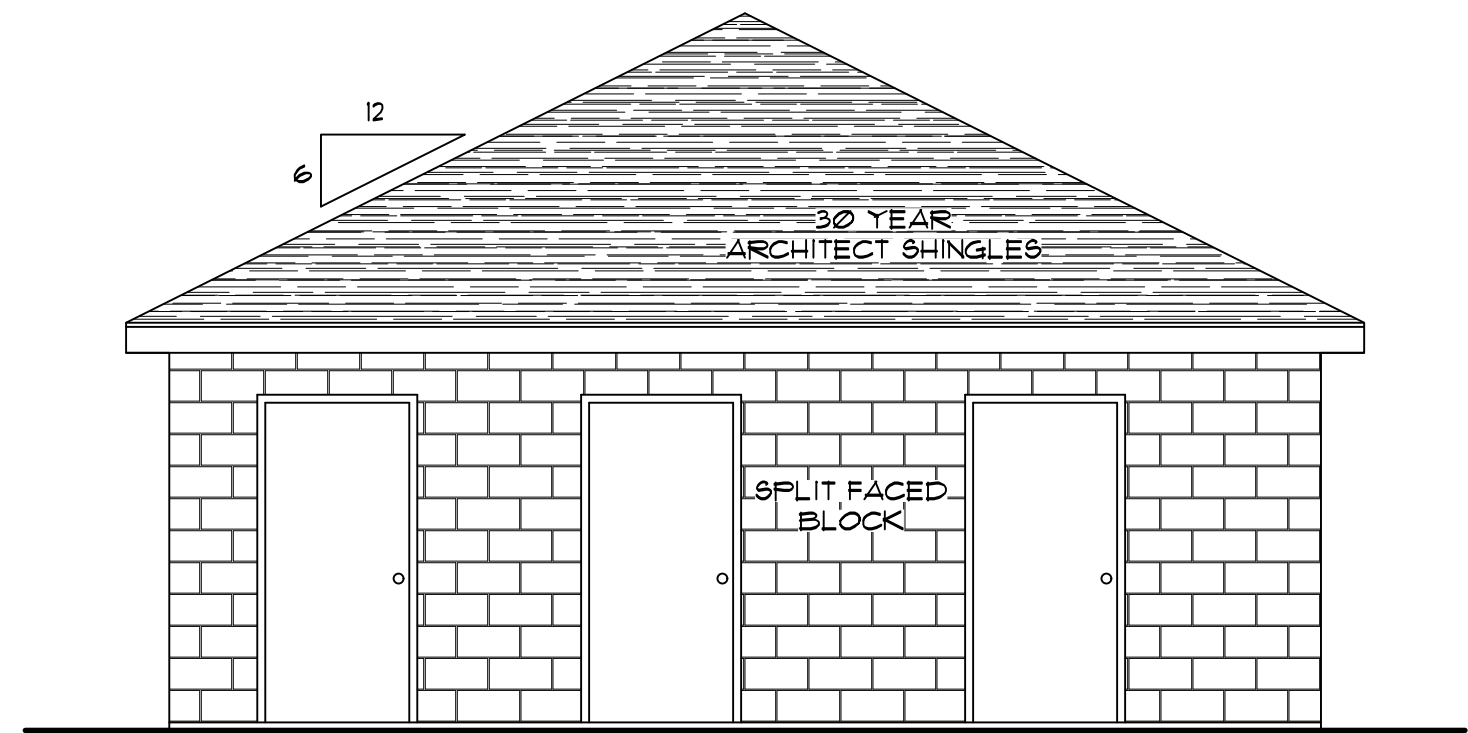
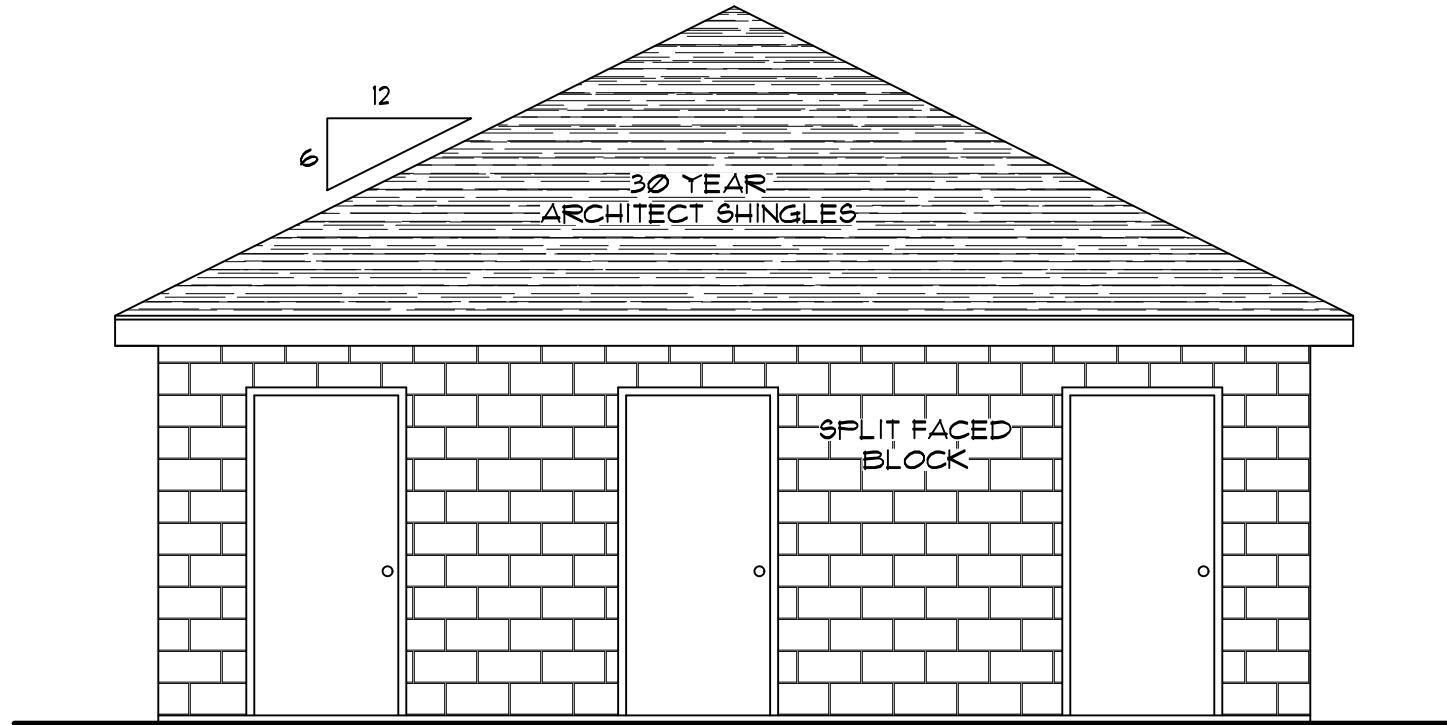


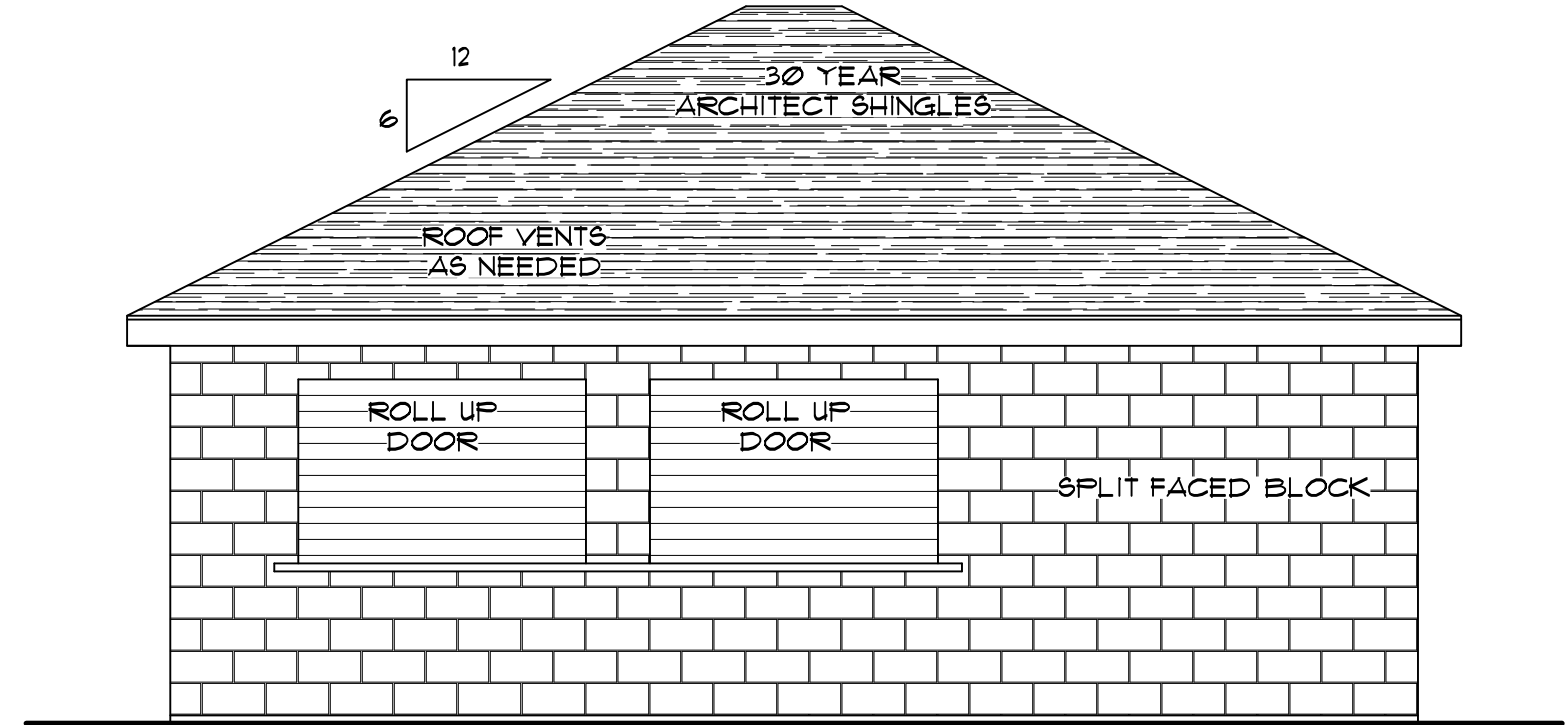
1 FRONT ELEVATION
Scale: 1/4"=1'-0"



1 RIGHT SIDE ELEVATION
Scale: 1/4"=1'-0"



1 LEFT SIDE ELEVATION
Scale: 1/4"=1'-0"



1 REAR ELEVATION
Scale: 1/4"=1'-0"

May 10, 2020

CUSTOM HOME PLANS FOR:

Town Landing
#187 Wampatuck Street
Pembroke, MA 02359

BUILDER



Custom House Plans
Paul M. Gerrior
42 Sarah Reed Hunt Way
Middleboro, MA 02346
508-763-4223 508-728-3173
paulgerrior@comcast.net



DATE: May 2020

JOB NO. DWG #0820

FILE: Needham-0820

DRAWN BY: FGERRIOR

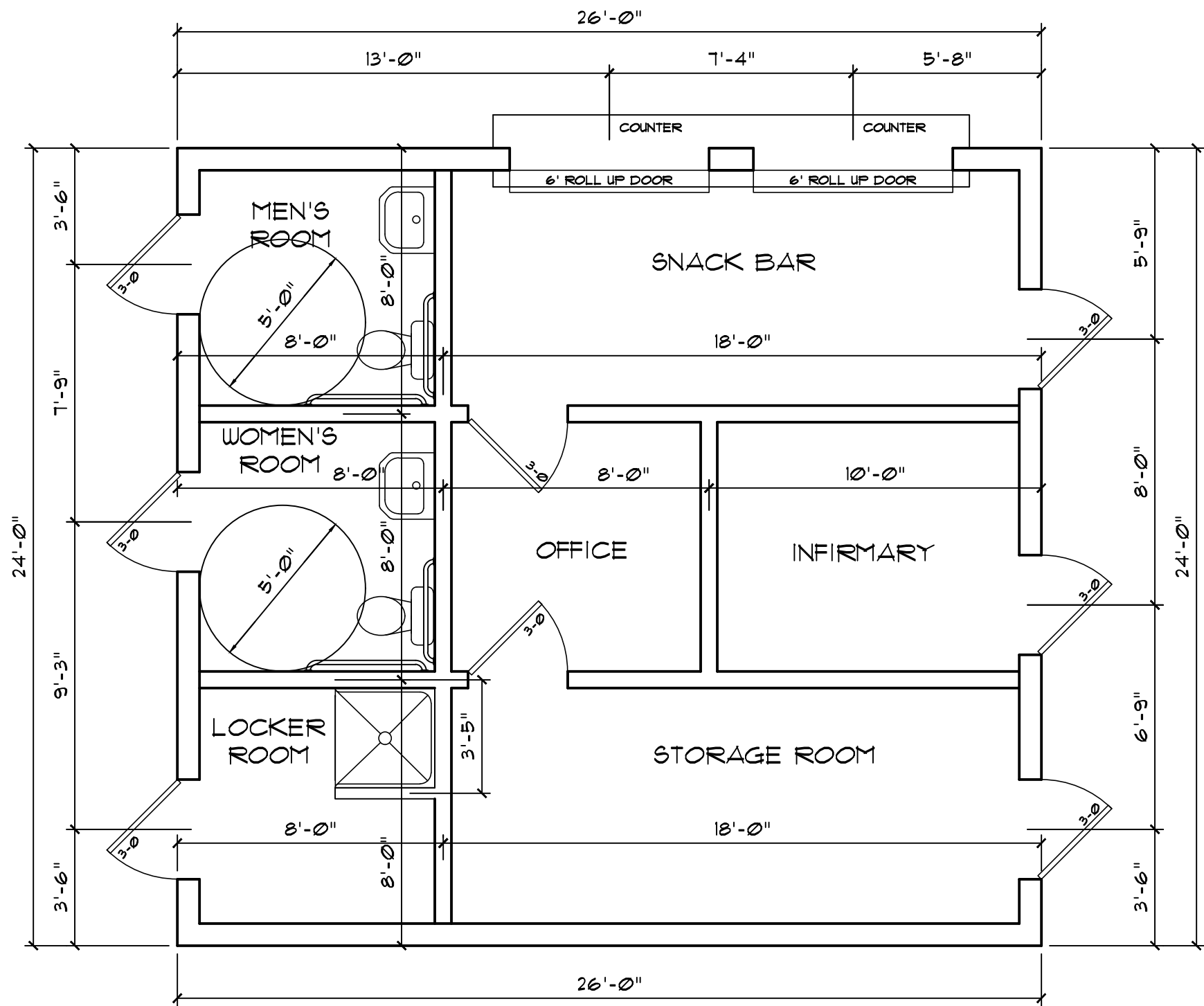
SCALE: 1/4" = 1'-0"

SHEET NO. 1 OF 3

THESE PLANS HAVE BEEN PREPARED TO MEET PROFESSIONAL STANDARDS AND PRACTICES. HOWEVER LOCAL VARIATIONS MAY REQUIRE CHANGES. LIKEWISE BUILDING CODES REQUIREMENTS VARY WITH LOCATION AND CHANGE FROM TIME TO TIME. BEFORE STARTING CONSTRUCTION, YOUR CONTRACTOR SHOULD CHECK AND BE RESPONSIBLE FOR ALL DIMENSIONS AND OTHER DETAILS, AND SHOULD REVIEW THE PLANS TO INSURE THEY MEET CURRENT LOCAL AND STATE BUILDING CODES IN YOUR AREA AND TOWN.

GENERAL NOTES:

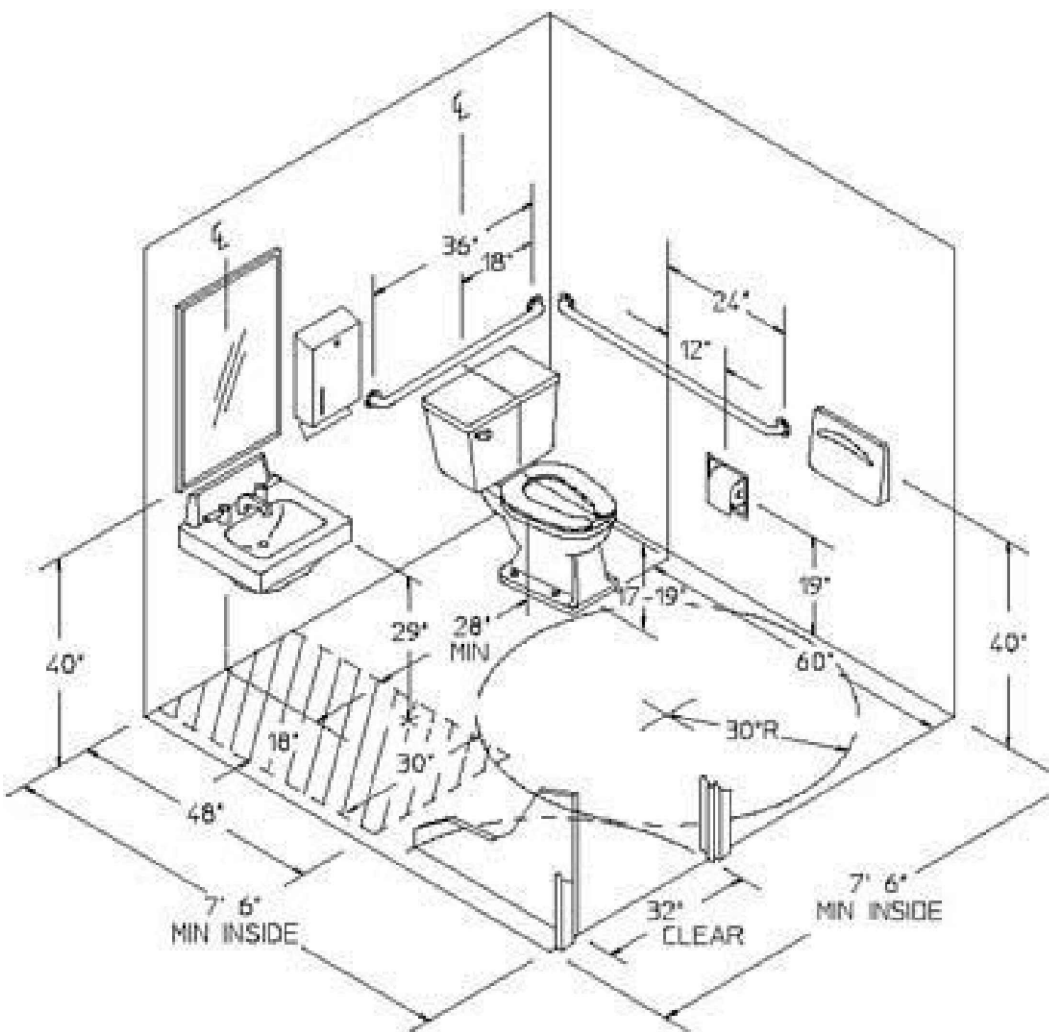
- 1. ALL EXTERIOR WALLS 5½", INTERIOR WALLS 3½" UNLESS NOTED.
- 2. DOUBLE FLOOR JOISTS UNDER ALL PARALLEL PARTITIONS.
- 3. ALL DOORS AND INTERIOR OPENINGS ARE 6'-8" UNLESS NOTED
- 4. WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CANNOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR ON THE JOB MUST CHECK ALL DIMENSIONS AND DETAILS AND MUST BE RESPONSIBLE FOR SAME.
- 5. ALL DIMENSIONS, SPECIFICATIONS, AND FEATURES ARE APPROXIMATE AND SUBJECT TO CHANGE ON THE JOB SITE.
- 6. IF LOCATION OF PROJECT IS SITUATED IN HIGH WIND ZONE BY BUILDING COMMISSIONER, HIGH WIND FRAMING PROCEDURES ADOPTED BY THE MASSACHUSETTS BUILDING CODE 180 CMR WILL BE USED IN THE CONSTRUCTION OF THIS PROJECT.



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

An overview of ADA bathroom layout requirements:

For single handicapped restrooms there must be a 60" diameter for a wheel chair in the room. The grab bars are located off the back wall 33"-36" from the floor and are 36" width. Another grab bar 42" length is also used at 33"-36" from the floor off the wall on the side. The mirrors must be ADA approved and are tilted to help the handicap. The bottom of the reflective mirror starts at 40" from the floor. Towel dispensers are mounted at 48" at the bottom of the dispenser from the floor. Toilet tissue dispensers are at 15"-19" from the floor. The seat cover dispensers are also at 15" 48" from where they grab the seat cover from the dispenser. The hand dryers requires a 30"x 48" clear floor space and mounted minimum 15" and no higher than 48" from the floor. Soap dispensers should be mounted no higher than 44" above the floor.

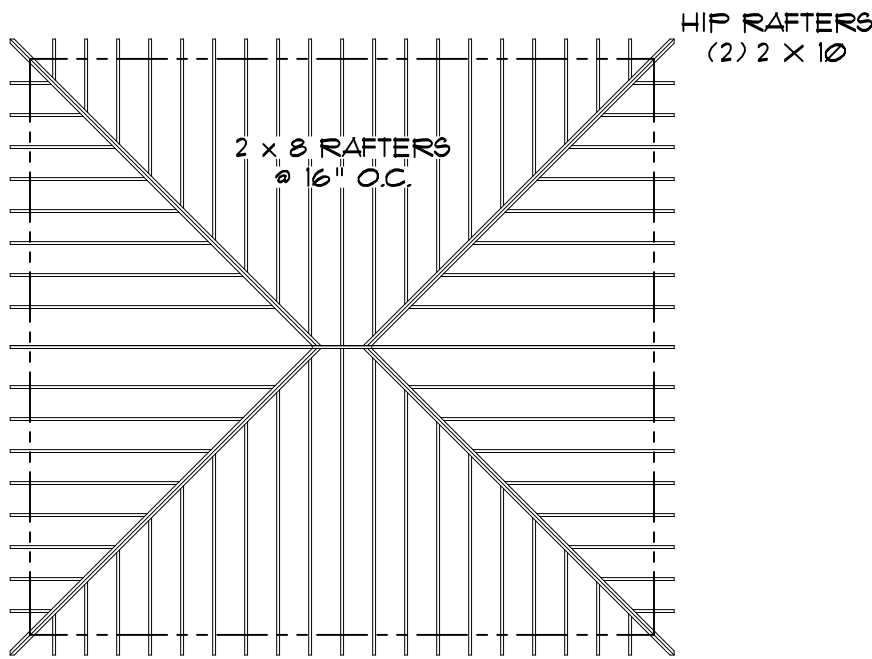


An Example of a Single
ADA Bathroom Layout



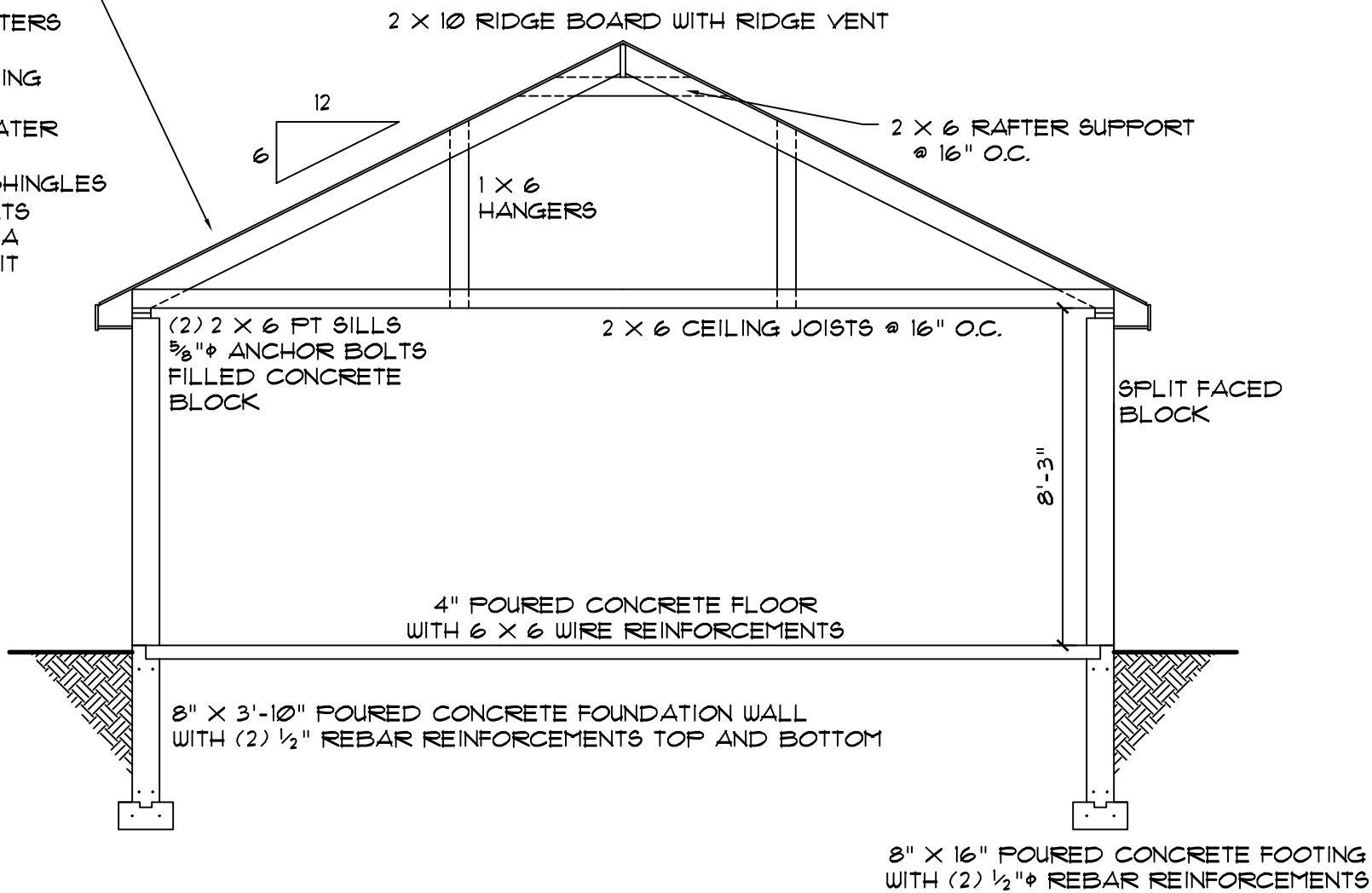
GENERAL NOTES:

- 1. ALL EXTERIOR WALLS 5 1/2", INTERIOR WALLS 3 1/2" UNLESS NOTED.
- 2. DOUBLE FLOOR JOISTS UNDER ALL PARALLEL PARTITIONS.
- 3. ALL DOORS AND INTERIOR OPENINGS ARE 6'-8" UNLESS NOTED.
- 4. WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CANNOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR ON THE JOB MUST CHECK ALL DIMENSIONS AND DETAILS AND MUST BE RESPONSIBLE FOR SAME.
- 5. ALL DIMENSIONS, SPECIFICATIONS, AND FEATURES ARE APPROXIMATE AND SUBJECT TO CHANGE ON THE JOB SITE.
- 6. IF LOCATION OF PROJECT IS SITUATED IN HIGH WIND ZONE BY BUILDING COMMISSIONER, HIGH WIND FRAMING PROCEDURES ADOPTED BY THE MASSACHUSETTS BUILDING CODE 780 CMR WILL BE USED IN THE CONSTRUCTION OF THIS PROJECT.

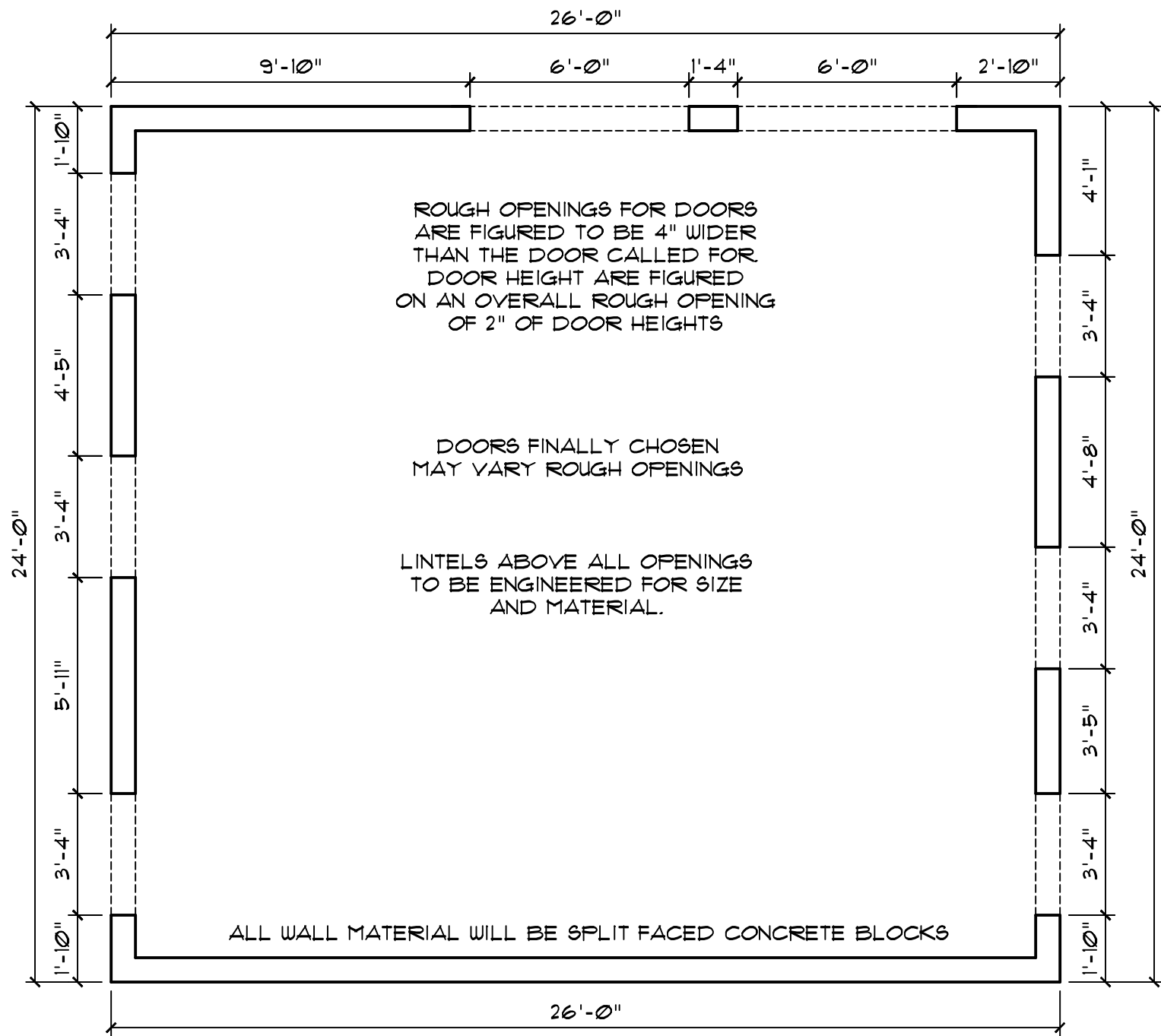


2 HIP ROOF LAYOUT
Scale: 1/8" = 1'-0"

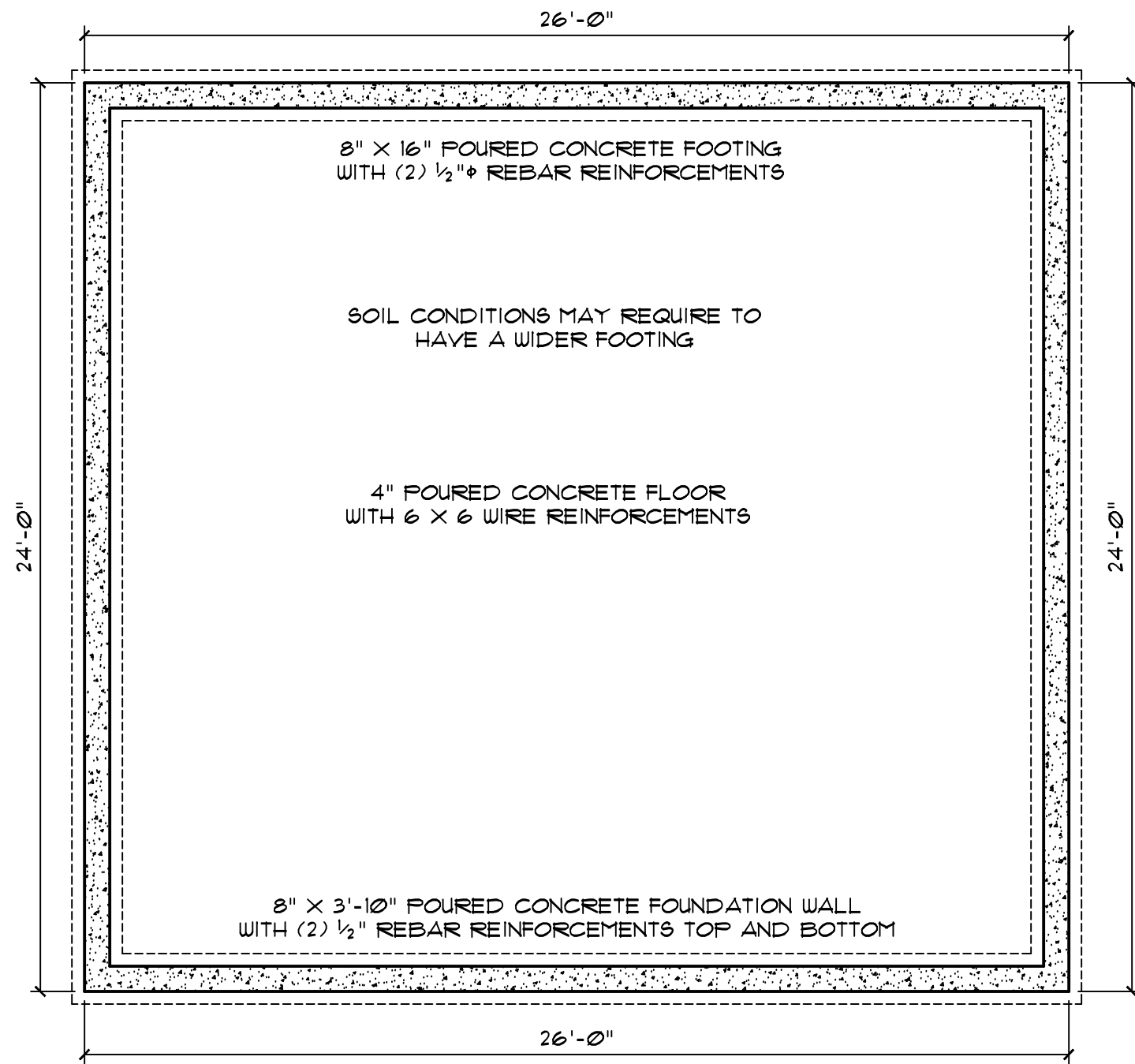
ROOF SEQUENCE
2 x 8 RAFTERS @ 16" O.C.
3/8" SHEATHING
TRI-FLEX
ICE AND WATER
1st 3'-0"
ASPHALT SHINGLES
SOFFIT VENTS
1 x 8 FASCIA
1 x 10 SOFFIT



2 TYPICAL CROSS SECTION
Scale: 1/4" = 1'-0"



2 ROUGH DOOR OPENINGS
Scale: 1/4" = 1'-0"



2 FOUNDATION PLAN
Scale: 1/4" = 1'-0"

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SHEET NO. 3 OF 3

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