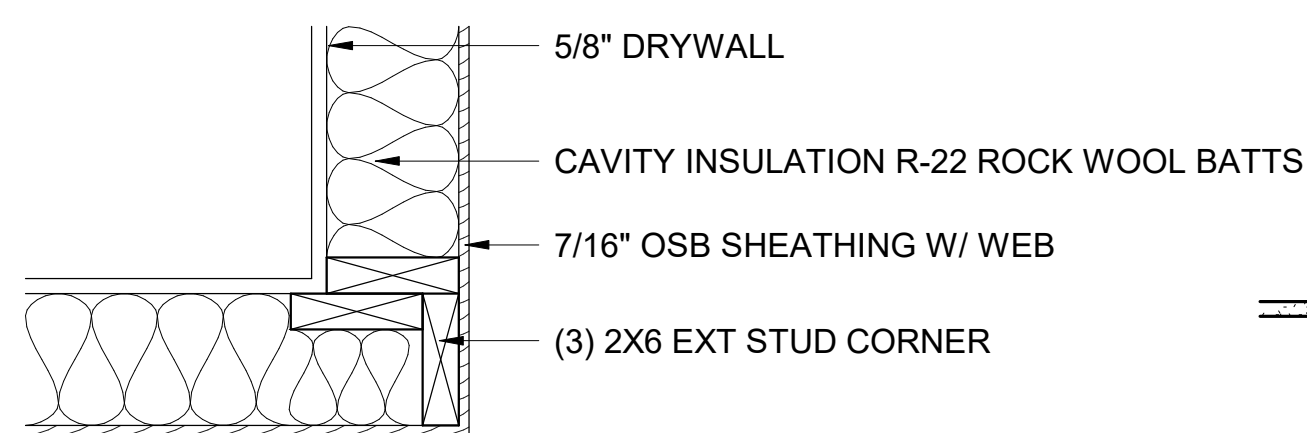
ROOF  
8' - 0"

LEVEL 1  
0' - 0"

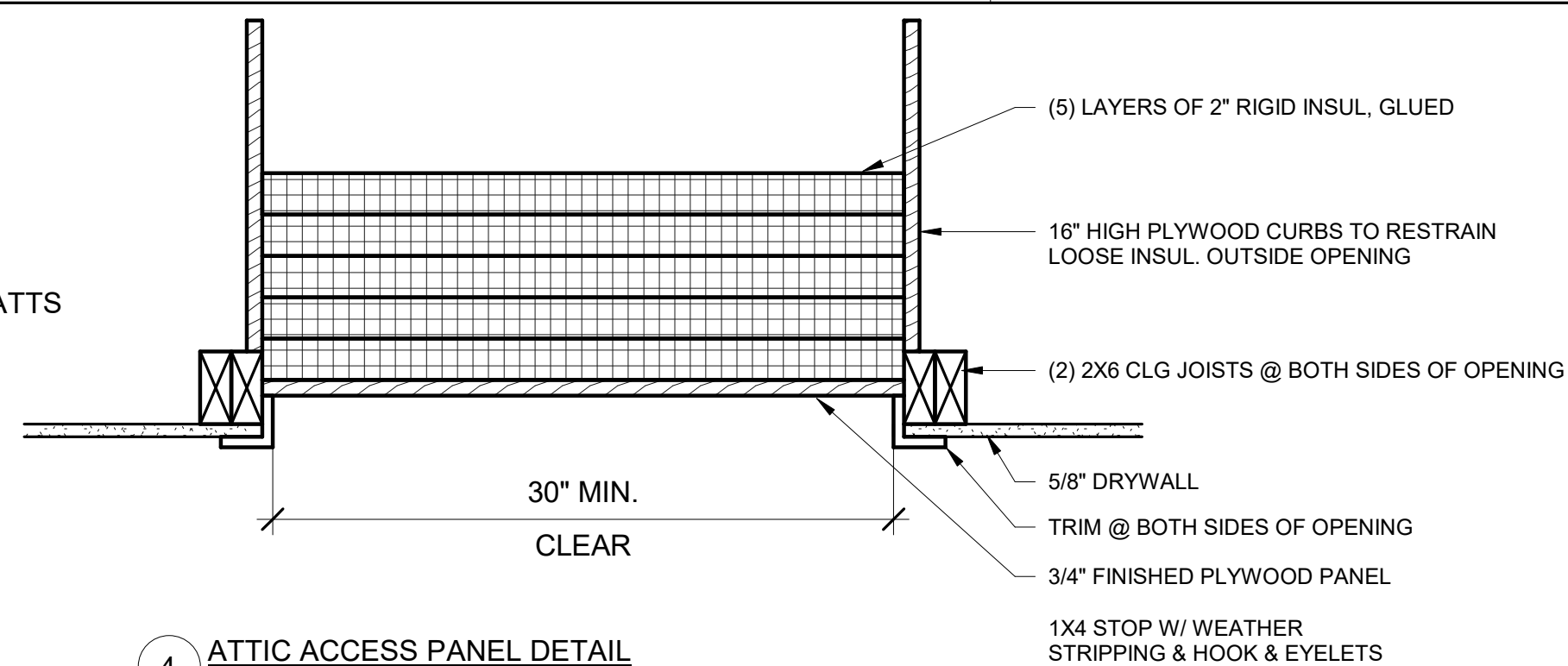
ROOF  
8' - 0"

LEVEL 1  
0' - 0"

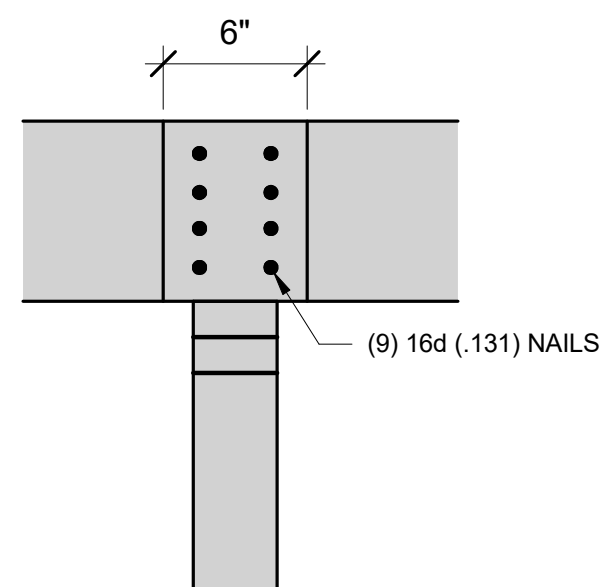




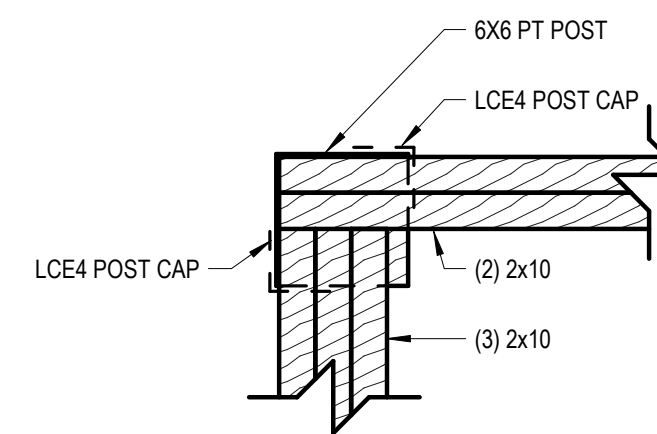
3 EXTERIOR WALL CORNER DETAIL (TYP)  
1 1/2" = 1'-0"



4 ATTIC ACCESS PANEL DETAIL  
1 1/2" = 1'-0"



5 CEILING JOIST LAP DETAIL  
1 1/2" = 1'-0"

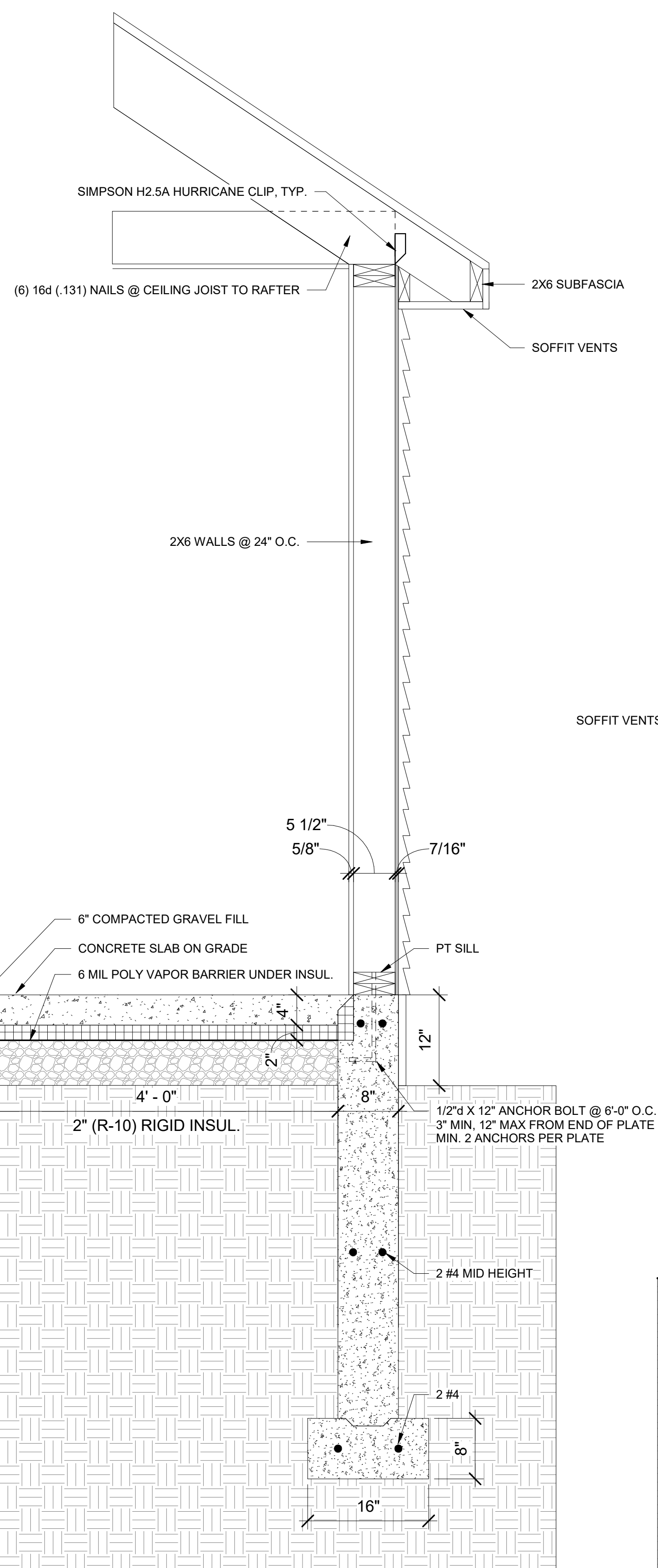


6 DECK POST DETAIL  
1 1/2" = 1'-0"

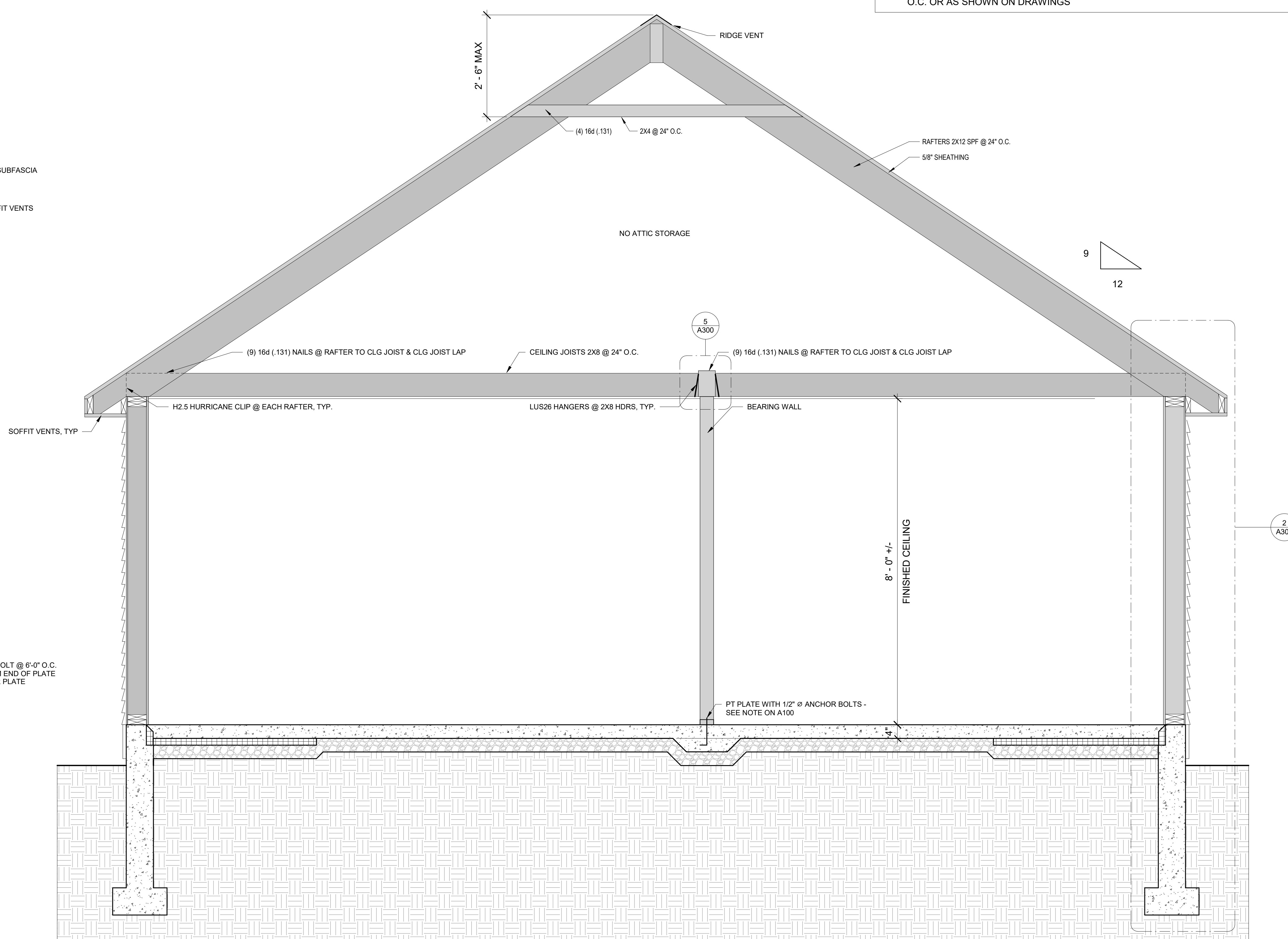
**ENERGY NOTE:**  
THERMAL ENVELOPE TO CONFORM WITH REQ'S OF 2015 IECC-ZONE 6 -  
PERSCRIPTIVE METHOD - SECTIONS R401-R404, INCL. ALL MANDATORY PROVISIONS.  
R-49 ATTIC  
R-22 ROCK WOOL BATT'S WALL CAVITY INSUL. (WOOD FRAME)  
R-10 FOR 24" BELOW (MIN) AT SLAB ON UNHEATED SLAB

**STRUCTURAL NOTE:**  
ALL RAFTER SPANS TO CONFORM WITH GRAND SNOW LOAD OF 50 PSF  
FRAMING LUMBER SPF fb = 875 E = 1.4

**STRUCTURAL GENERAL NOTES:**  
1. **ROOF SHEATHING** TO BE ATTACHED TO FRAMING WITH 8d NAILS @ 6" O.C. @  
PANEL EDGES AND 12" O.C. FOR ALL FRAMING MEMBERS NOT AT PANEL EDGES  
2. **WALL SHEATHING** TO BE ATTACHED TO FRAMING WITH 8d NAILS @ 6" O.C. @  
PANEL EDGES AND 12" O.C. FOR ALL FRAMING MEMBERS NOT AT PANEL  
EDGES. CORNER STUDS TO BE ATTACHED TOGETHER WITH 16d NAILS @ 12"  
O.C. OR AS SHOWN ON DRAWINGS



2 WALL SECTION  
1" = 1'-0"



1 SECTION  
3/4" = 1'-0"

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Kenneth R. Feyl  
ARC4942  
STATE OF MASSACHUSETTS

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