



Pioneering the Small Home Revolution in Western Mass
The small home project coordinated by Pioneer Valley Habitat for Humanity



PIONEER VALLEY HABITAT FOR HUMANITY BIG ENOUGH HOUSE

1 GARFIELD AVE, NORTHAMPTON, MA 01060

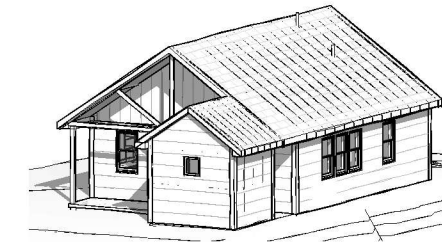
ARCHITECT:
JONES WHITSETT ARCHITECTS, INC.
308 MAIN STREET,
GREENFIELD, MA 01301
413-773-5551

OWNER:
PIONEER VALLEY HABITAT FOR HUMANITY
140 PINE ST,
FLORENCE, MA 01062
(413) 586-5430

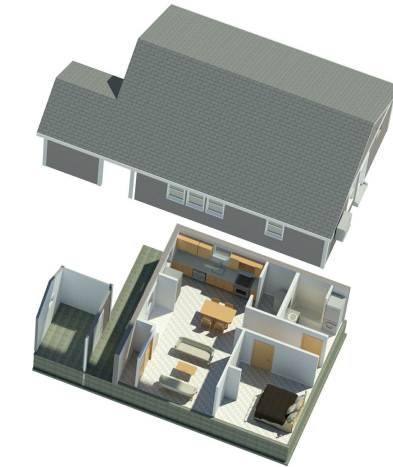
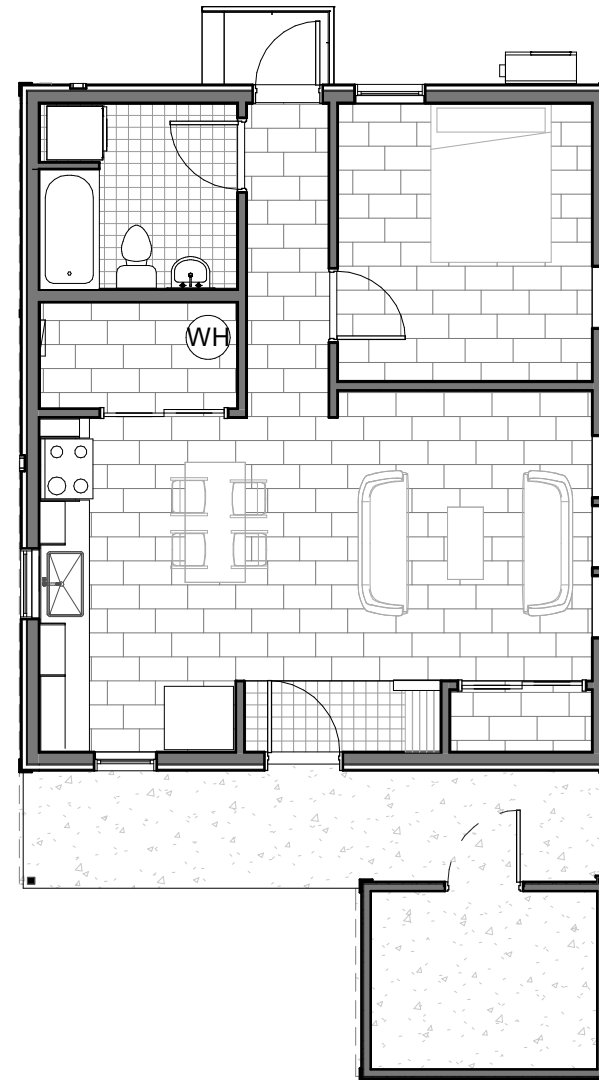
LANDSCAPE AND CIVIL:
THE BERKSHIRE DESIGN GROUP
4 ALLEN PLACE
NORTHAMPTON, MA 01060
413-582-7000

ZONING: URB
MAP: 17D PARCEL: 081
SINGLE FAMILY RESIDENTIAL
TOTAL SQUARE FEET: 650 SF

APPLICABLE CODES: MASSACHUSETTS 780 CMR, 9TH EDITION
INTERNATIONAL BUILDING CODE, RESIDENTIAL



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CONSULTANTS:

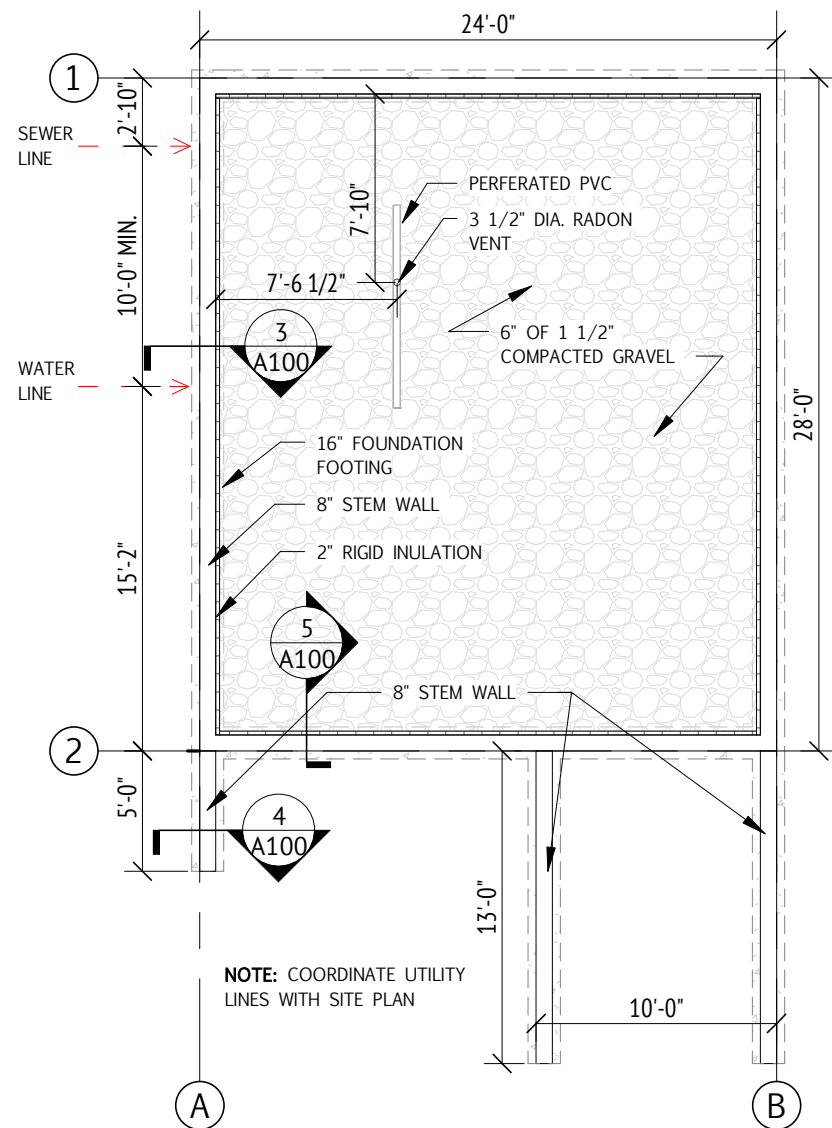


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A104	FLOOR PLAN, ASSEMBLY TYPES & SCHEDULES
A105	ROOF PLAN AND DETAILS
A106	RELECTED CEILING PLAN, SECTION AND WINDOW DETIAL
A200	EXTERIOR ELEVATIONS
A400	INTERIOR ELEVATIONS
A401	INTERIOR DETIALS AND ENLARGED BATHROOM LAYOUT

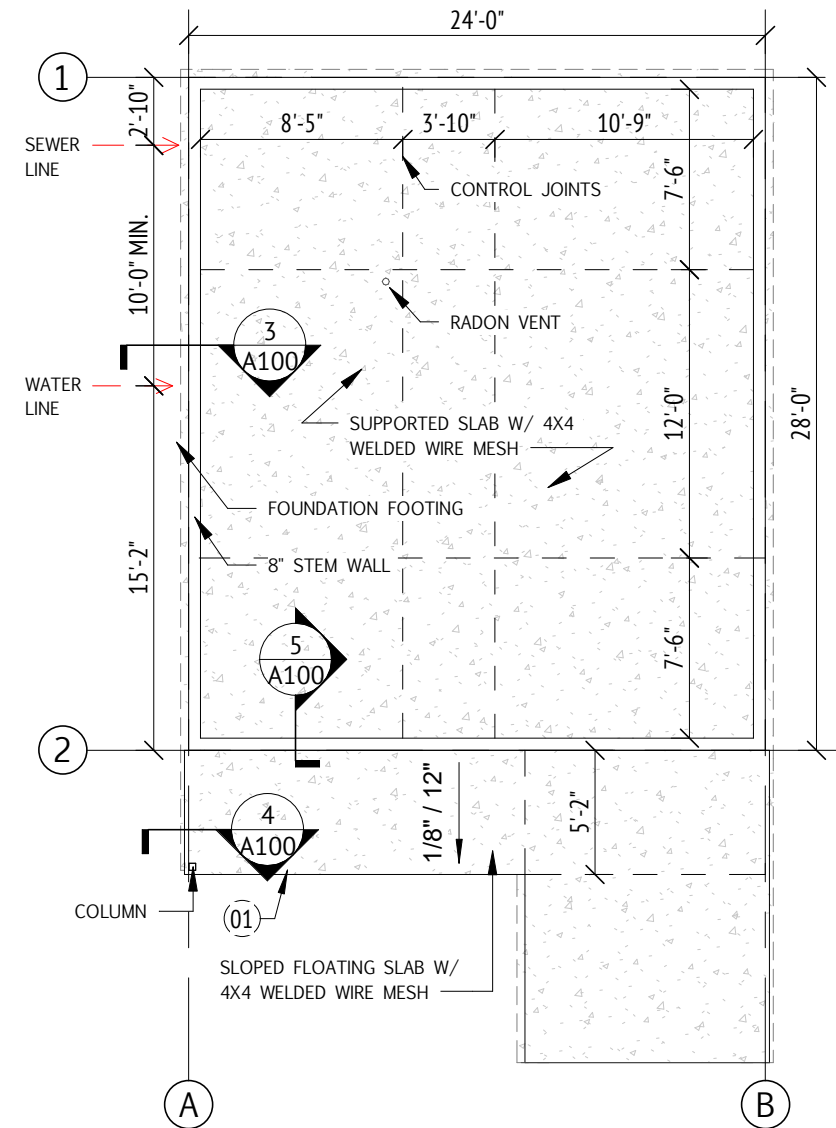
Note: These drawings were prepared for construction of a Habitat for Humanity project in Florence MA. Jones Whitsett Architects and Pioneer Valley Habitat for Humanity, Inc. assume no responsibility for use of these drawings for any other project or purpose. Drawings must be reviewed for local building code compliance.

PIONEER VALLEY HABITAT FOR HUMANITY
"BIG ENOUGH HOUSE"
1 Garfield Ave

PROJECT: 1719
DATE: 3.6.19
DRAWN BY: MC
SCALE: As indicated
CA SET

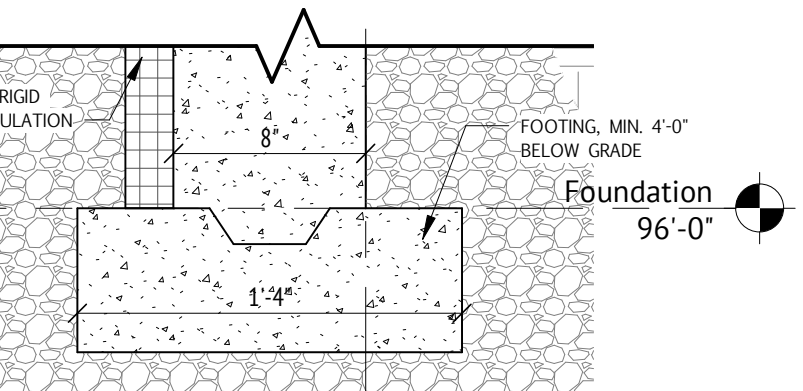
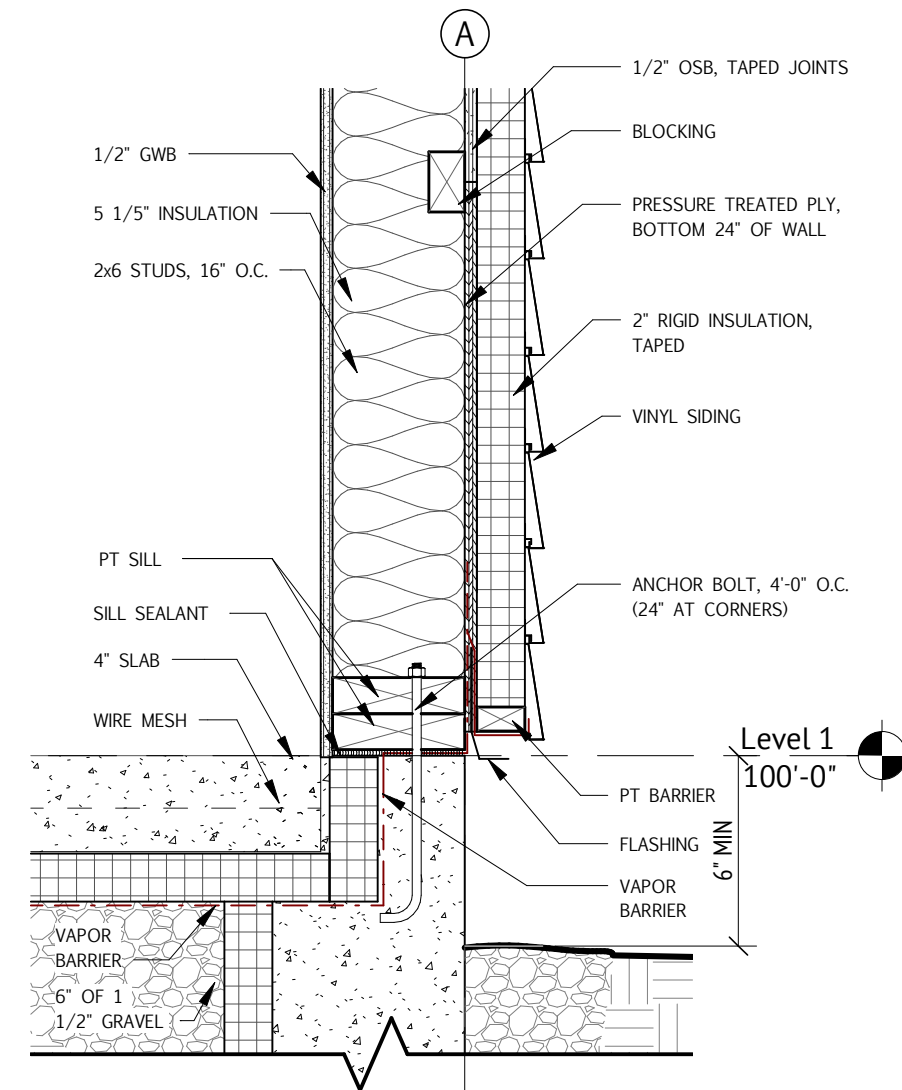


1 FOUNDATION WALL PLAN
1/8" = 1'-0"

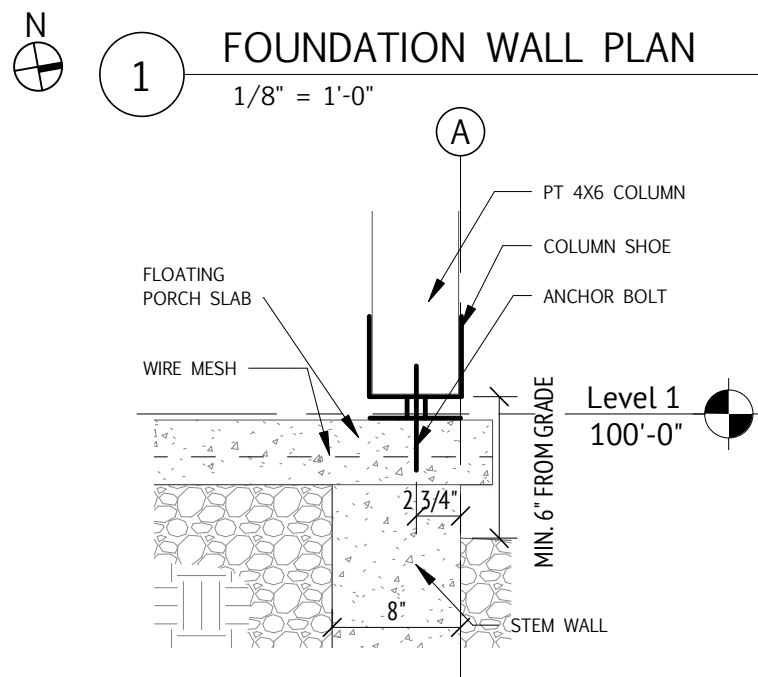


2 FOUNDATION SLAB PLAN
1/8" = 1'-0"

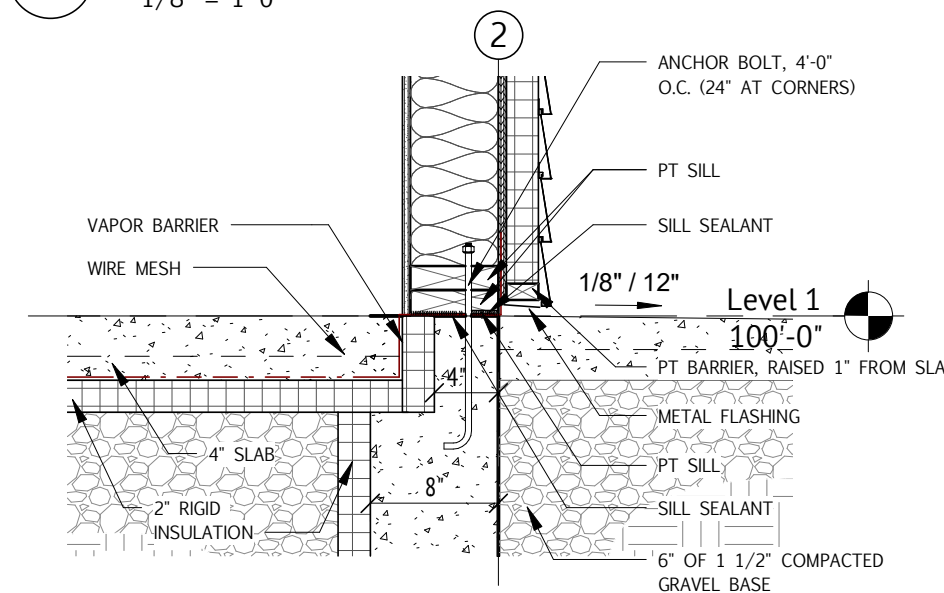
SHEET NOTES	
KEY NOTE	NOTE
01	IF ACCESSIBLE ROUTE REQUESTED, PROVIDE RAMP WITH MAX SLOPE OF 1:12 TO REACH GRADE.



3 TYP. - FOUNDATION STEM WALL/SLAB
1 1/2" = 1'-0"



4 COLUMN AT SLAB
1" = 1'-0"



5 SLAB AT PORCH
1" = 1'-0"

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FOUNDATION PLAN AND DETAILS
"BIG ENOUGH HOUSE"
1 Garfield Ave

PROJECT: 1719
DATE: 05/29/18
DRAWN BY: MC
SCALE: As indicated
CA SET

A100

NOTE :
 SEE WINDOW SCHEDULE FOR WINDOW
 OPENING SIZES AND LOCATIONS. VERIFY
 WINDOW ROUGH OPENING SIZE PRIOR TO
 FRAMING.

ROOF FRAMING SEQUENCE:
A. SHED ROOF: TO BE CONSTRUCTED WITH
 2X6 RAFTERS, 16" O.C., 14" HEEL AND
 BOTTOM CHORD REQUIRED.

B. MAIN ROOF: (15) PRE-ENGINEERED TRUSSES
 AT 2'-0" O.C. WITH STANDARD GABLE END
 TRUSS AT EACH END. TRUSSES TO BE
 CONSTRUCTED WITH 2X6 TOP CHORD AND
 14" HEEL. CALCULATED LOADS SHOULD
 INCLUDE PV PANEL INSTALLATION.

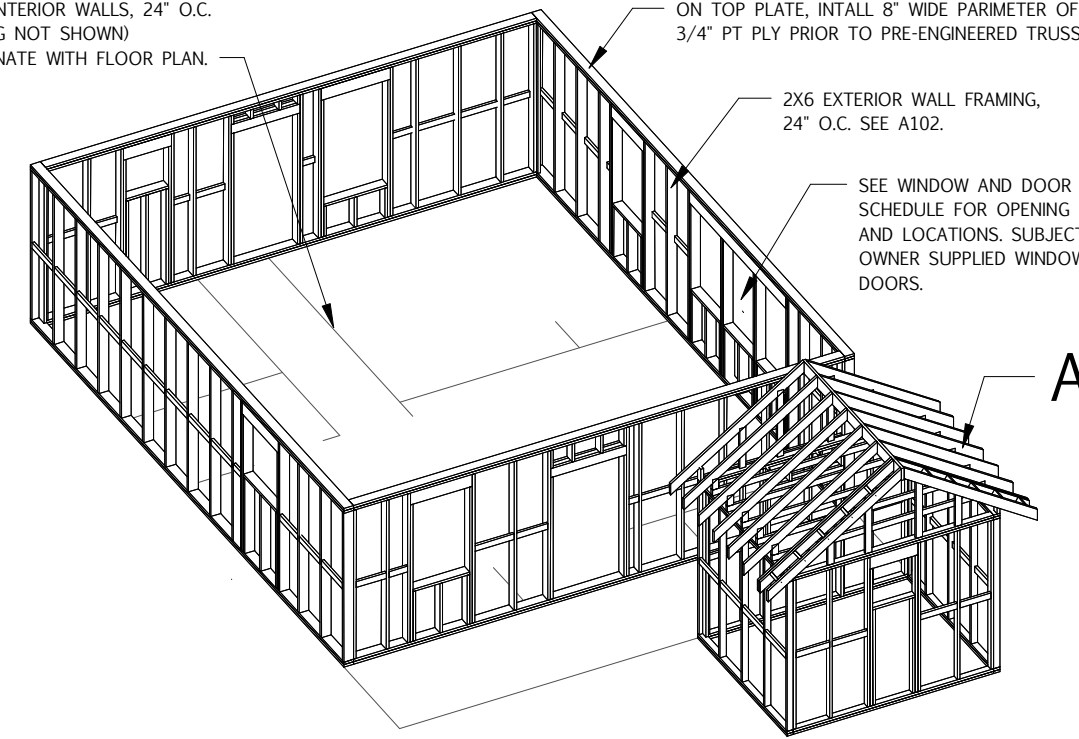
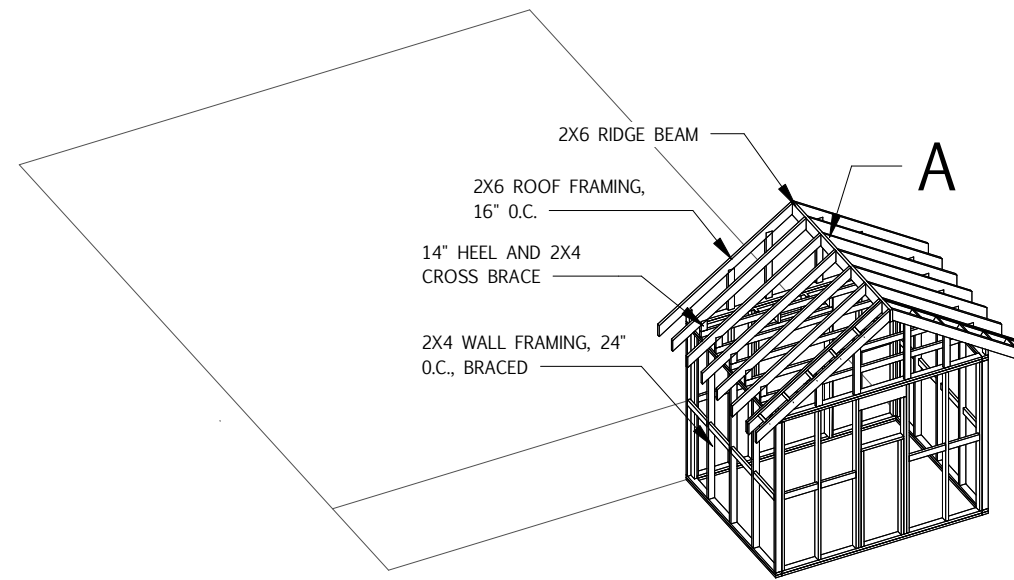
C. OVERHANGS: TO BE CONSTRUCTED WITH
 2X6 RAFTERS WITH 2X4 LADDER TIES.

FRAME INTERIOR WALLS, 24" O.C.
 (FRAMING NOT SHOWN)
 COORDINATE WITH FLOOR PLAN.

ON TOP PLATE, INTALL 8" WIDE PARAMETER OF
 3/4" PT PLY PRIOR TO PRE-ENGINEERED TRUSSES

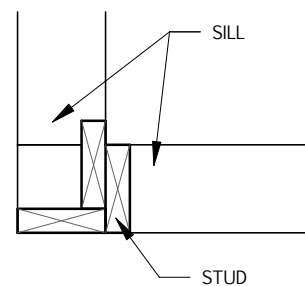
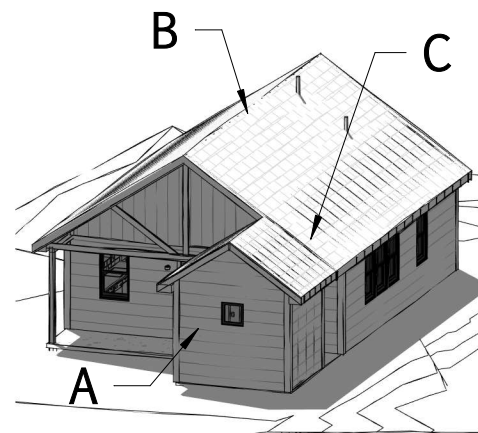
2X6 EXTERIOR WALL FRAMING,
 24" O.C. SEE A102.

SEE WINDOW AND DOOR
 SCHEDULE FOR OPENING SIZES
 AND LOCATIONS. SUBJECT TO
 OWNER SUPPLIED WINDOWS AND
 DOORS.

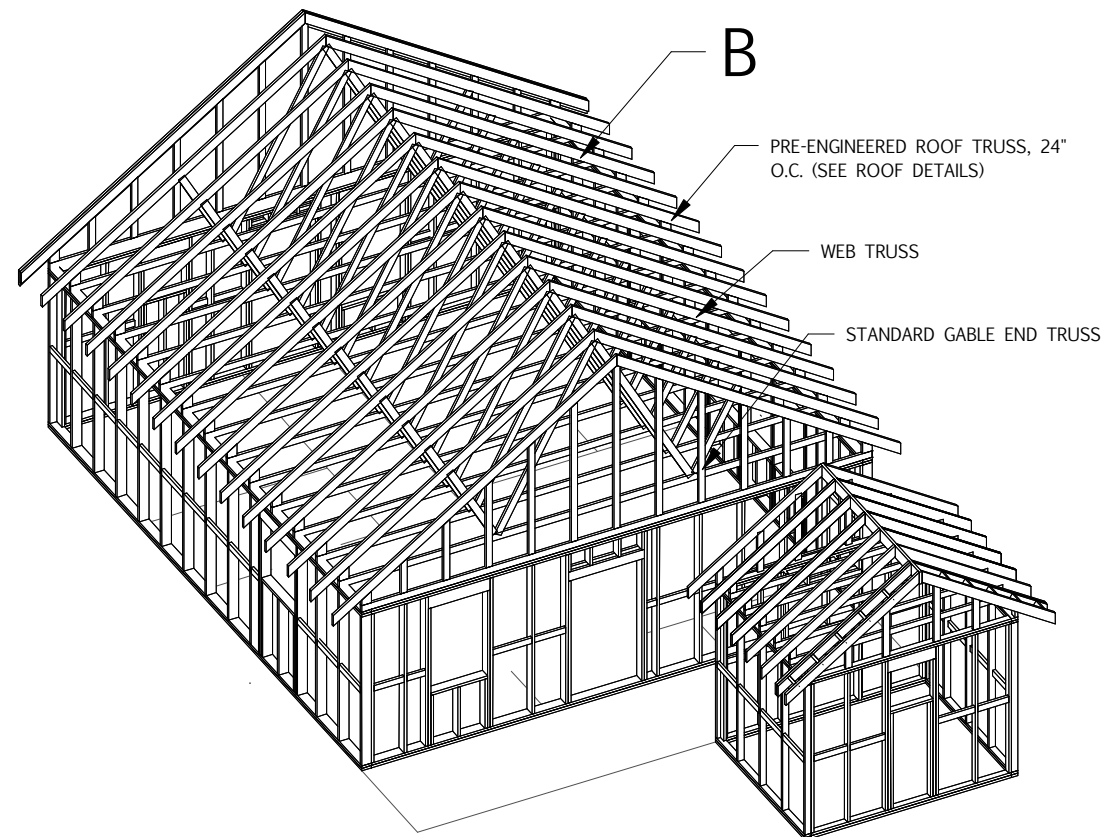


1 FRAME SHED WALLS AND ROOF

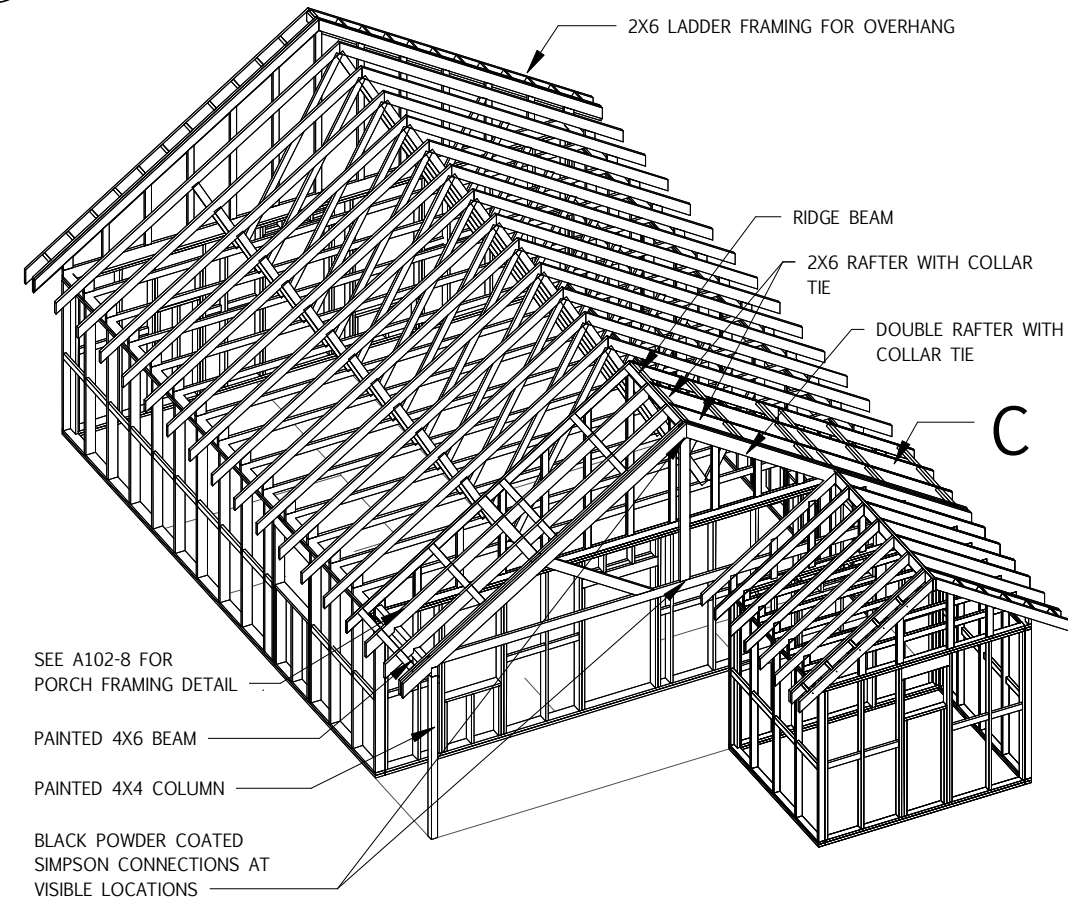
2 FRAME EXTERIOR WALLS AND OPENINGS



5 TYP. CORNER
 1" = 1'-0"



3 TRUSS INSTALLATION



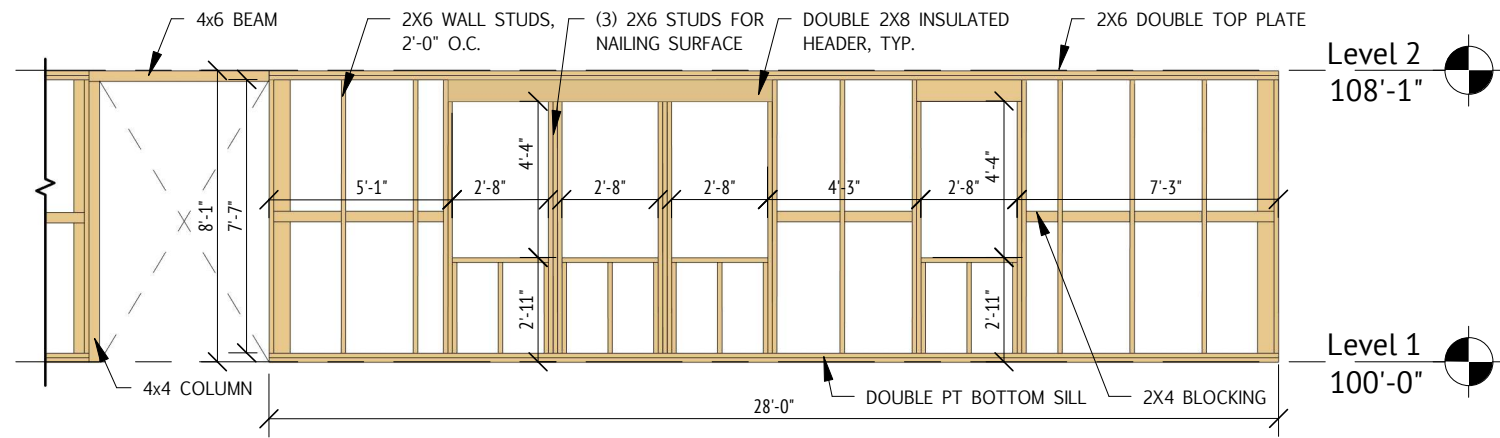
4 OVERHANG & CONNECTION

EXTERIOR FRAMING SEQUENCE

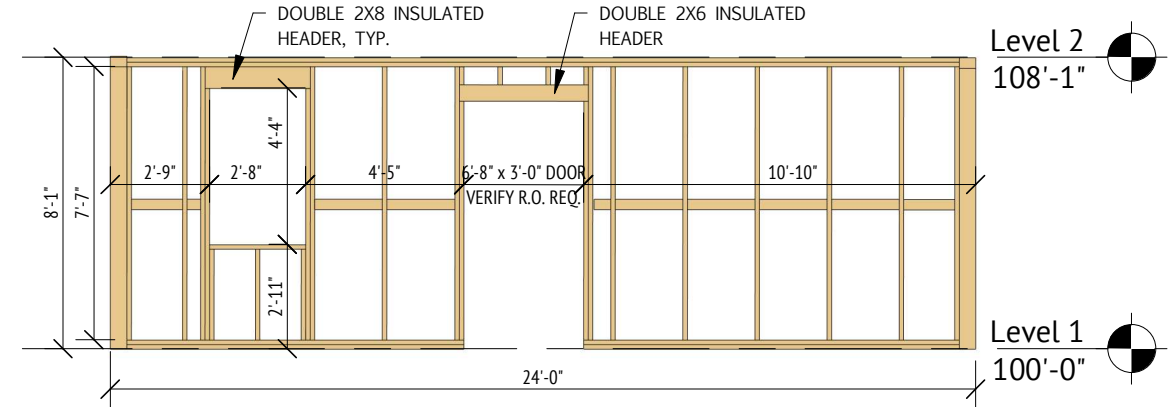
"BIG ENOUGH HOUSE"

1 Garfield Ave

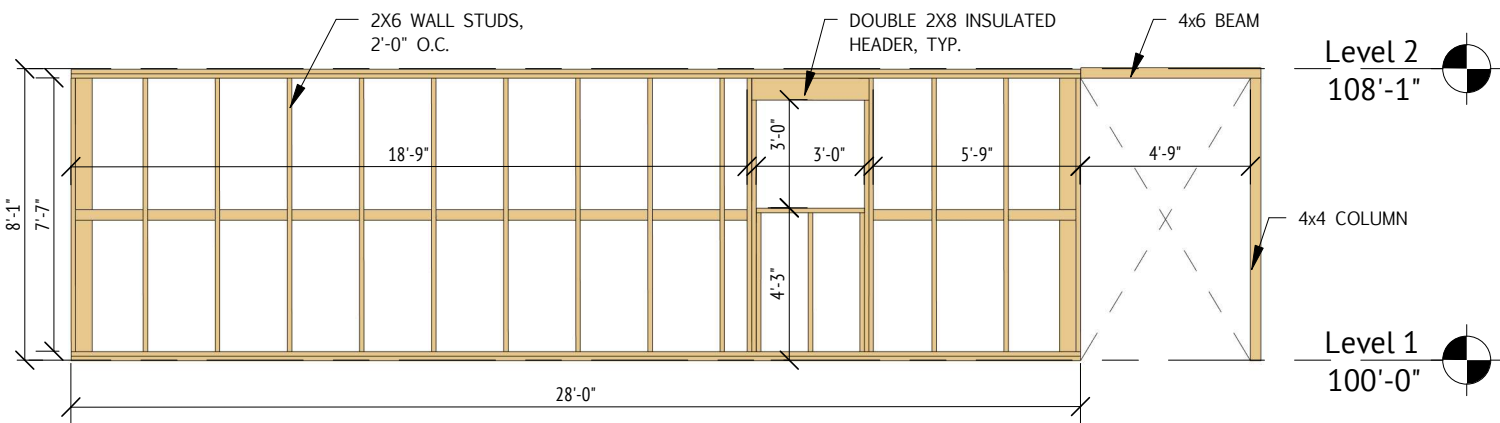
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DATE:	05/29/18
DRAWN BY:	MC
SCALE:	1" = 1'-0"
CA SET	



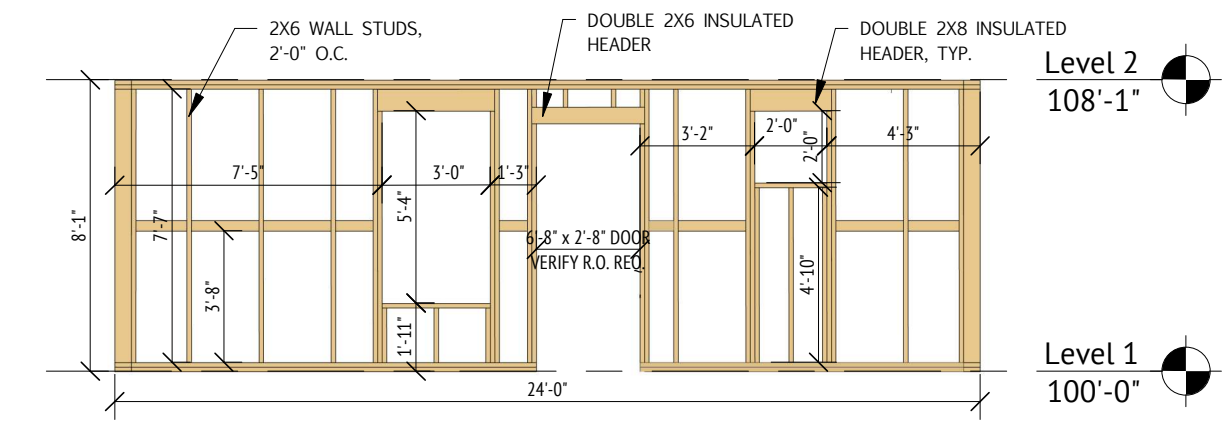
1 FRAMING - NORTH WALL
 3/16" = 1'-0"



2 FRAMING - EAST WALL
 3/16" = 1'-0"

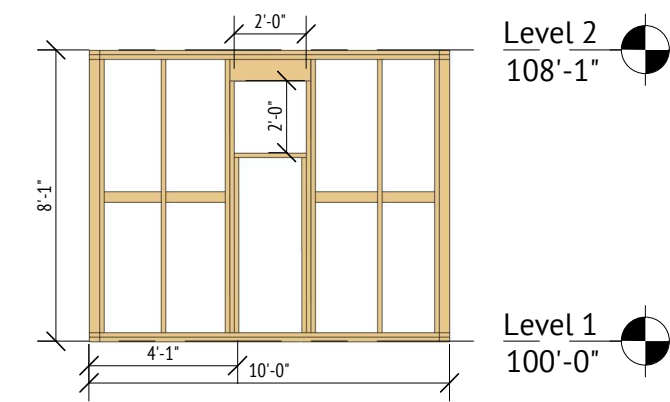


3 FRAMING - SOUTH WALL
 3/16" = 1'-0"

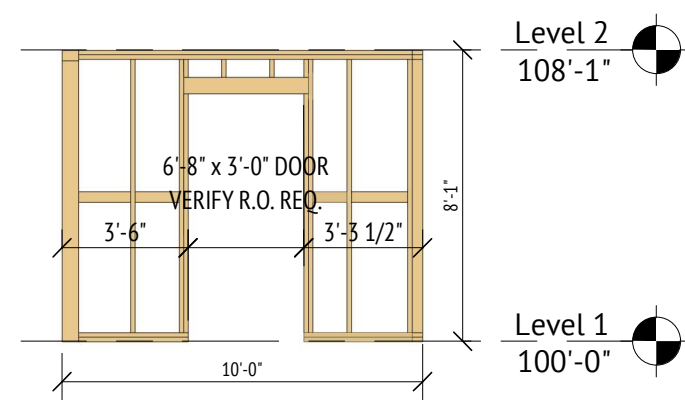


4 FRAMING - WEST WALL
 3/16" = 1'-0"

NOTES:
 1. VERIFY ALL ROUGH OPENINGS REQUIRED BY DOOR AND WINDOW MANUFACTURER.
 2. WINDOW PLACEMENTS RELATIVE TO SOLAR ORIENTATION. CONSIDER INDIVIDUAL PROJECT ORIENTATION.



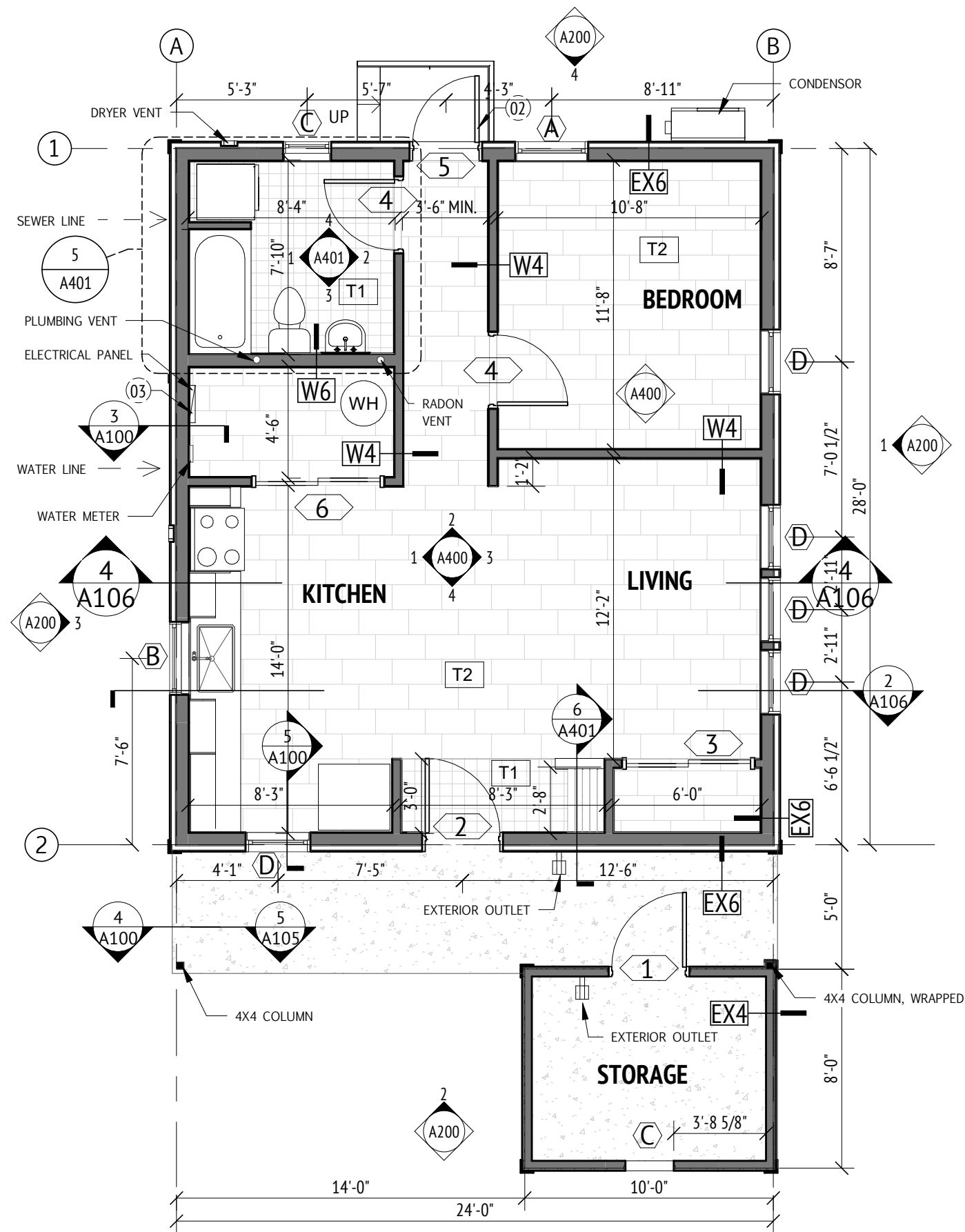
5 SHED EAST WALL
 3/16" = 1'-0"



6 SHED WEST WALL
 3/16" = 1'-0"

FRAMING AND ROUGH OPENINGS
 "BIG ENOUGH HOUSE"
 1 Garfield Ave

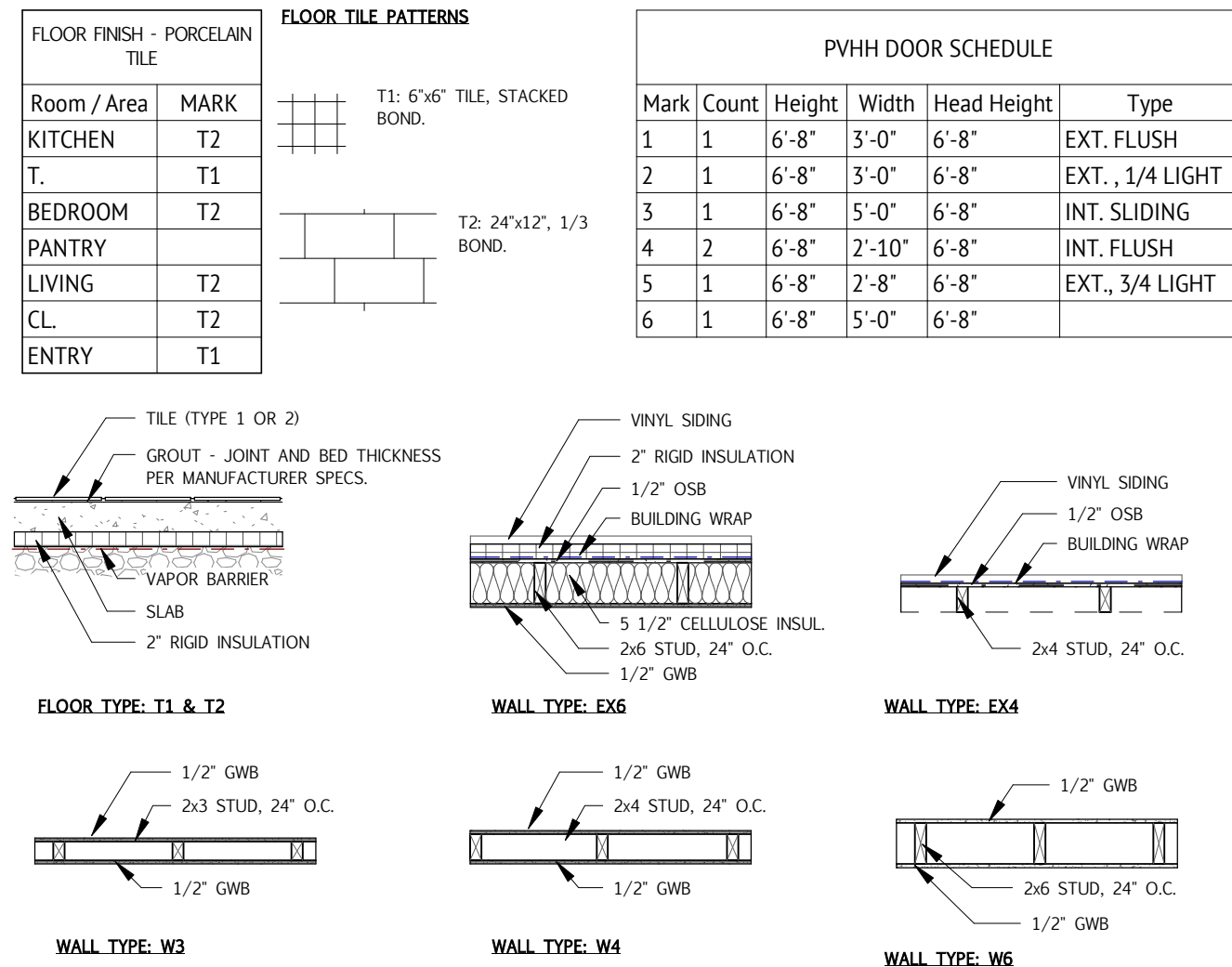
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DATE:	07/23/18
DRAWN BY:	Author
SCALE:	3/16" = 1'-0"
CA SET	



1 FIRST FLOOR PLAN
3/16" = 1'-0"

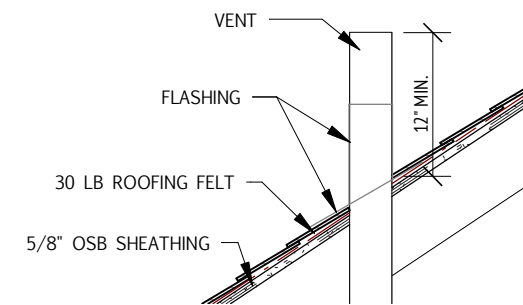
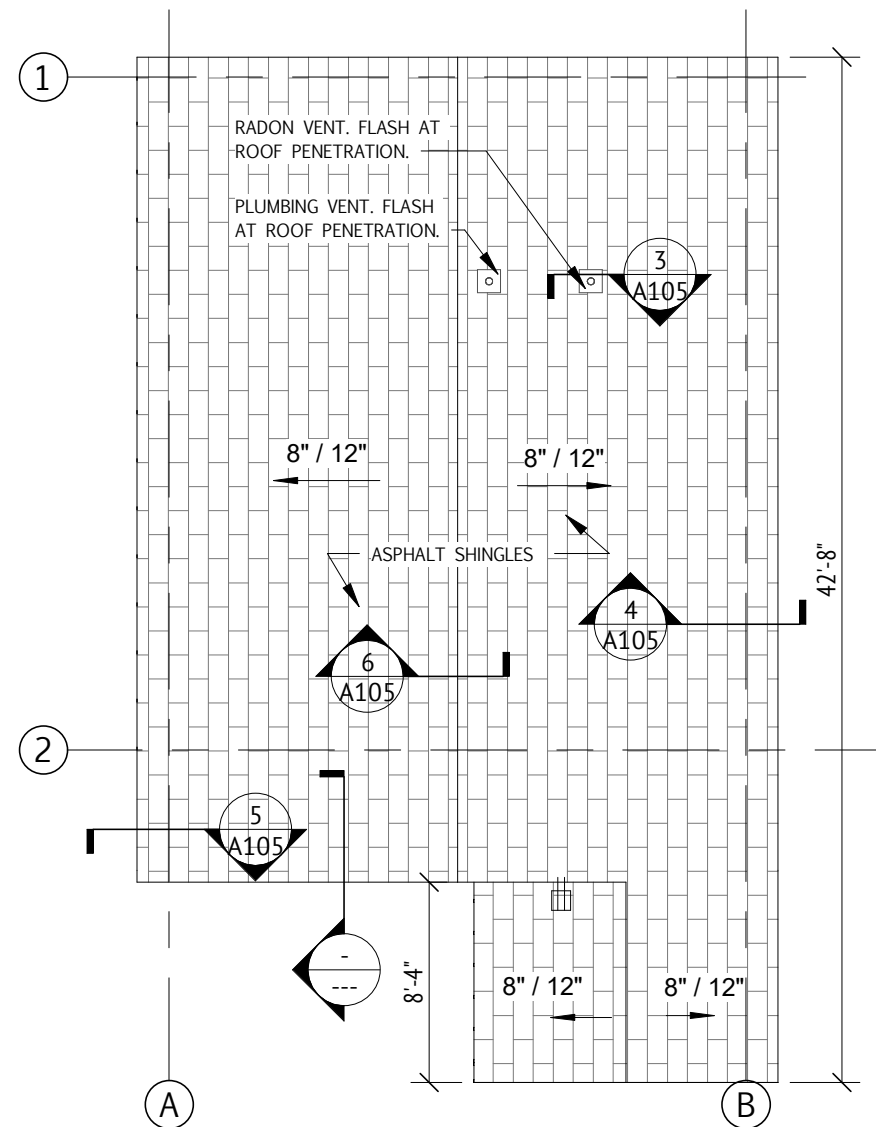
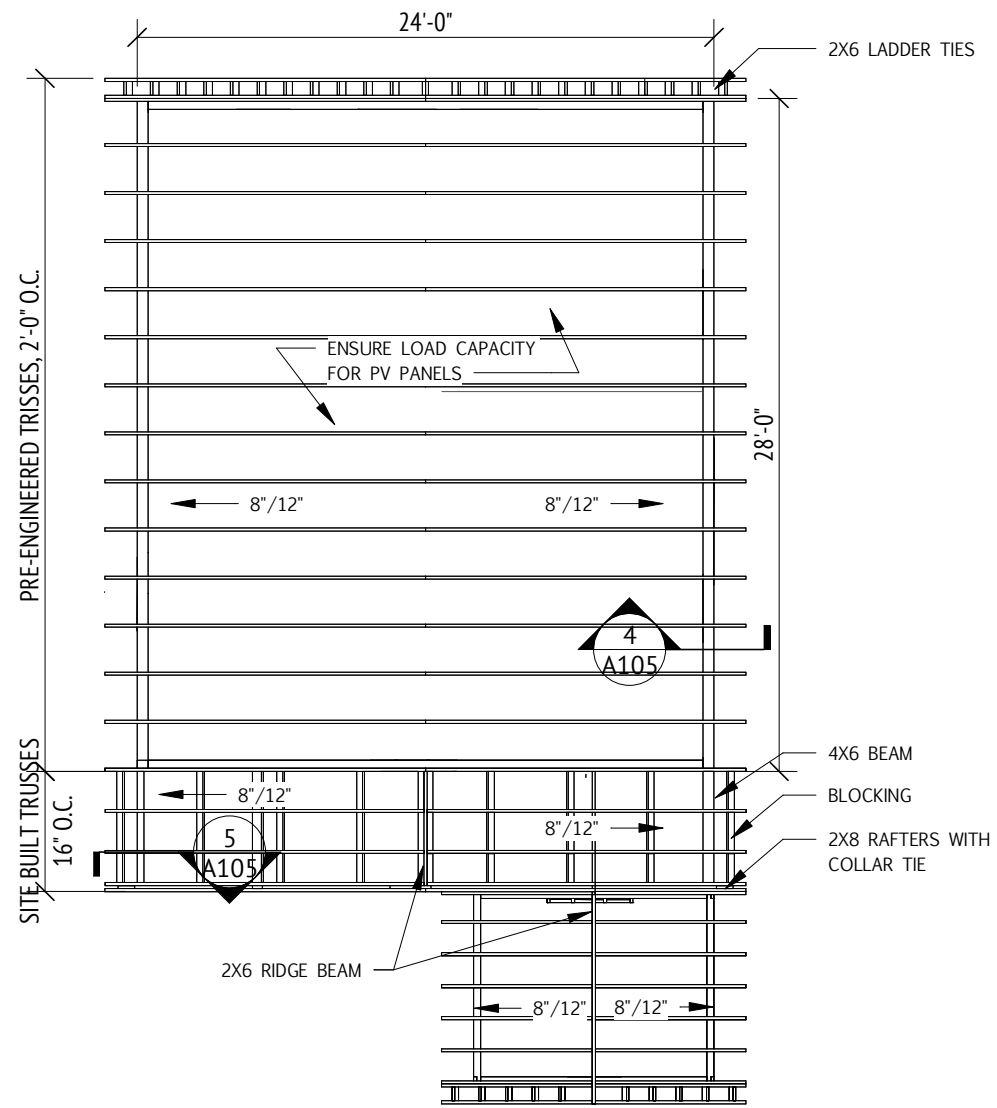
NOTES: 1. WALL DIMENSIONS ARE TO FACE OF STUD.
2. COORDINATE UTILITY LINES WITH SITE PLAN.

2 WALL & FLOOR CONSTRUCTION TYPES
1/2" = 1'-0"



SHEET NOTES

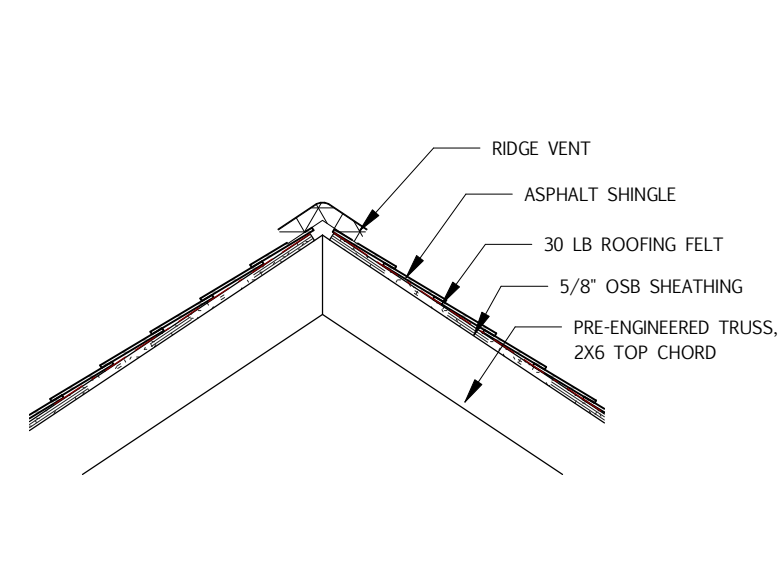
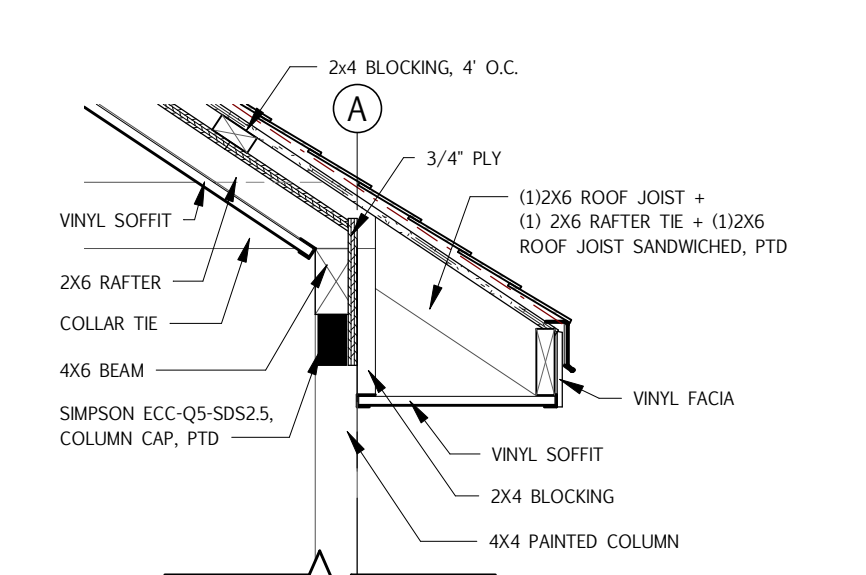
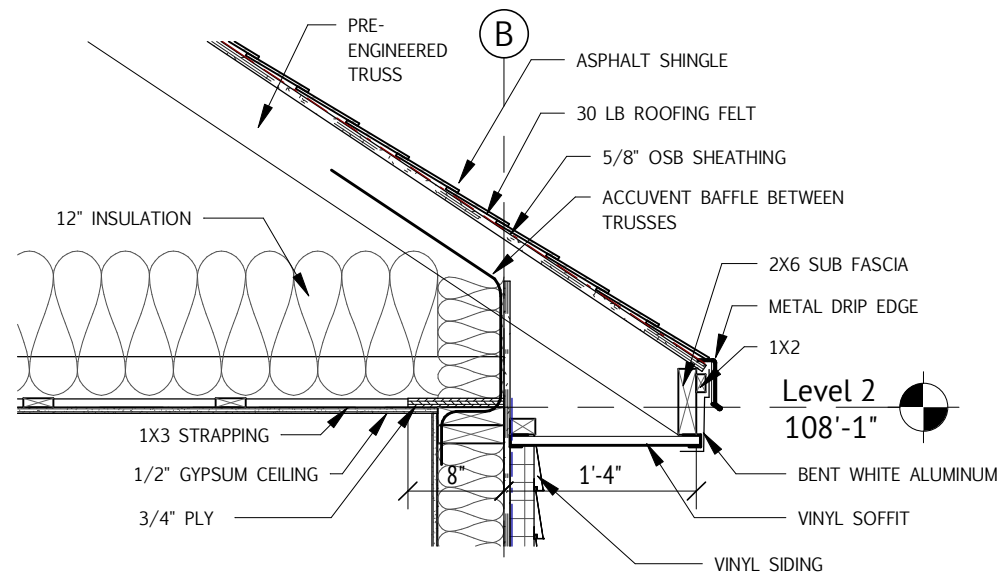
KEY NOTE	NOTE
02	SECONDARY MEANS OF EGRESS PROVIDED PER MASS AMMENDMENT, 780 CMR R311.2. IF A FUTUER ADDITION IS TO BE CONSIDERED, AN ALTERNATIVE SECONDARY EGRESS MUST BE PROVIDED.
03	3'-0" CLEAR SPACE INFRONT OF ELECTRICAL PANEL REQUIRED.



1 ROOF FRAMING PLAN
1/8" = 1'-0"

2 ROOF PLAN
1/8" = 1'-0"

3 ROOF PENETRATION
3/4" = 1'-0"



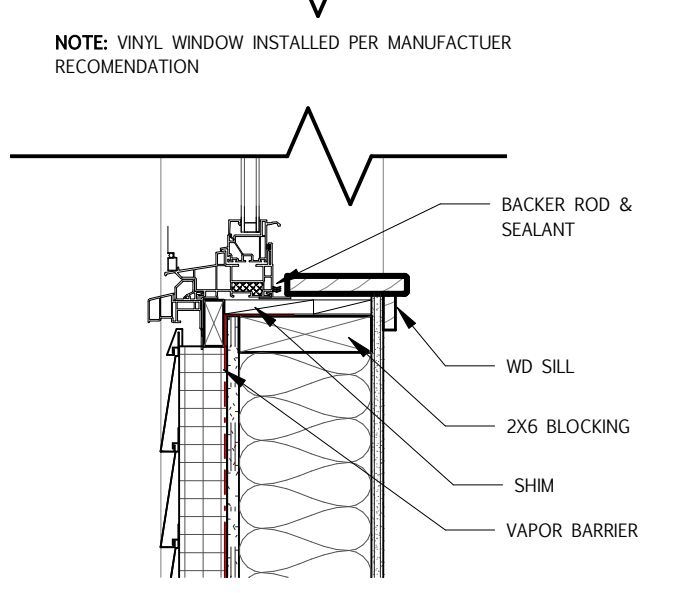
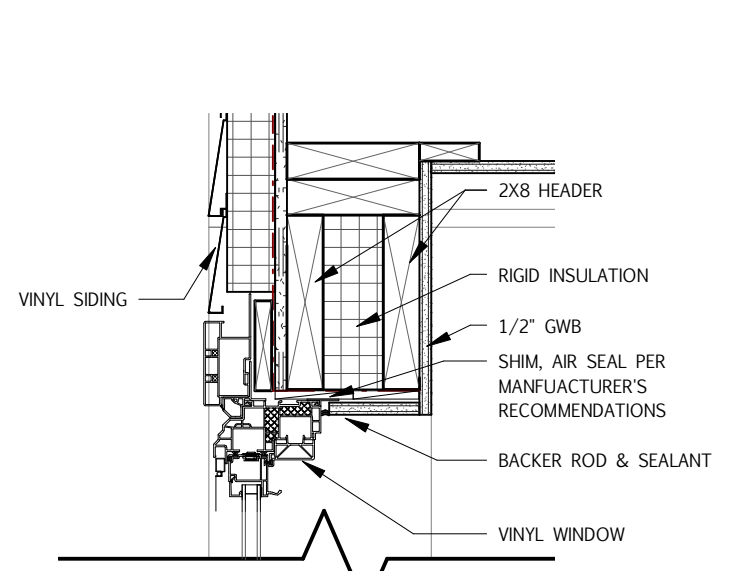
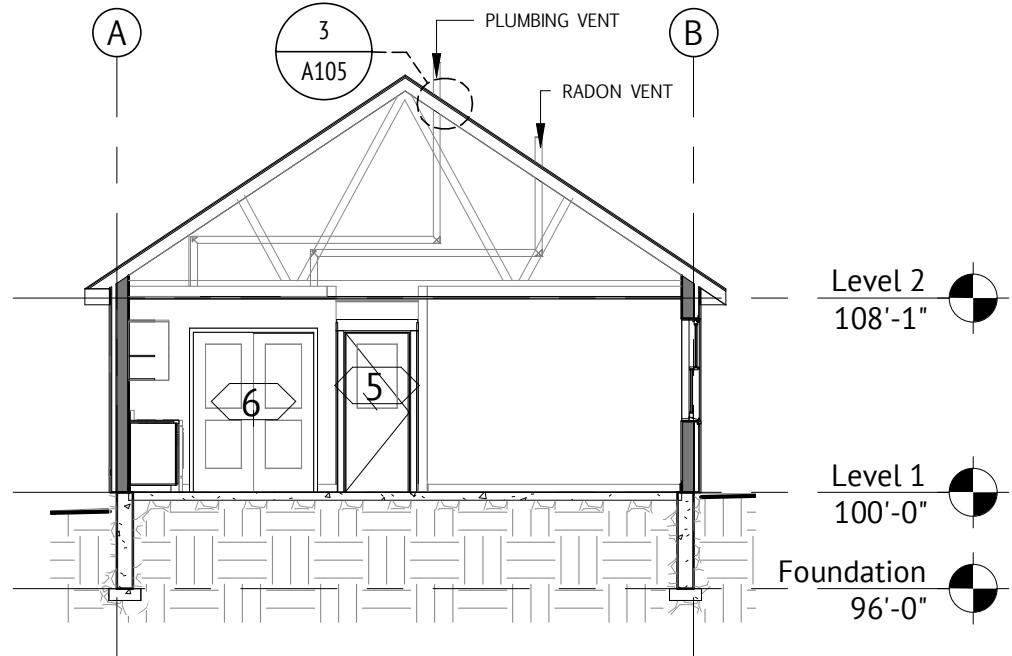
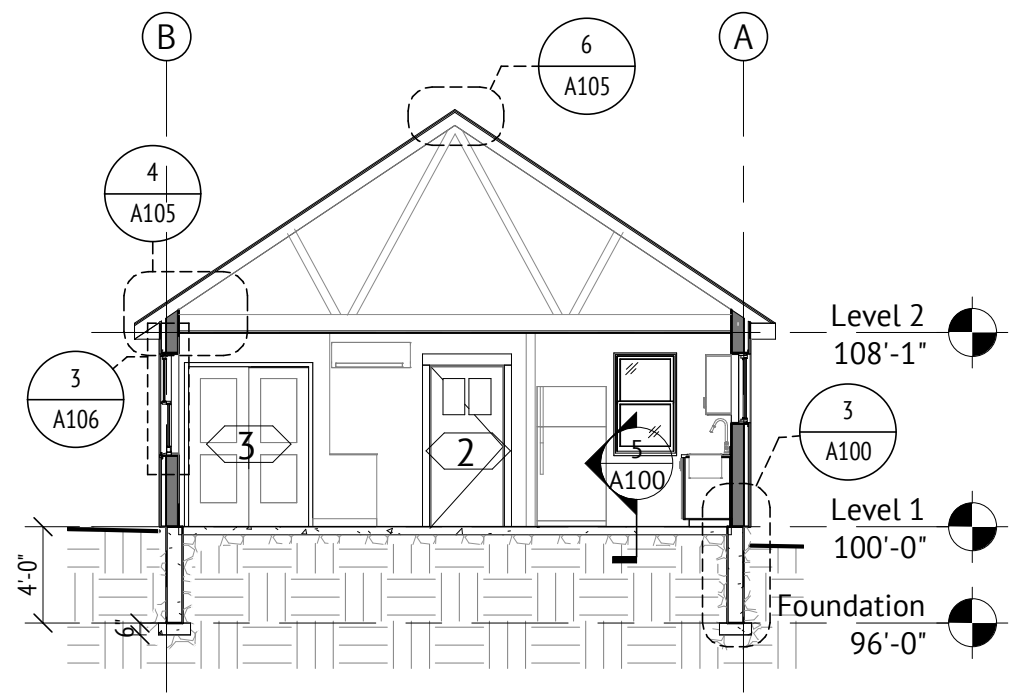
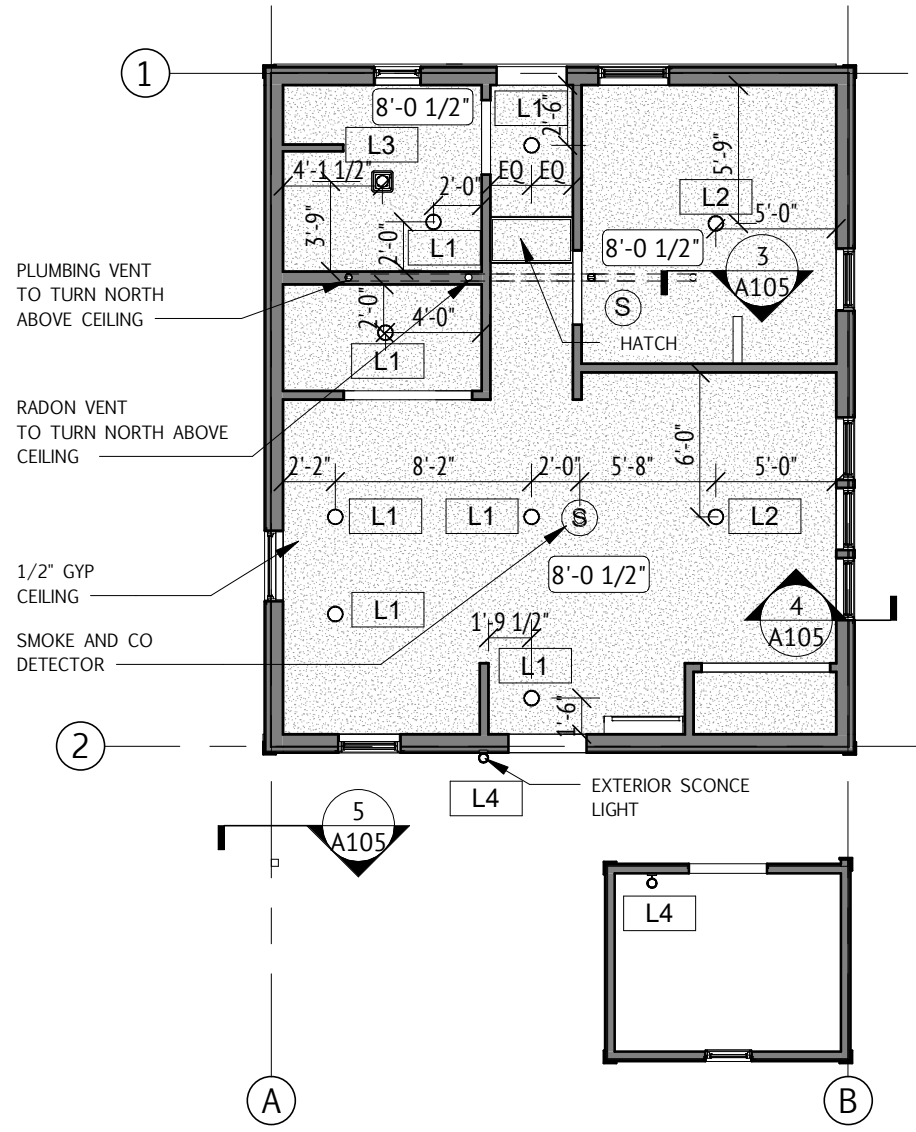
4 EAVE DETAIL
3/4" = 1'-0"

5 COLUMN AND BEAM AT PORCH
3/4" = 1'-0"

6 RIDGE VENT
3/4" = 1'-0"

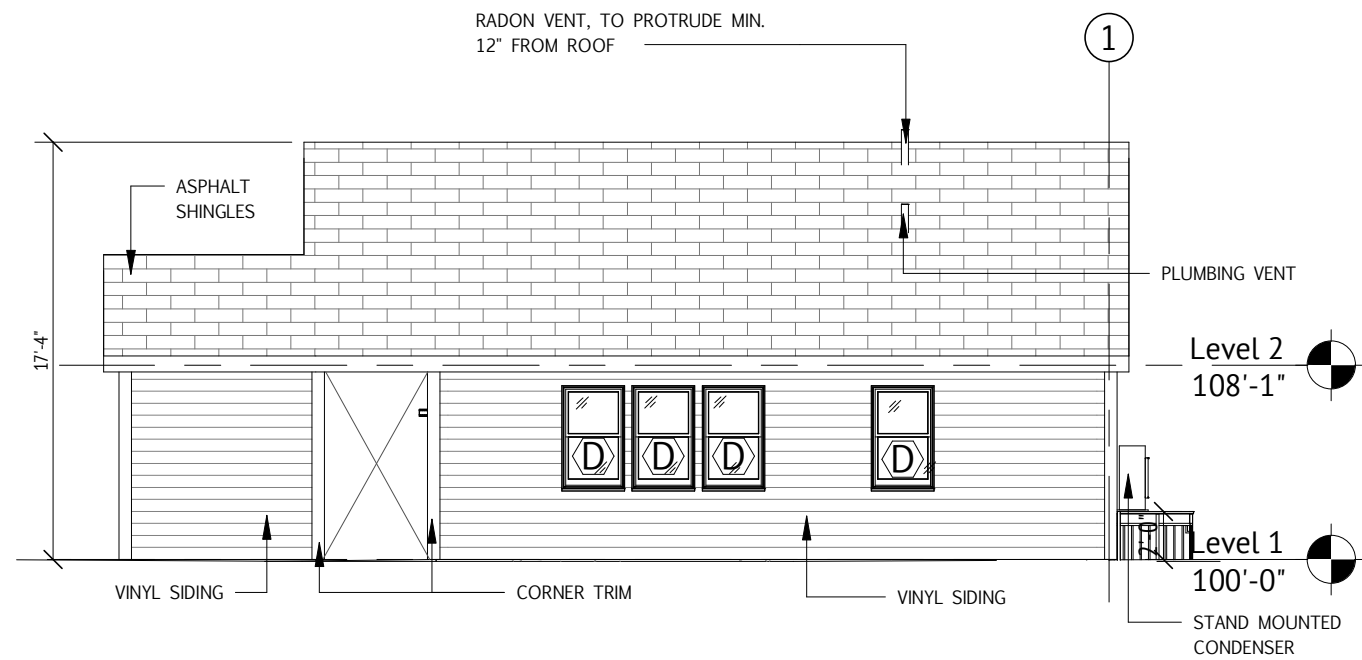
CONSULTANTS:

Lighting Fixture Schedule		
Comments	Type Mark	Count
SURFACE MOUNTED 6" LED	L1	7
SURFACE MOUNTED 6" LED, WIRED FOR FUTURE FAN INSTALLATION	L2	2
COMBO LIGHT AND FAN FIXTURE	L3	1
SCONCE	L4	2

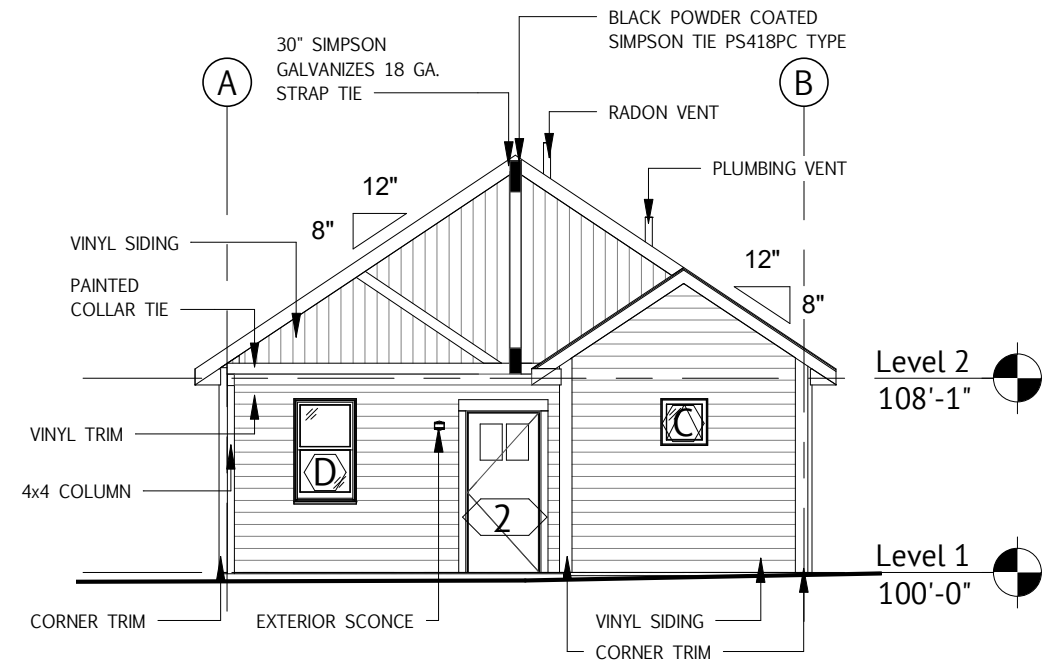


RELECTED CEILING PLAN, SECTION AND WINDOW DETAIL
 "BIG ENOUGH HOUSE"
 1 Garfield Ave

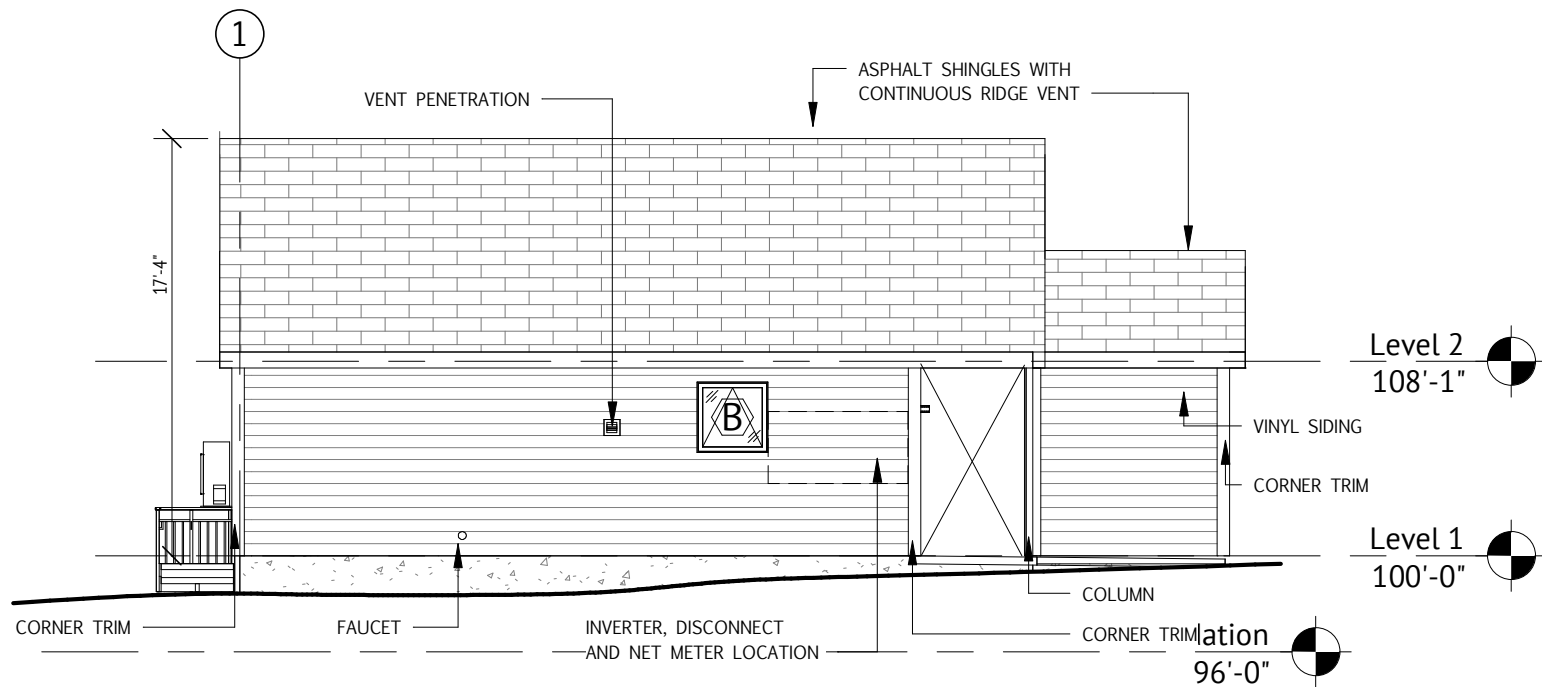
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DRAWN BY:	MC
SCALE:	As indicated
CA SET	



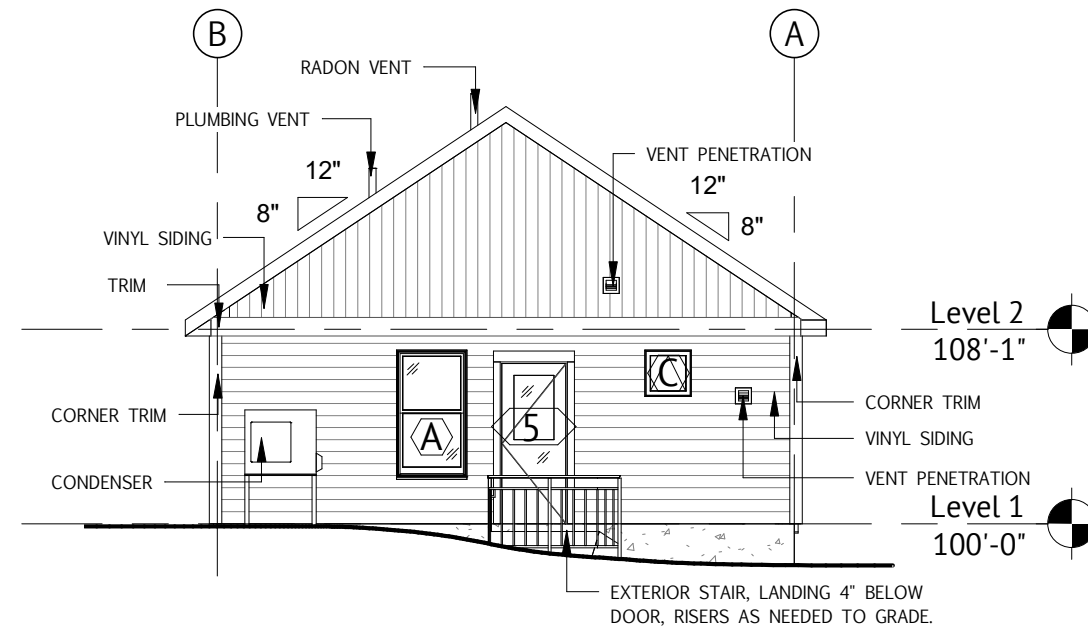
1 NORTH ELEVATION
 1/8" = 1'-0"



2 EAST ELEVATION
 1/8" = 1'-0"



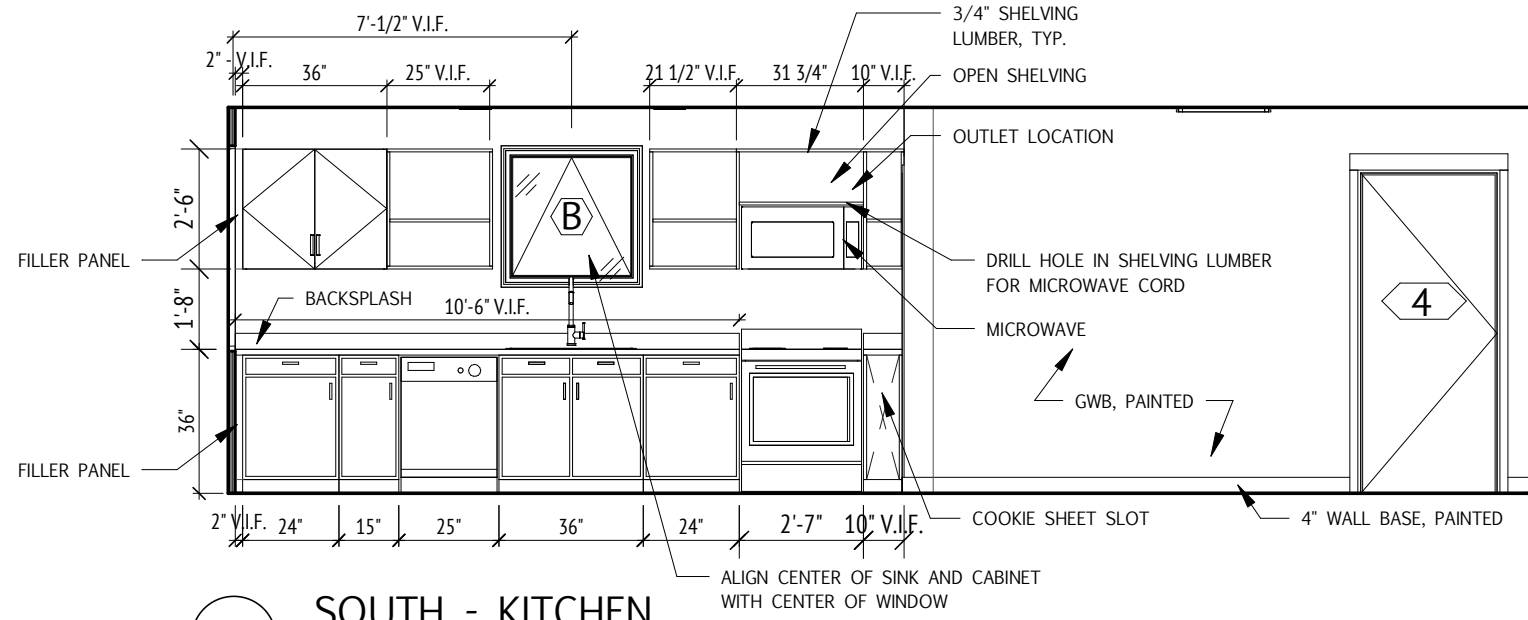
3 SOUTH ELEVATION
 1/8" = 1'-0"



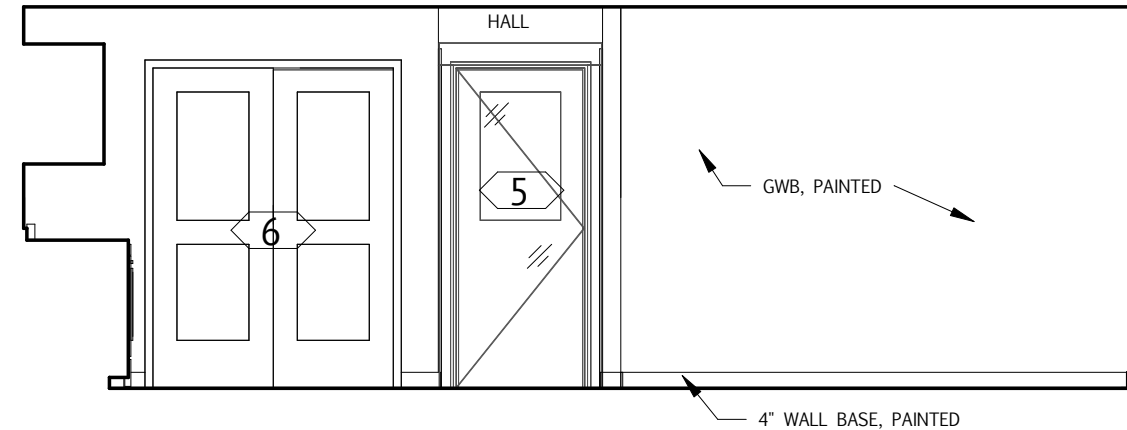
4 WEST ELEVATION
 1/8" = 1'-0"

EXTERIOR ELEVATIONS
"BIG ENOUGH HOUSE"
 1 Garfield Ave

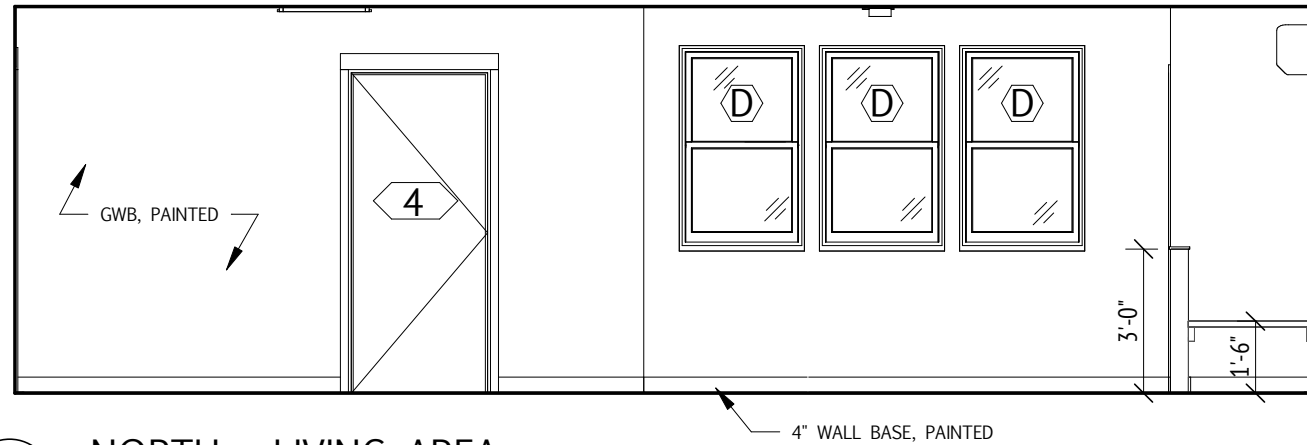
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SCALE:	1/8" = 1'-0"



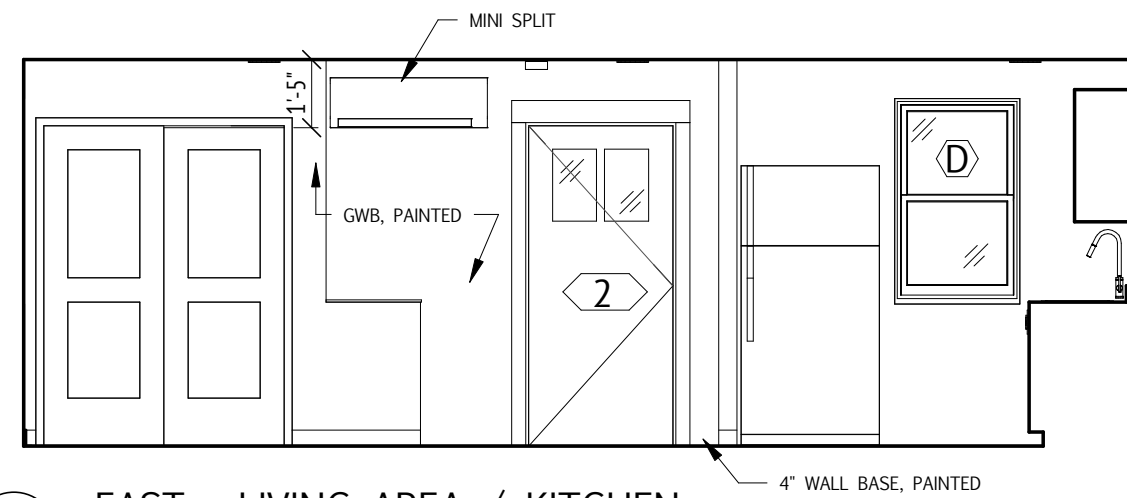
1 SOUTH - KITCHEN
 1/4" = 1'-0"



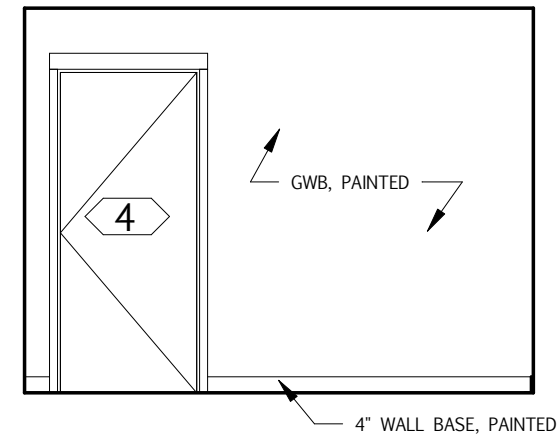
2 WEST - LIVING AREA
 1/4" = 1'-0"



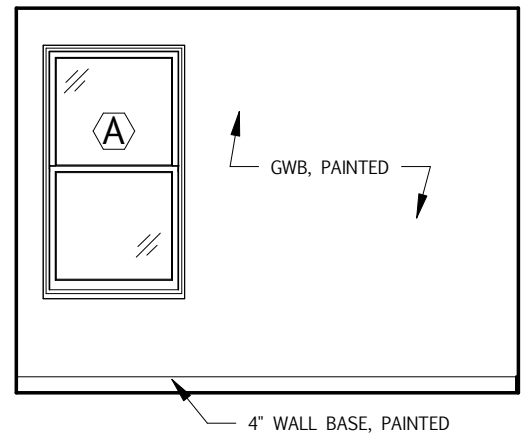
3 NORTH - LIVING AREA
 1/4" = 1'-0"



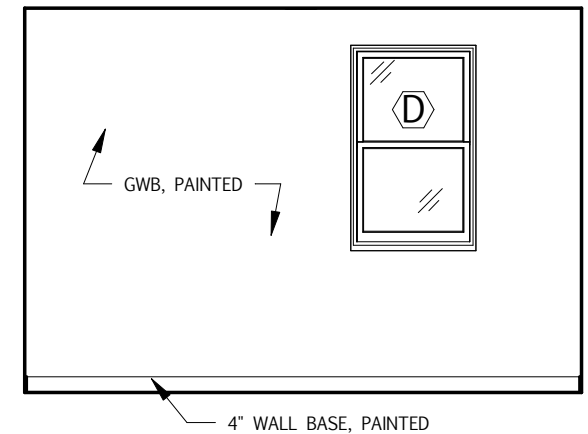
4 EAST - LIVING AREA / KITCHEN
 1/4" = 1'-0"



5 SOUTH - BEDROOM
 1/4" = 1'-0"



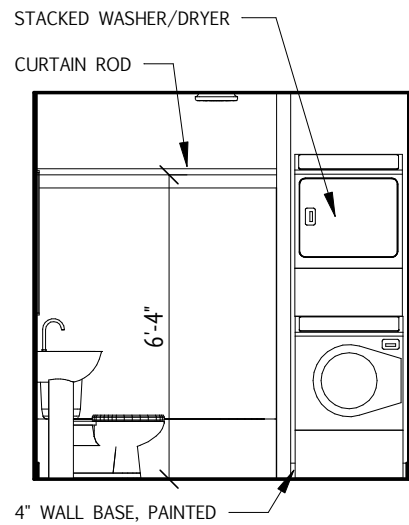
6 WEST - BEDROOM
 1/4" = 1'-0"



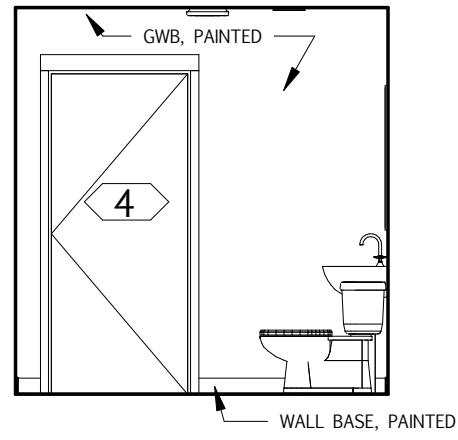
7 NORTH - BEDROOM
 1/4" = 1'-0"

INTERIOR ELEVATIONS
"BIG ENOUGH HOUSE"
 1 Garfield Ave

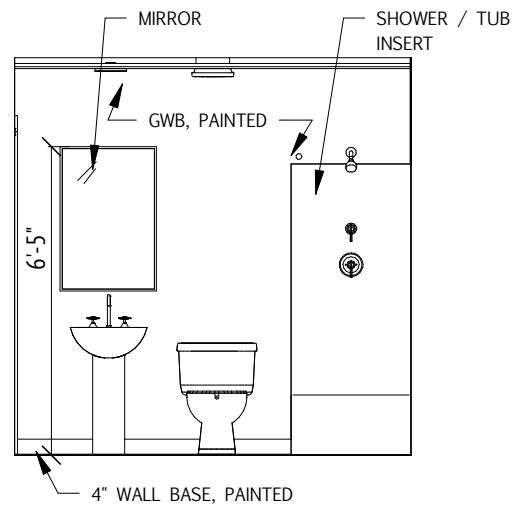
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DATE:	010/23/18
DRAWN BY:	Author
SCALE:	1/4" = 1'-0"



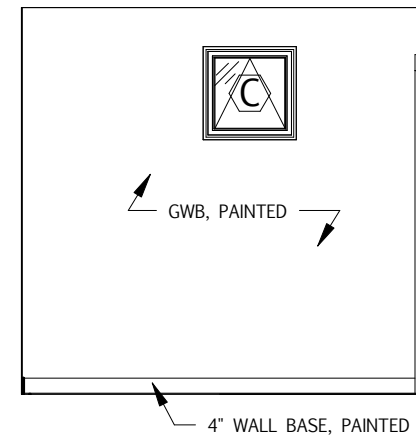
1 SOUTH - T
 1/4" = 1'-0"



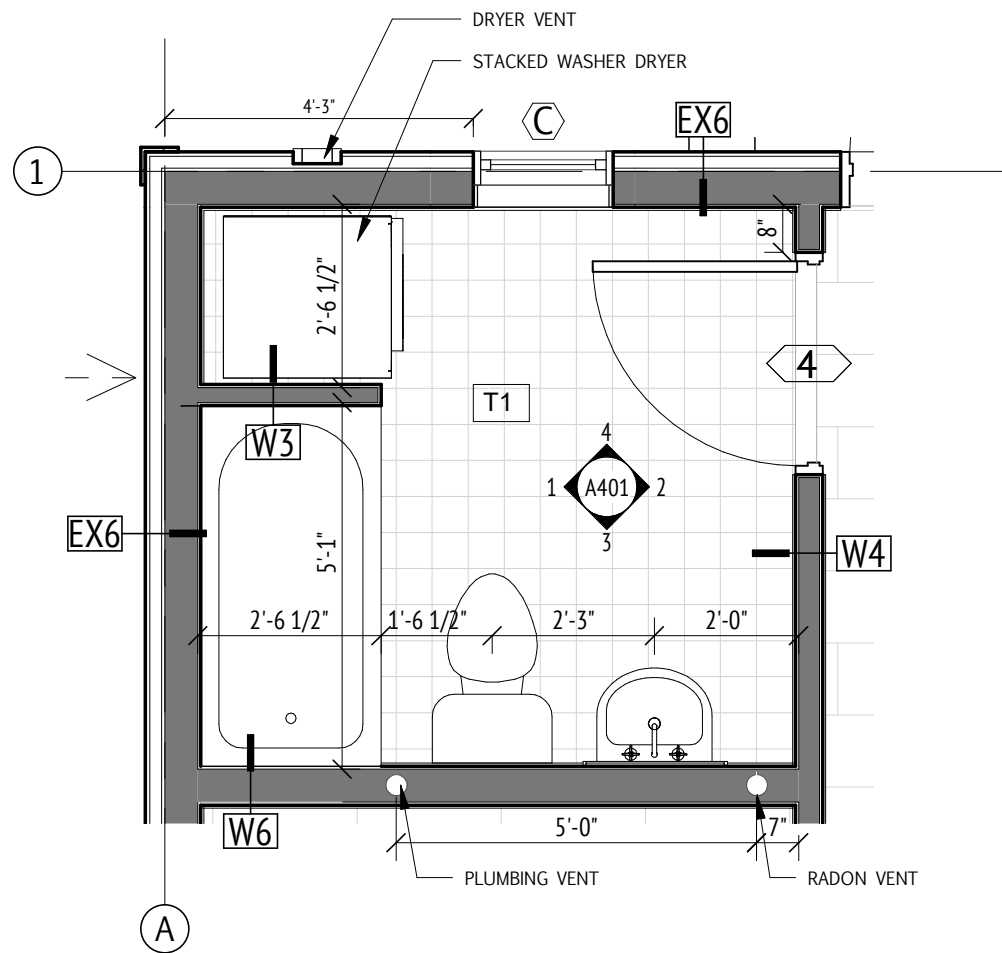
2 NORTH - T
 1/4" = 1'-0"



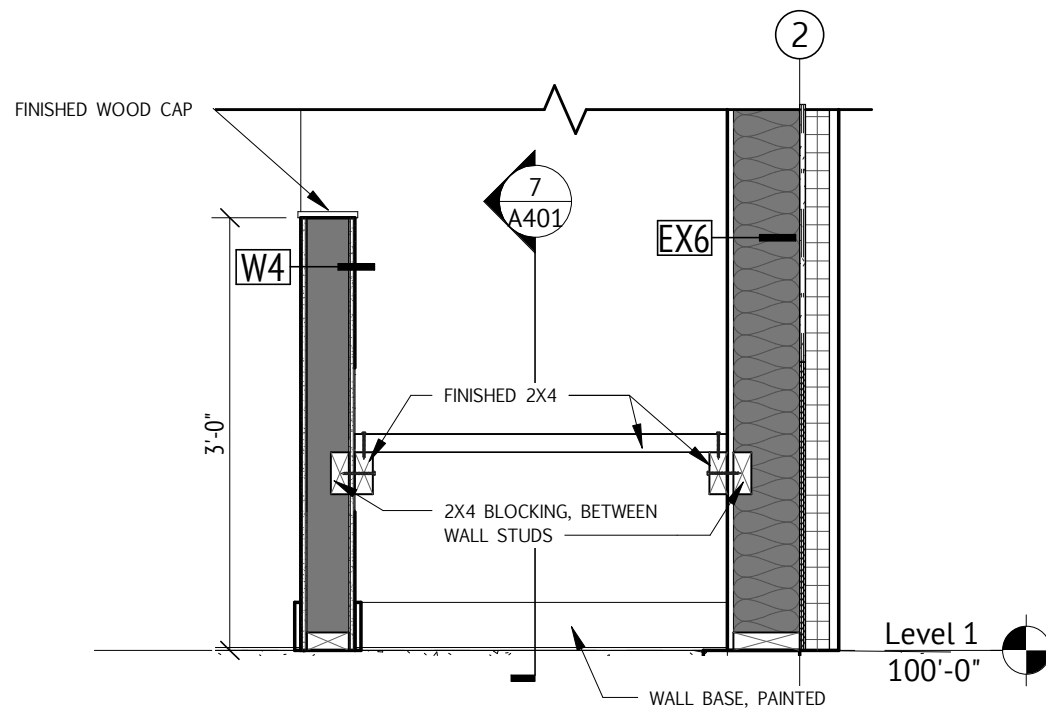
3 EAST - T
 1/4" = 1'-0"



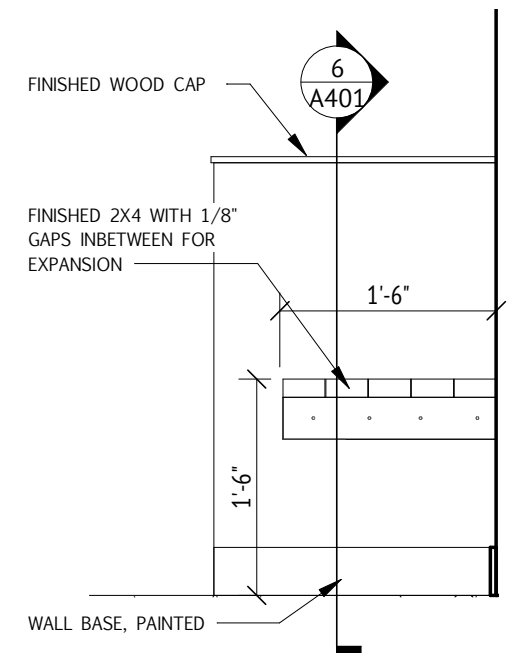
4 WEST - T
 1/4" = 1'-0"



5 ENLARGED BATHROOM PLAN
 3/8" = 1'-0"



6 BENCH
 3/4" = 1'-0"



7 BENCH DETAIL
 3/4" = 1'-0"