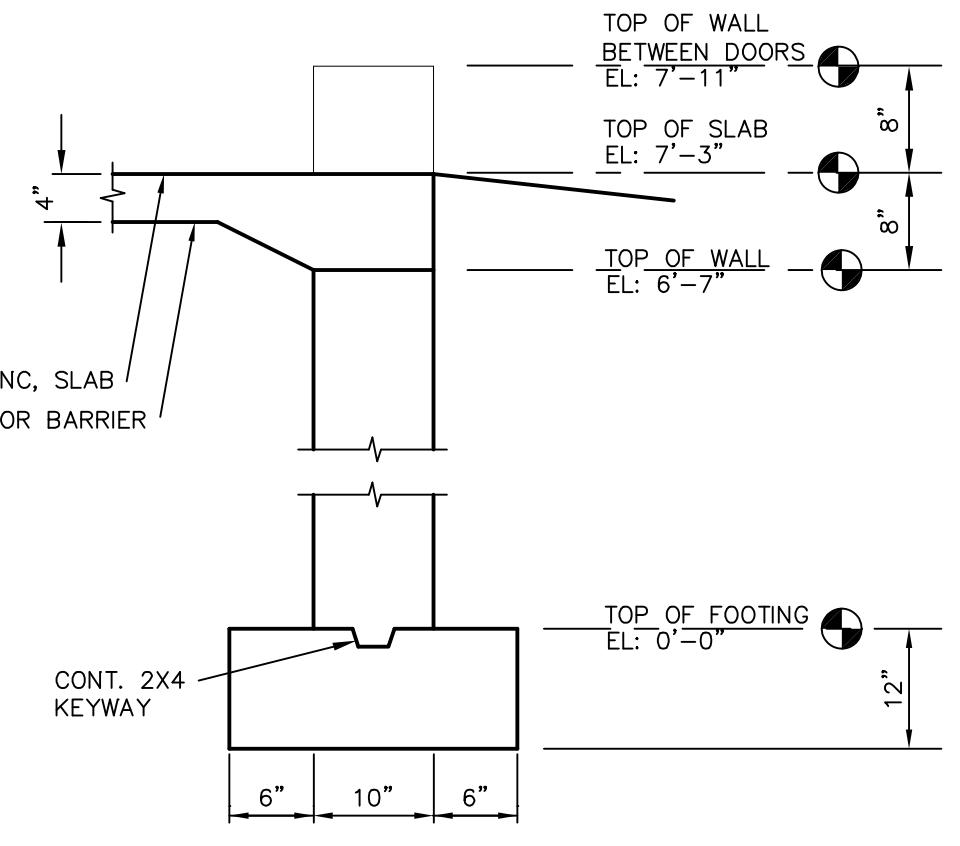
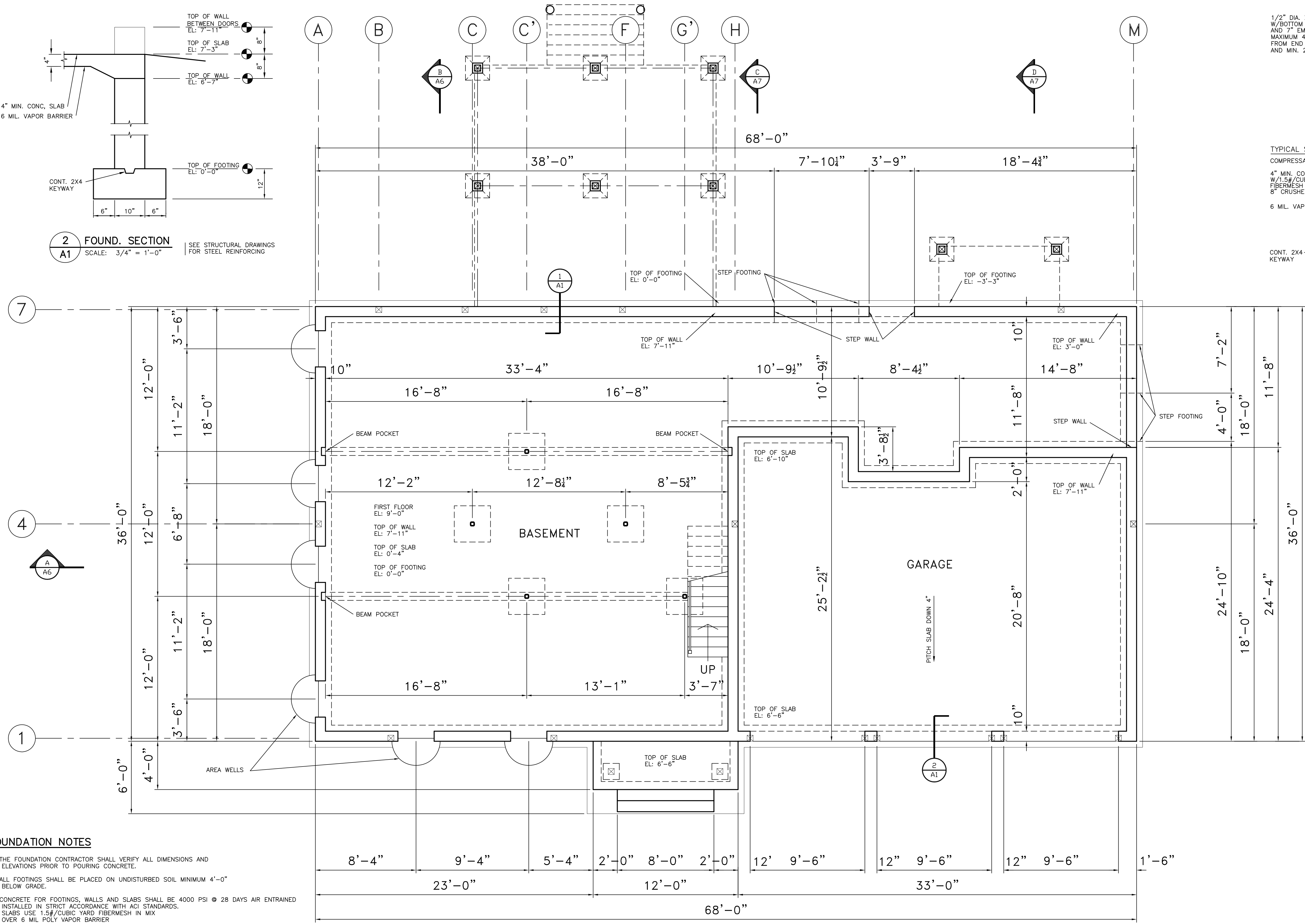


1 FOUND. SECTION
SCALE: 3/4" = 1'-0"
SEE STRUCTURAL DRAWINGS FOR STEEL REINFORCING

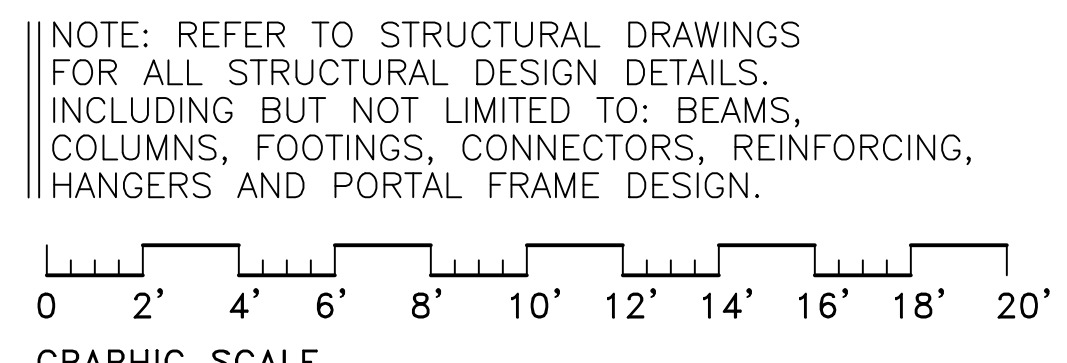


2 FOUND. SECTION
SCALE: 3/4" = 1'-0"
SEE STRUCTURAL DRAWINGS FOR STEEL REINFORCING

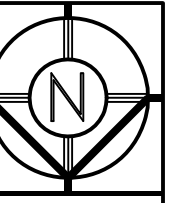


FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

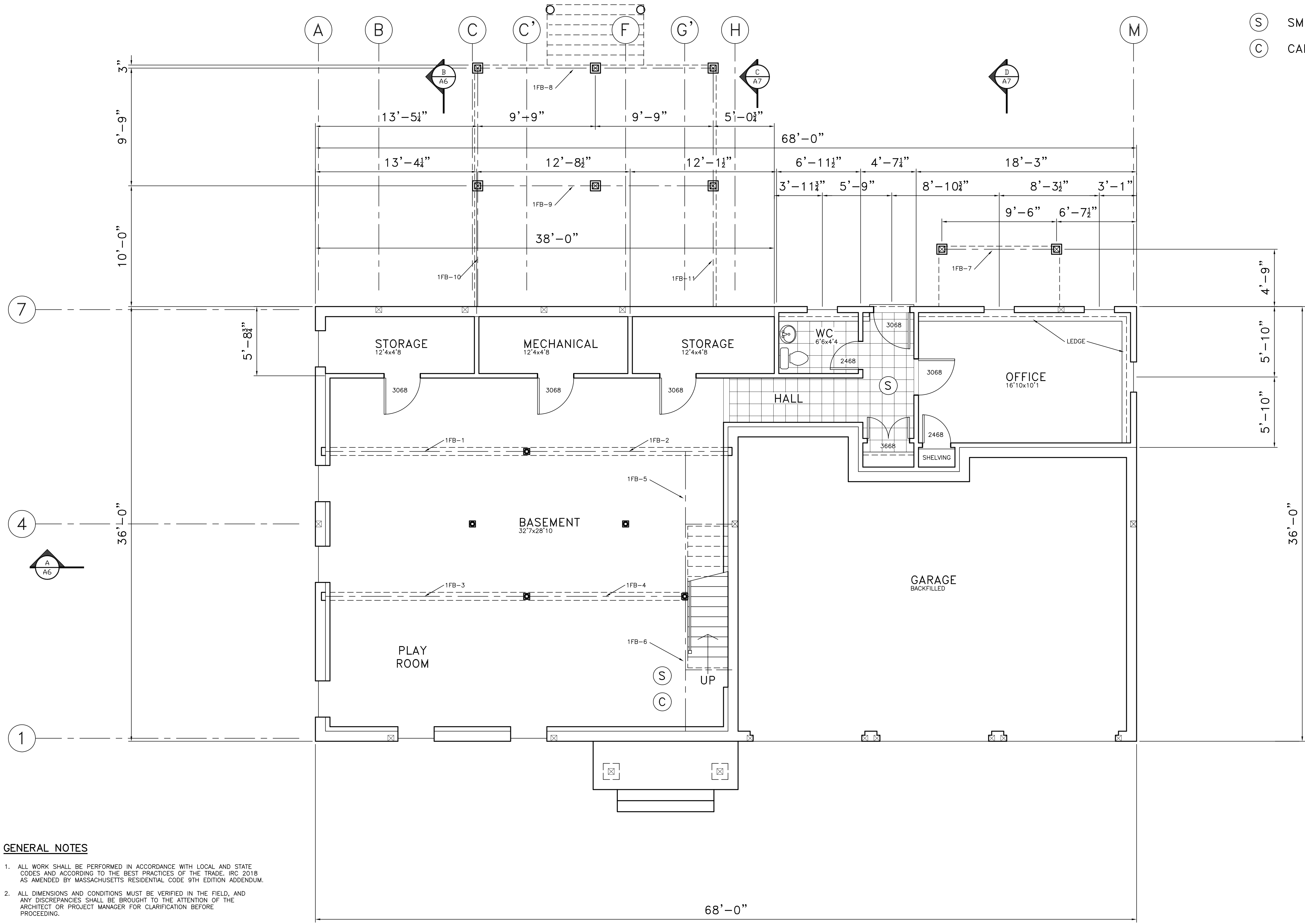
- FOUNDATION NOTES**
1. THE FOUNDATION CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO POURING CONCRETE.
 2. ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL MINIMUM 4'-0" BELOW GRADE.
 3. CONCRETE FOR FOOTINGS, WALLS AND SLABS SHALL BE 4000 PSI @ 28 DAYS AIR ENTRAINED INSTALLED IN STRICT ACCORDANCE WITH ACI STANDARDS. SLABS USE 1.5#/CUBIC YARD FIBERMESH IN MIX OVER 6 MIL POLY VAPOR BARRIER.
 4. ALL FOOTINGS SHALL BE FORMED TO SIZES SHOWN ON THE DRAWINGS.
 5. INSTALL 1/2" DIA. X 12" LONG ANCHOR BOLTS W/7" EMBED AND BOTTOM NUT AND WASHER W/2" PROJECTION, MAXIMUM 4'-0" O.C., MIN. 3.5" & MAX. 12" FROM END OF EACH PLATE AND MIN. 2 BOLTS PER PLATE.
 6. COORDINATE WALL SLEEVE LOCATIONS FOR ALL UNDERGROUND SERVICES.
 7. ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 GRADE 60, fy=60,000 PSI.
 8. REINFORCING CONTINUITY: ALL HORIZONTAL REINFORCING BARS IN THE FOUNDATION WALLS AND FOOTINGS SHALL BE CONTINUOUS AS CORNERS/SKEWED ANGLES/TERMINAL ENDS WITH MATCHING CORNER DOWELS LAP SPLICE LENGTH 50 BAR DIAMETERS U.O.N. OR 50 DIAMETER, BEND/HOOK UP OR DOWN AT TERMINAL ENDS.
 9. DO NOT BACKFILL AGAINST FOUNDATION WALLS UNTIL THE FIRST FLOOR FRAMING IS IN PLACE WITH SHEATHING AND ANCHOR BOLTS AND BSE SLAB IS IN PLACE OR UNTIL WALLS ARE BRACED TO WITHSTAND THE LOAD.



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- (S) SMOKE DETECTOR LOCATION
- (C) CARBON MONOXIDE DETECTOR LOCATION



- GENERAL NOTES**
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL AND STATE CODES AND ACCORDING TO THE BEST PRACTICES OF THE TRADE, IRC 2018 AS AMENDED BY MASSACHUSETTS RESIDENTIAL CODE 9TH EDITION ADDENDUM.
 2. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD, AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR PROJECT MANAGER FOR CLARIFICATION BEFORE PROCEEDING.
 3. ALL DIMENSIONS ARE FROM THE FACE OF FRAMING, FACE OF FOUNDATION, OR CENTERLINE OF COLUMNS, PARTITIONS AND ROUGH OPENINGS UNLESS OTHERWISE NOTED.
 4. ALL WOOD FRAMING SHALL BE SPF NO. 2 AND BETTER
E = 1,400,000 Fb = 875.
MOISTURE CONTENT SHALL NOT EXCEED 19%.
LVL FRAMING SHALL BE: E=2,000,000 AND Fb=3,100 PSI
 5. ALL EXTERIOR NAILING SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.
 6. PROVIDE CONTINUOUS NAILING STRIPS AND BLOCKING AS REQUIRED FOR SECURING FINISH CARPENTRY.
 7. OBSERVATIONS BY THE ARCHITECT, PROJECT MANAGER OR OWNER SHALL IN NO WAY RELIEVE THE CONTRACTORS FROM FURNISHING SATISFACTORY MATERIALS AND WORKMANSHIP OR FROM COMPLETING ALL WORK DESCRIBED OR INFERRED BY THESE DRAWINGS

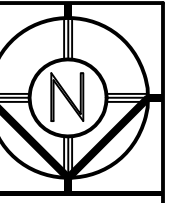
BASEMENT FLOOR PLAN
SCALE: 1/4"=1'-0"

NOTE: REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL DESIGN DETAILS. INCLUDING BUT NOT LIMITED TO: BEAMS, COLUMNS, FOOTINGS, CONNECTORS, REINFORCING, HANGERS AND PORTAL FRAME DESIGN.

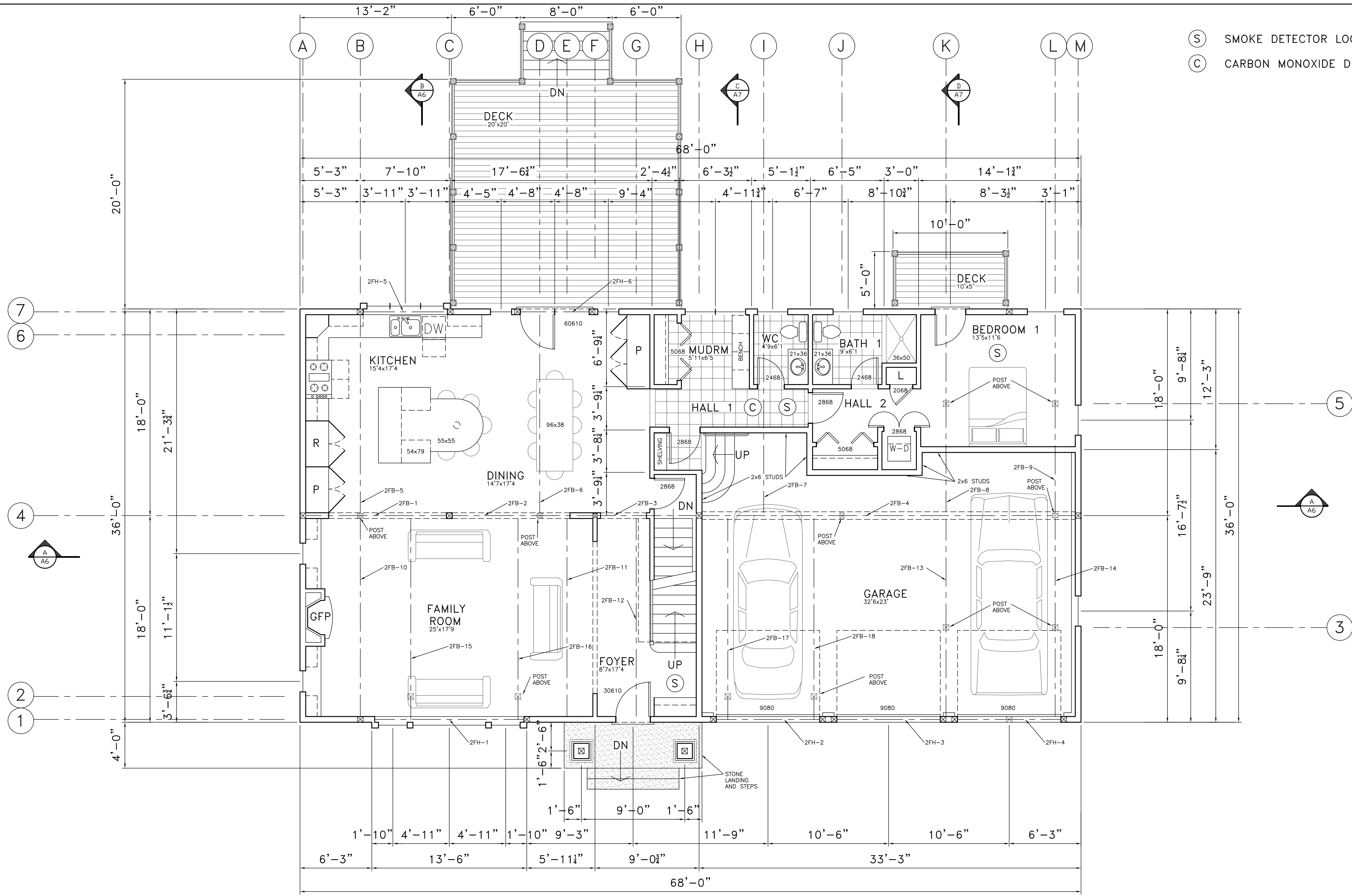
0 2' 4' 6' 8' 10' 12' 14' 16' 18' 20'

GRAPHIC SCALE

10 MAY 2023



- (S) SMOKE DETECTOR LOCATION
- (C) CARBON MONOXIDE DETECTOR LOCATION



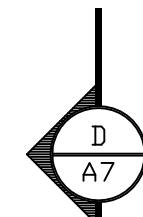
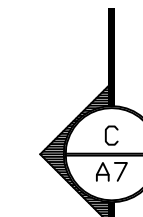
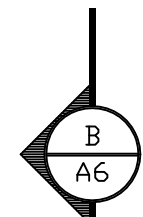
FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

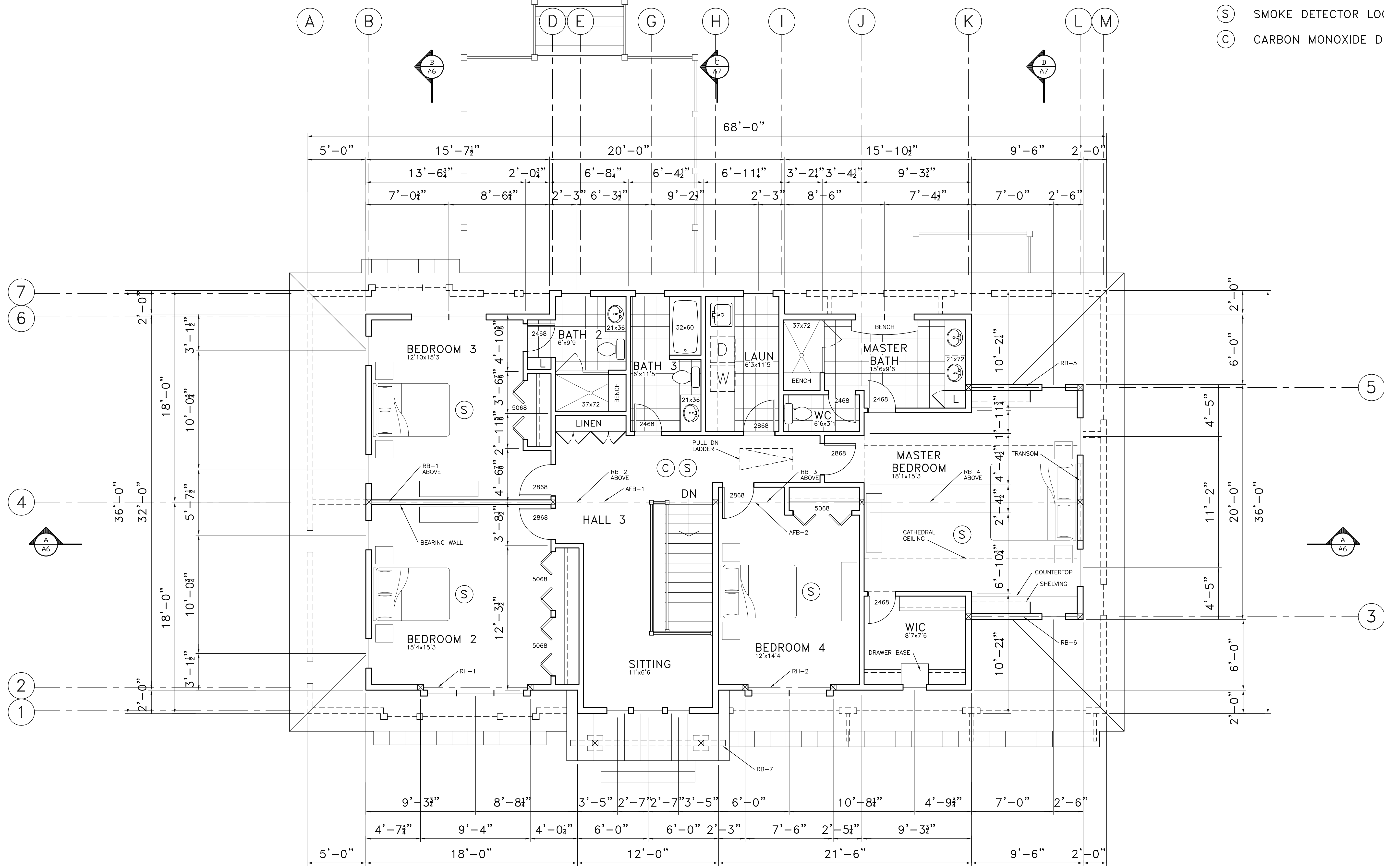
NOTE: REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL DESIGN DETAILS. INCLUDING BUT NOT LIMITED TO: BEAMS, COLUMNS, FOOTINGS, CONNECTORS, REINFORCING, HANGERS AND PORTAL FRAME DESIGN.

0 2' 4' 6' 8' 10' 12' 14' 16' 18' 20'

GRAPHIC SCALE

10 MAY 2023





- (S) SMOKE DETECTOR LOCATION
- (C) CARBON MONOXIDE DETECTOR LOCATION

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

NOTE: REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL DESIGN DETAILS. INCLUDING BUT NOT LIMITED TO: BEAMS, COLUMNS, FOOTINGS, CONNECTORS, REINFORCING, HANGERS AND PORTAL FRAME DESIGN.

0 2' 4' 6' 8' 10' 12' 14' 16' 18' 20'

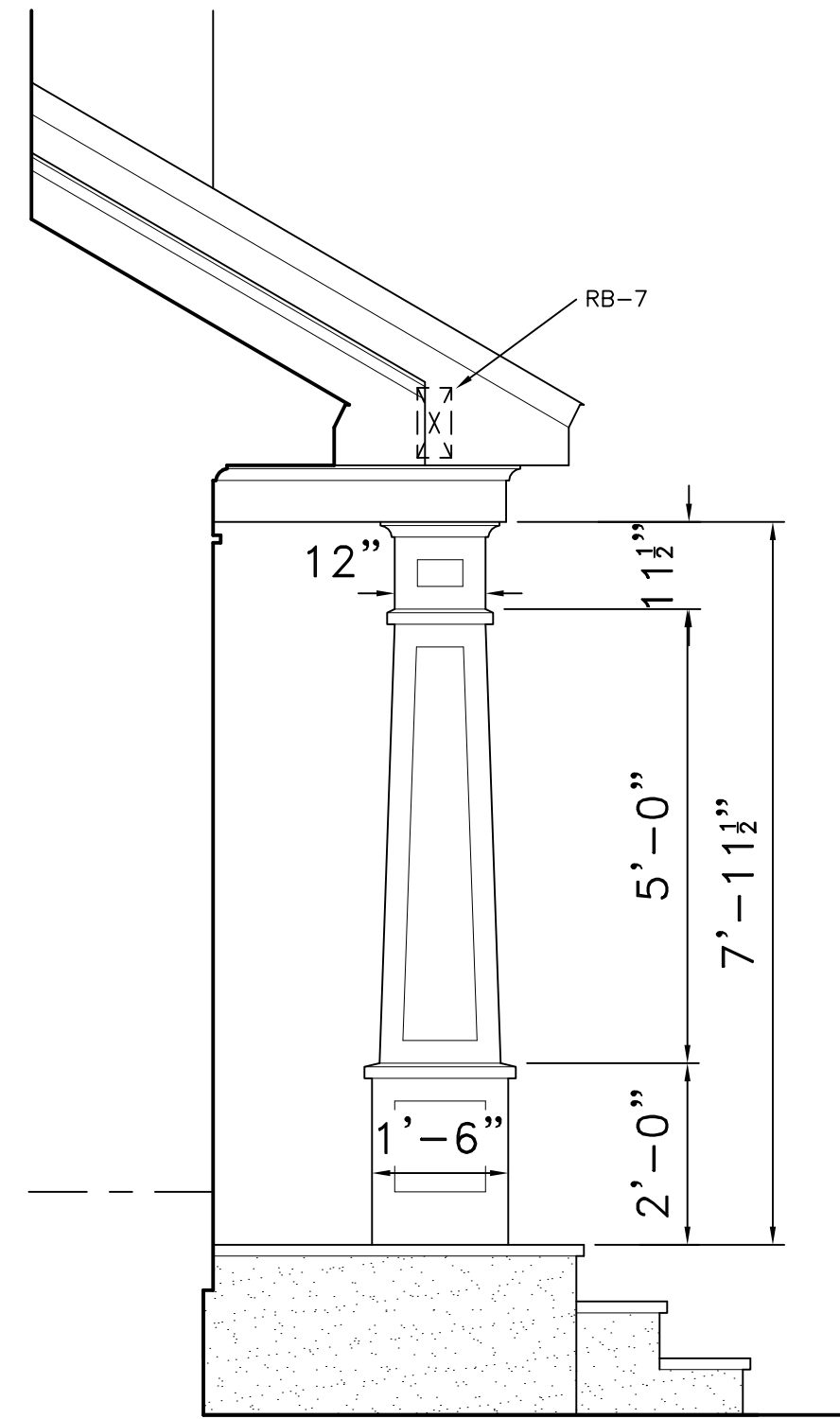
GRAPHIC SCALE

10 MAY 2023



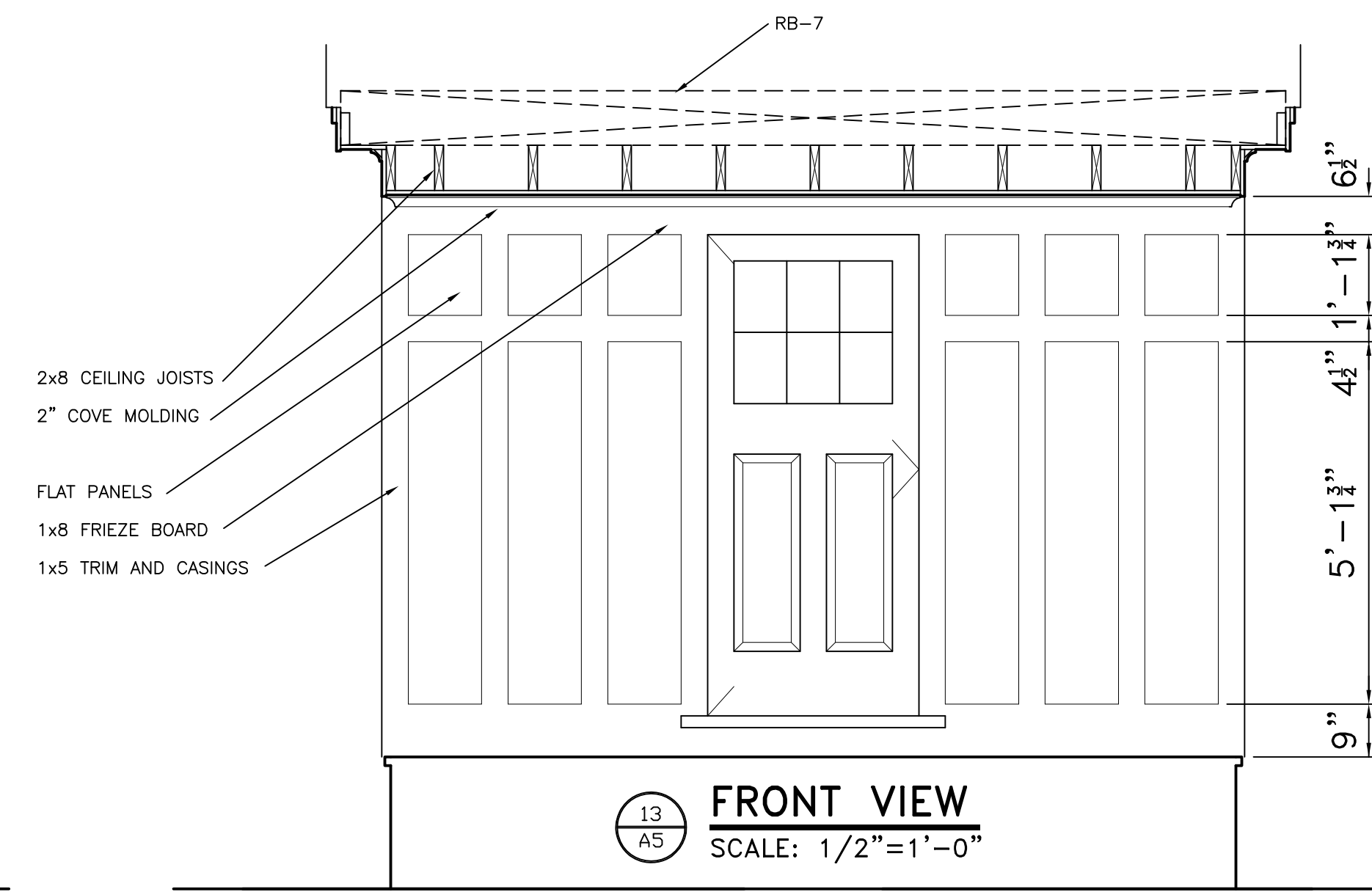
NORTH ELEVATION

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

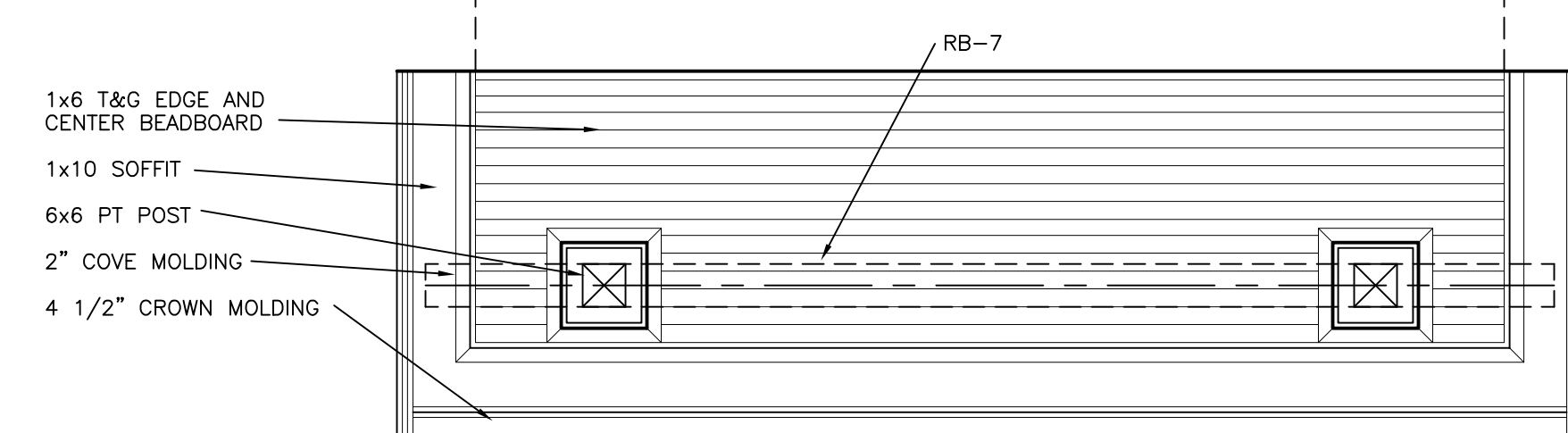


12
A5 **SIDE VIEW**
SCALE: 1/2"=1'-0"

FRONT ENTRANCE



13
A5 **FRONT VIEW**
SCALE: 1/2"=1'-0"



14
A5 **REFLECTED CEILING PLAN**
SCALE: 1/2"=1'-0"

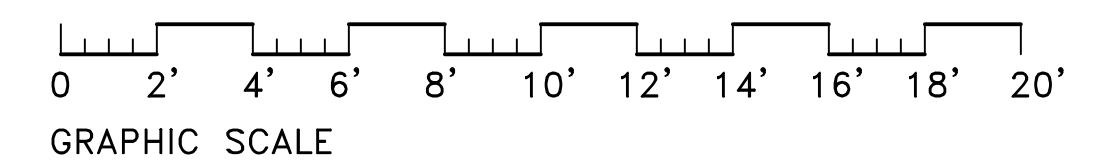
GLAZING SCHEDULE						
HARVEY MAJESTY						
SYMBOL	TYPE	UNIT	ROUGH OPENING	UNIT SIZE	LIGHTS	REMARKS
A	DOUBLE HUNG	2446 MATCH WINDOW H	-	2'-5 3/4" x 4'-9"	6/1	-
B	DOUBLE HUNG	3046	-	3'-1 1/2" x 4'-9"	8/1	EGRESS
C	DOUBLE HUNG	1846	-	1'-9 1/2" x 4'-9"	4/1	-
D	AWNING	-	-	2'-0" x 2'-4"	4	-
E	DOUBLE HUNG	2452	-	2'-5 1/2" x 5'-5"	6/1	-
F	PICTURE	-	-	6'-4" x 5'-5"	8/1	SEE ELEVATION
G	TRANSOM	-	-	6'-6" x 2'-0"	7	-
H	DOUBLE HUNG	1 BY OWNER	2'-6 1/4" x 4'-9 1/2"	2'-5 3/4" x 4'-9"	6/1	-
I	DOUBLE HUNG	-	-	2'-6" x 3'-1"	3/1	SEE ELEVATION
J	DOUBLE HUNG	9 BY OWNER	2'-6 1/4" x 3'-9 1/2"	2'-5 3/4" x 3'-9"	6/1	-
K	PATIO DOOR	THERMA-TRU	-	28610	3/1	NOTE 1 SEE ELEVATION
L	DOUBLE HUNG	2 BY OWNER	1'-10 1/4" x 4'-9 1/2"	1'-9 3/4" x 4'-9 1/2"	6/1	NOTE 2
M	FRENCH DOORS	THERMA-TRU	-	60610	4/1 EACH	NOTE 1 SEE ELEVATION
N	CASEMENT	2036 L	-	2'-0" x 3'-6"	3/1	SEE ELEVATION
O	FIXED	2836	-	2'-8" x 3'-6"	4/1	SEE ELEVATION
P	CASEMENT	2036 R	-	2'-0" x 3'-6"	3/1	SEE ELEVATION
Q	DOUBLE HUNG	2 BY OWNER	1'-10 1/4" x 3'-9 1/2"	1'-9 3/4" x 3'-9"	6/1	-
R	BASEMENT	-	-	1'-6" x 3'-0"	1	VERIFY SIZE
S	DOUBLE HUNG	MATCH WINDOW J	-	2'-5 3/4" x 3'-9"	6/1	NOTE 1

NOTE 1: TEMPERED GLASS
NOTE 2: NEW TEMPERED GLASS LOWER SASH



WEST ELEVATION

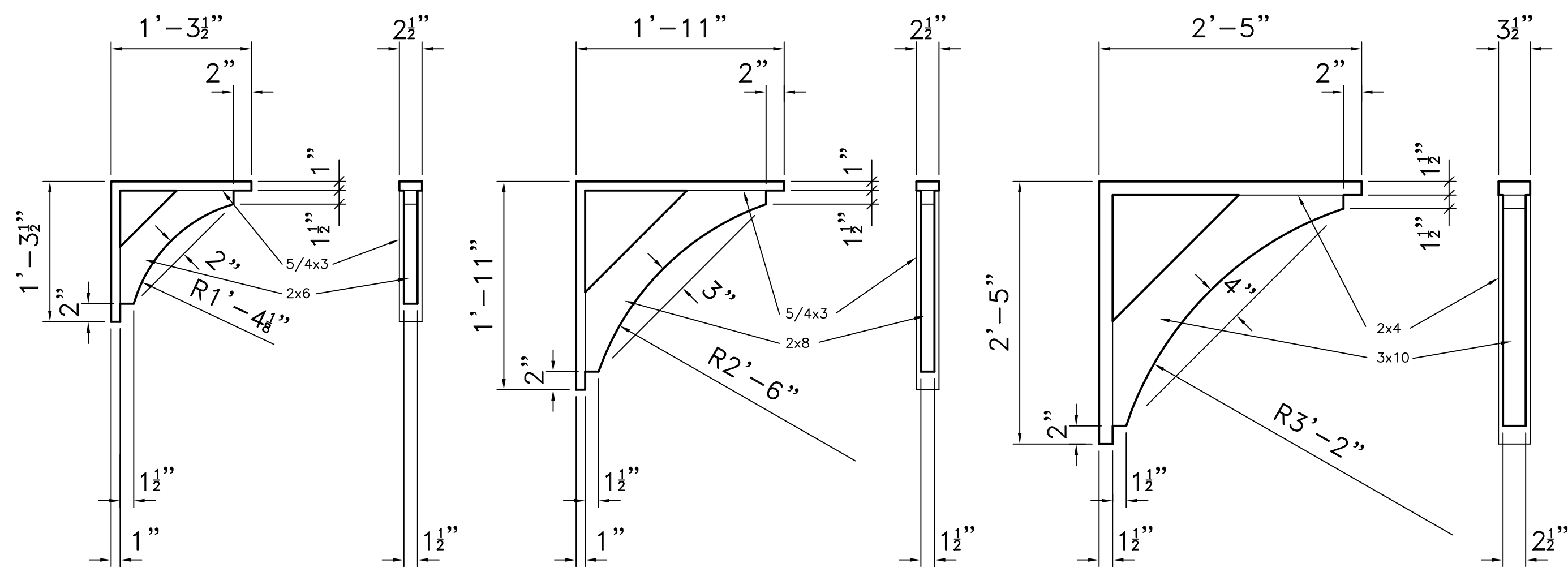
SCALE: 1/4"=1'-0"



10 MAY 2023



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



3/16" RADIUS AT ALL EXPOSED EDGES

9 **BRACKET DETAIL**
SCALE: 1"=1'-0"
AT SECOND FLOOR BOX BAY

10 **BRACKET DETAIL**
SCALE: 1"=1'-0"
AT FIRST FLOOR BOX BAY

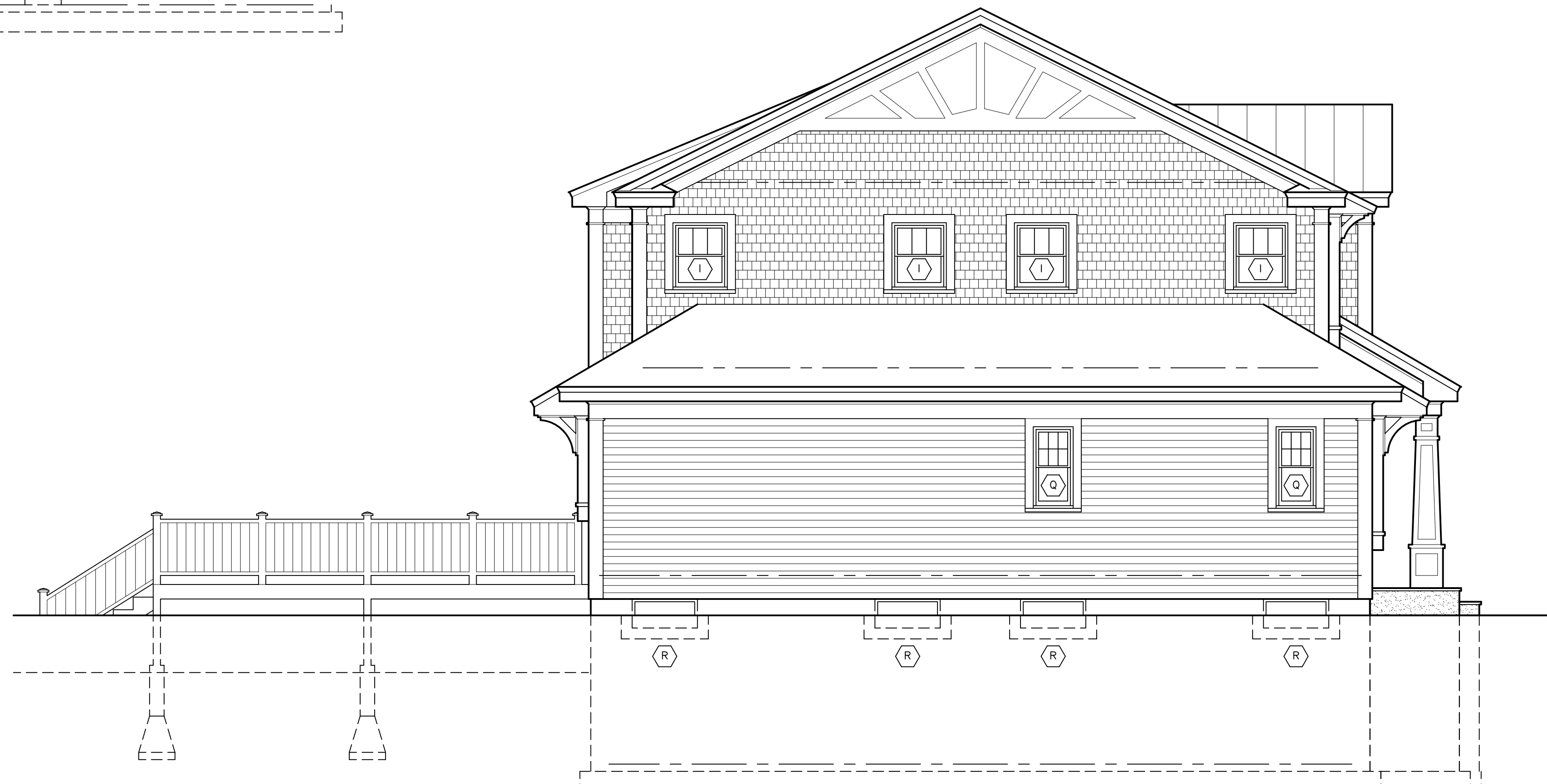
11 **BRACKET DETAIL**
SCALE: 1"=1'-0"
AT GARAGE

FRAMING NOTES

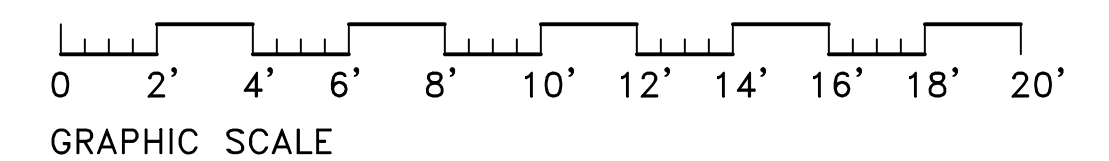
- ALL LUMBER TO BE NO. 2 OR BETTER KD SPF NO.2 (E=1,400,000 PSI) OR HEM-FIR NO.2 UNLESS OTHERWISE NOTED. MOISTURE CONTENT SHALL NOT EXCEED 19%. ALL EXTERIOR LUMBER SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE NO.2. LVL's: Fb=3,100 PSI, E= 2,000,000 PSI.
- SILL PLATES ON FOUNDATION WALLS SHALL BE APPROVED PRESSURE TREATED LUMBER. PROVIDE FIRESTOPPING PER CODE.
- ALL CEILING FINISH TO BE INSTALLED ON STRAPPING PER DETAILS AND AS OTHERWISE REQUIRED. 16" O.C. MAXIMUM SPACING.
- PROVIDE DOUBLE JOISTS BENEATH ALL PARTITIONS.
- ALL FLOORING TO BE APA GRADE STAMP, MILL CERTIFIED PLYWOOD IS NOT ACCEPTABLE.
- ALL JOIST HANGERS AND OTHER FRAMING HARDWARE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- ALL FRAMING LUMBER MUST BE SORTED TO ELIMINATE EXCESSIVELY TWISTED, CUPPED, WARPED, OR OTHERWISE DISTORTED MEMBERS. NO LOOSE KNOTS OR KNOTS AT BOTTOMS OF BEAMS AND JOISTS.
- PLYWOOD SUBFLOOR TO BE GLUED TO FLOOR JOISTS WITH APA APPROVED ADHESIVE AND NAILED WITH 8d GALVANIZED NAILS 12" O.C. - FIELD AND 6" O.C. - EDGES.
- ALL FRAMING SHALL BE STRAIGHT, PLUMB, TRUE, FLAT AND ACCURATE TO DIMENSION. ON FOUNDATIONS, SHIM SILLS UP LEVEL AND FIRM UNDER ALL JOISTS AND STUDS. CHECK FLOOR FRAMING FOR FLATNESS AND CORRECT JOISTS AS NECESSARY BEFORE APPLYING SUBFLOOR.
- ALL FASTENERS IN DAMP OR POTENTIALLY DAMP LOCATIONS SHALL BE CORROSION RESISTANT.
- THE SCOPE OF WORK INCLUDES ALL MISCELLANEOUS NECESSARY ITEMS, INCLUDING BLOKING, GROUNDS, FURRING, NAILERS, ETC. REQUIRED FOR ALL TRADES.
- HOLES FOR FASTENERS MUST BE PREDRILLED IF POTENTIAL FOR SPLITTING EXISTS. MEMBERS SPLIT BY FASTENERS MUST BE REMOVED AND REPLACED.
- ALL FASTENING AND SIZING OF MEMBERS MUST MEET OR EXCEED REQUIREMENTS OF THE MASSACHUSETTS STATE BUILDING CODE.
- WALL SHEATHING SHALL BE MIN. 7/16" W/24/16 STRUCTURAL PANEL SPAN RATING. NAIL 8d @ 6" OC PERIMETER, 12" OC FIELD.
- POSITIVE FRAMING CONNECTIONS ARE REQUIRED FOR ALL REMODELS SUCH AS JOIST HANGERS, POST TOP CAP CONNECTIONS, ETC.

CONSTRUCTION NOTES

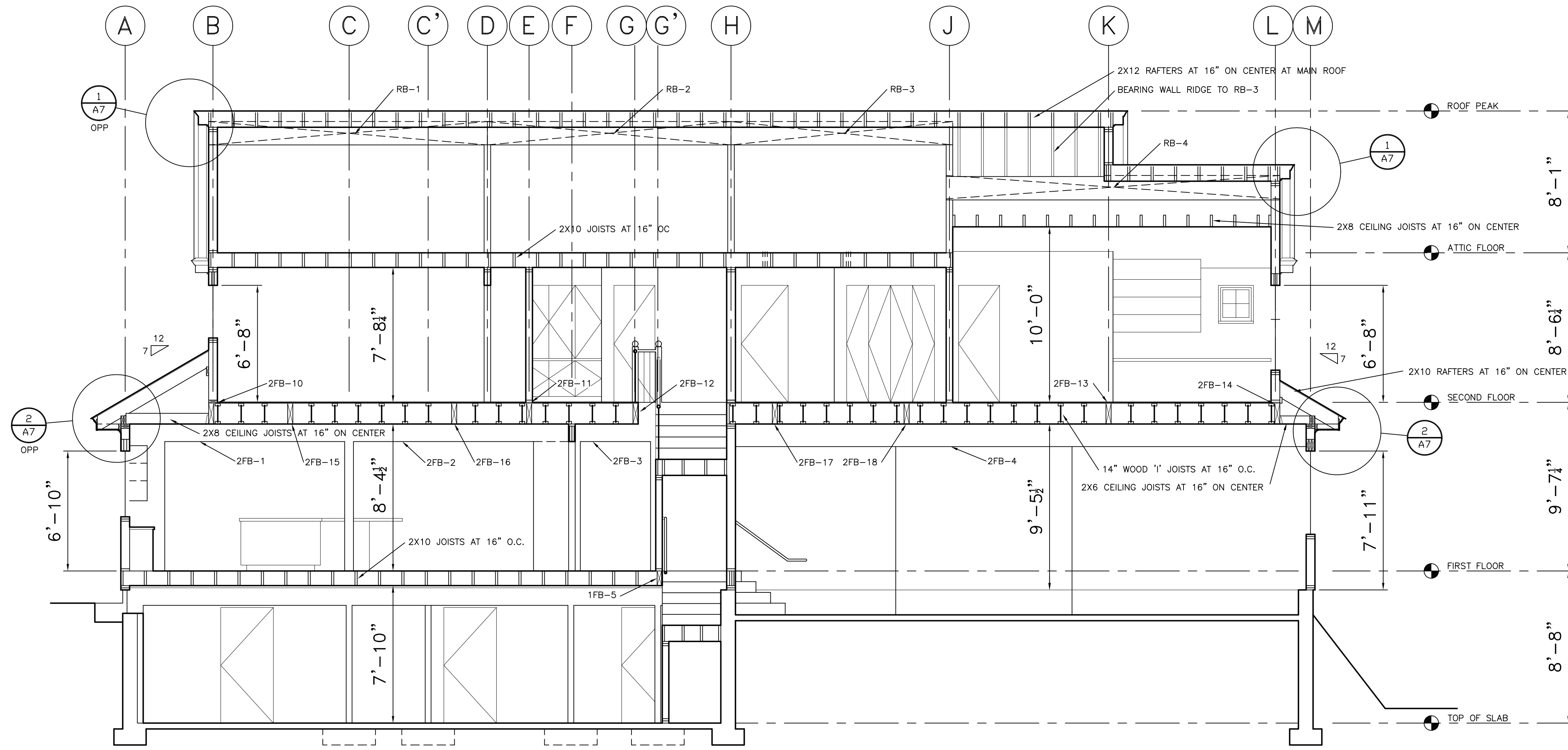
- ROOF CONSTRUCTION**
- 40 YEAR 'ARCHITECTURAL' ASPHALT SHINGLES
 - 15 LB UNDERLAYMENT
 - 5/8" APA CDX PLYWOOD SHEATHING NAIL 8d @ 6" OC PERIMETER 12" OC INTERMEDIATE
 - 2x12 RAFTERS AT 16" ON CENTER AT MAIN ROOF
 - 2x10 RAFTERS AT 16" ON CENTER AT LOWER ROOF
 - WATER AND ICE SHIELD AT ALL ROOF TO ROOF AND WALL TO ROOF INTERSECTIONS
 - WATER AND ICE SHIELD AT ALL ROOF TO WALL INTERSECTIONS UP 18" MIN.
 - R-49 INSULATION
 - 2x8 CEILING JOISTS AT 16" ON CENTER
 - SPRAY FOAM INSUL.
- EXTERIOR TRIM**
- 1x8 & 1x10 CORNERBOARDS
 - 1x10 FRIEZE BOARD @ FIRST FLOOR - PAD OUT 1/2"
 - 1x8 FRIEZE BOARD @ SECOND FLOOR - PAD OUT 1/2"
 - 1x8 RAKE TRIM - PAD OUT 1/2"
 - 1x8 RAKE SOFFIT
 - 1x5 CASING BOARDS W/ RABBIT @ WINDOW FLANGE & 8" WATER & ICE SHIELD FLASHING BEHIND SEAM @ SIDING OVER WINDOW FLANGE
 - 2x3 FALSE WINDOW SILL BEVELED 15 DEGREES.
- ATTIC FLOOR CONSTRUCTION**
- 2x10 JOISTS AT 16" OC
 - 5/8" CDX PLYWOOD NAIL 8d @ 6" OC PERIMETER 12" OC INTERMEDIATE
 - 1x3 STRAPPING AT 16" O.C.
 - 1/2" GYPSUM BOARD
- 2ND FLOOR CONSTRUCTION**
- 3/4" T&G PLYWOOD UNDERLAYMENT
 - GLUE & NAIL W/ 8d @ 6" OC PERIMETER
 - 12" OC INTERMEDIATE
 - 1x3 STRAPPING AT 16" O.C.
 - 1/2" GYPSUM BOARD
- FIRST FLOOR CONSTRUCTION**
- 3/4" T&G PLYWOOD UNDERLAYMENT
 - GLUE & NAIL W/ 8d @ 6" OC PERIMETER
 - 12" OC INTERMEDIATE
 - 2x10 JOISTS AT 16" O.C.
 - R-30 INSULATION
 - SPRAY FOAM INSUL.
 - SOLID BLOCK AT MID-SPAN, END NAIL & NAIL FROM ABOVE 12d @ 4" OC
- PORCH CONSTRUCTION**
- PRECAST CONC. PIERS
 - 6x6 P.T. SIP POSTS
 - W/ SIMPSON A306 POST BASE
 - P.T. 2x6 JOISTS AT 16" O.C.
 - FLASHED LEDGER W/ 2 ROWS
 - 1/2" DIA. THRU-BOLTS @ 1'-4" OC
 - STAINLESS STEEL JOIST HANGERS
 - COMPOSITE DECKING
 - 2x4 RAILING WITH BEVELED TOP
 - 1x1 BALLUSTERS @ 5" OC
 - T&G BEADBOARD CEILING
- EXTERIOR WALL CONSTRUCTION**
- 1/2" x 6" HARDIE PLANK CLAPBOARDS - 4" TO WEATHER
 - VINYL SHINGLES - 5" TW
 - TYVEK INFILTRATION BARRIER WRAPPED INTO THE ROUGH OPENINGS WITH TAPED SEAMS
 - 7/16" MIN. WALL SHEATHING W/24/16 STRUCTURAL PANEL SPAN RATING
 - NAIL 8d @ 6" OC PERIMETER 12" OC INTERMEDIATE
- ALT**
- 2x6 WALL SYSTEM W/TAPED SEAMS
 - NAIL 8d @ 6" OC PERIMETER
 - R-20 INSULATION
 - 4 MIL VAPOR BARRIER SEALED AROUND ALL PENETRATIONS
 - 1/2" GYPSUM BOARD
 - SPRAY FOAM INSUL.



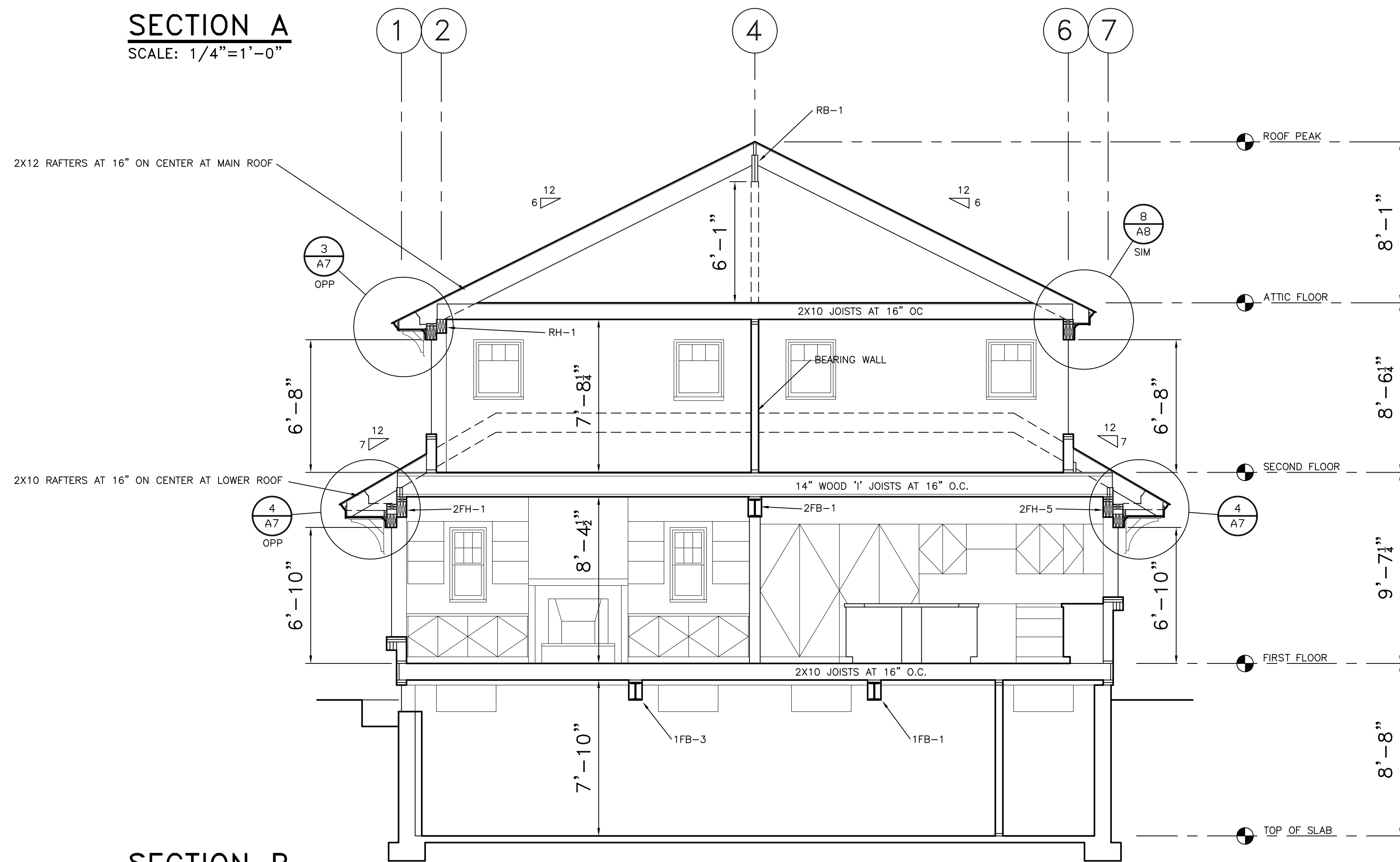
EAST ELEVATION
SCALE: 1/4"=1'-0"



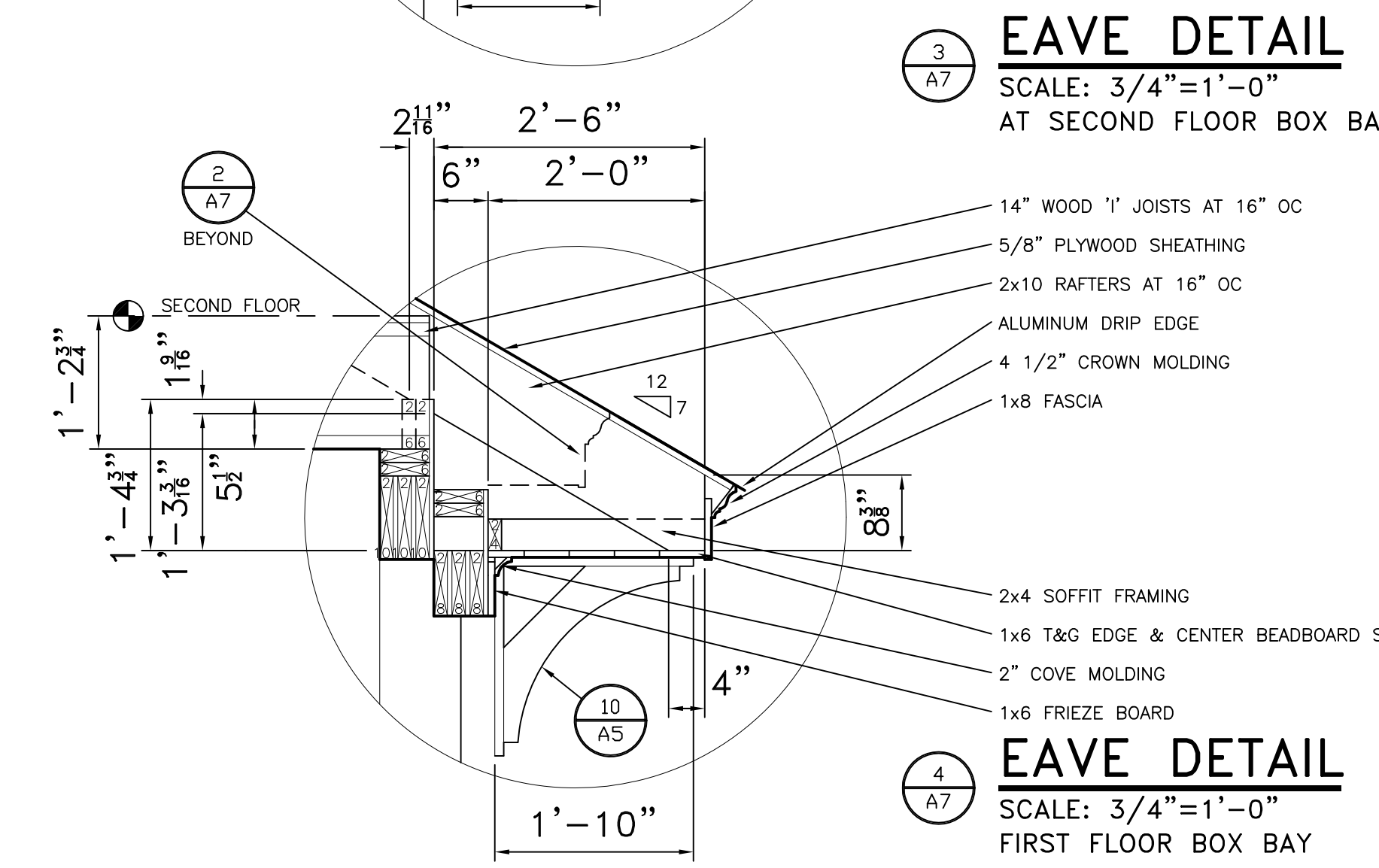
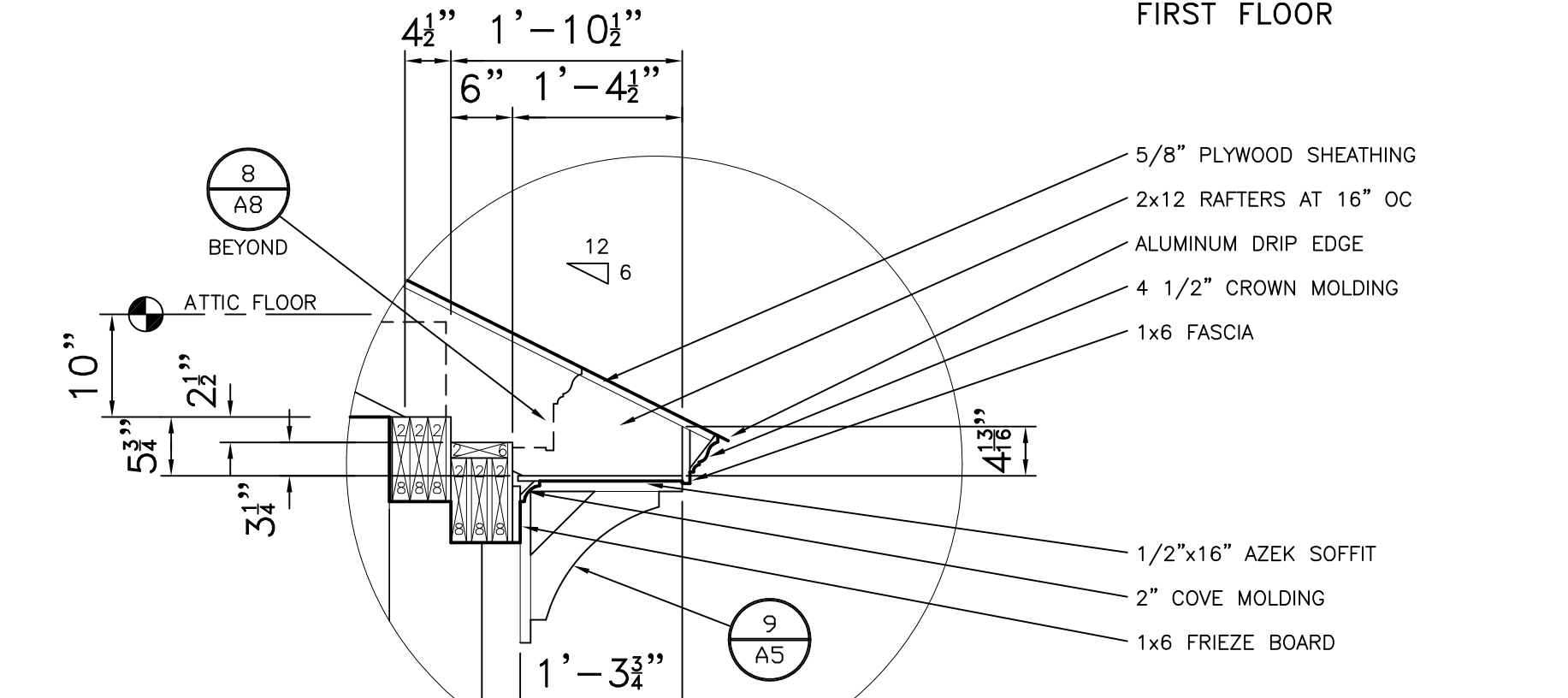
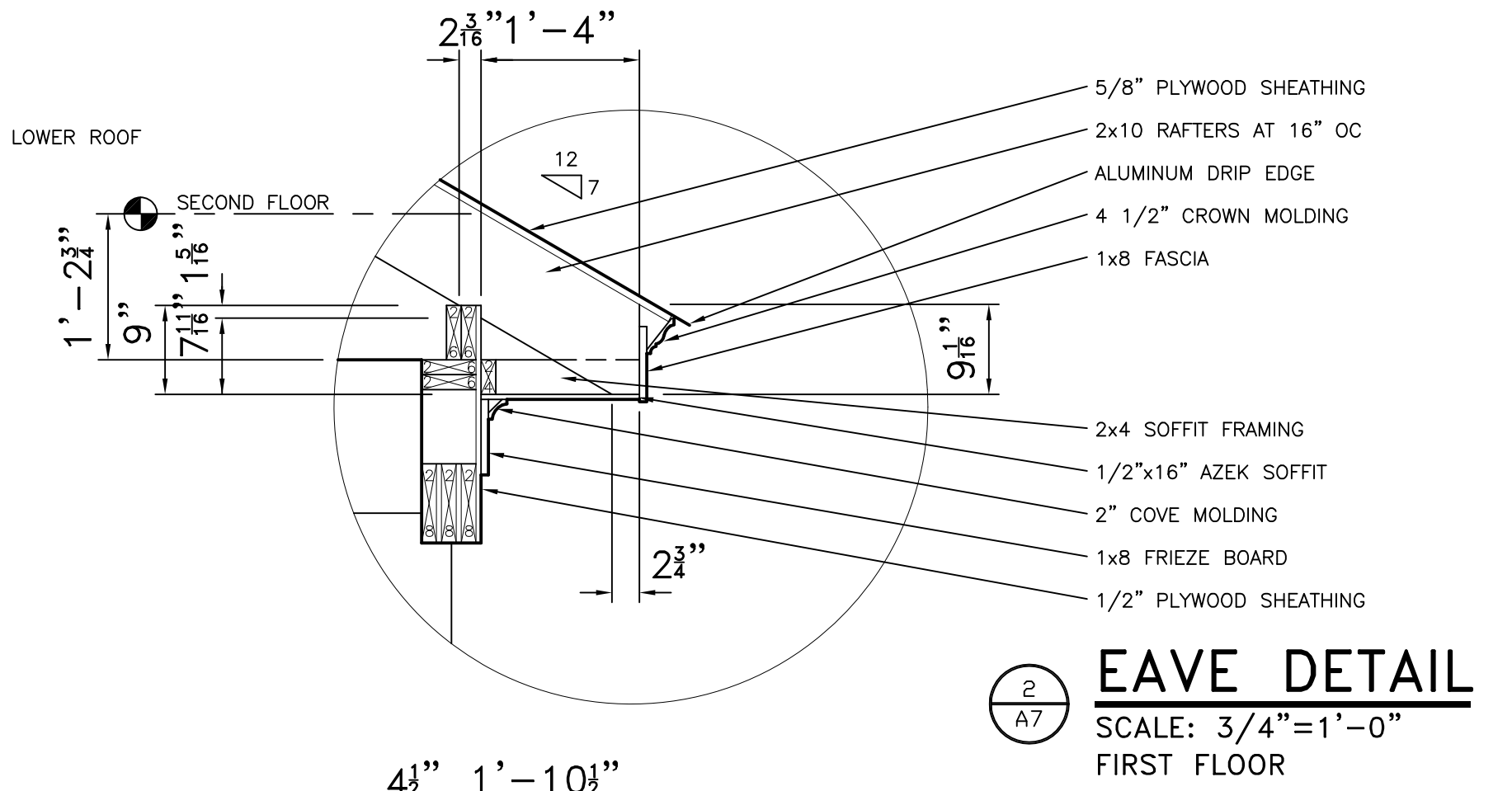
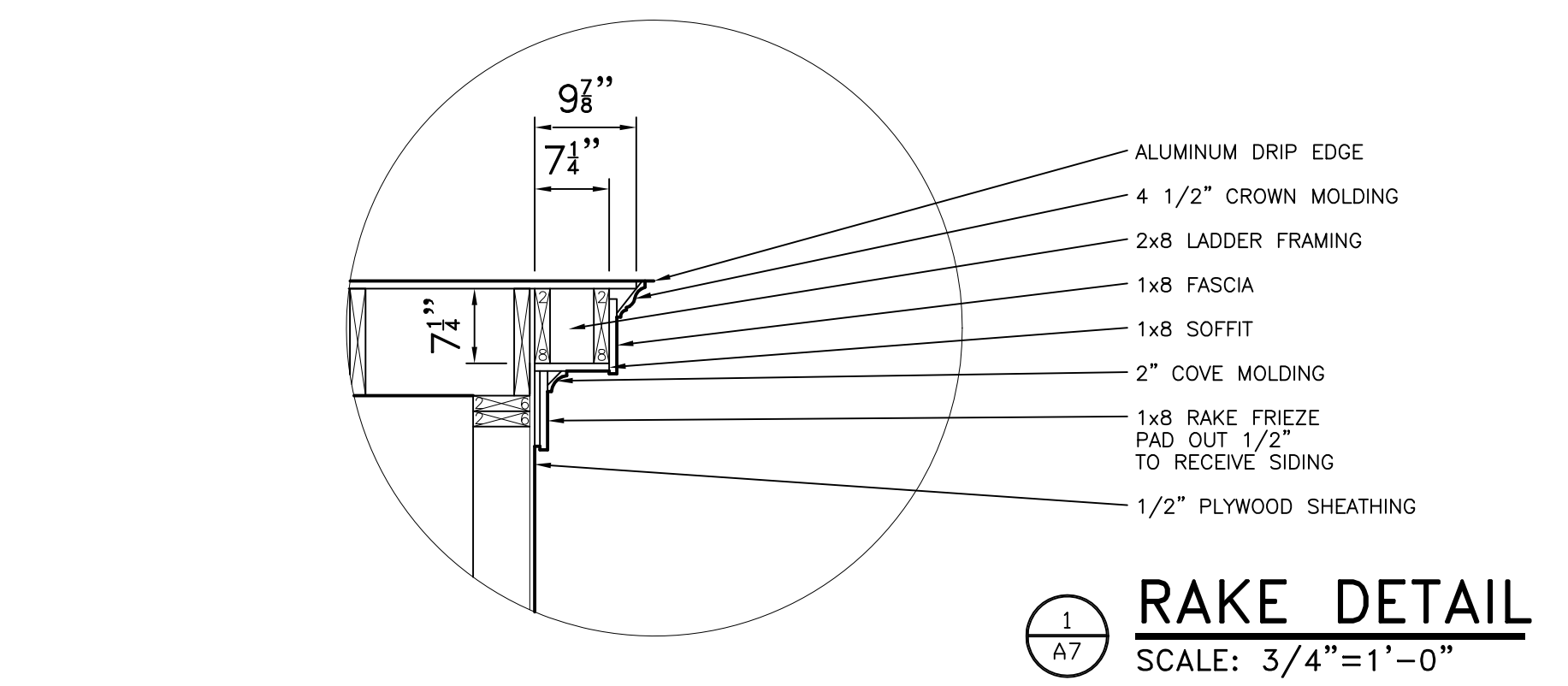
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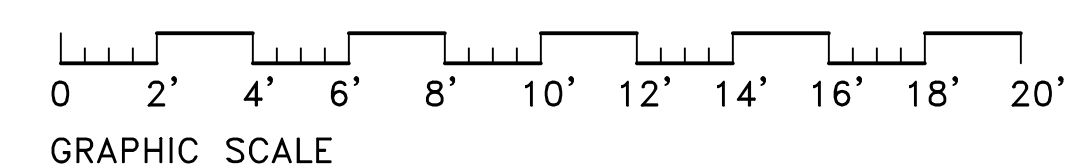
SECTION A
SCALE: 1/4"=1'-0"



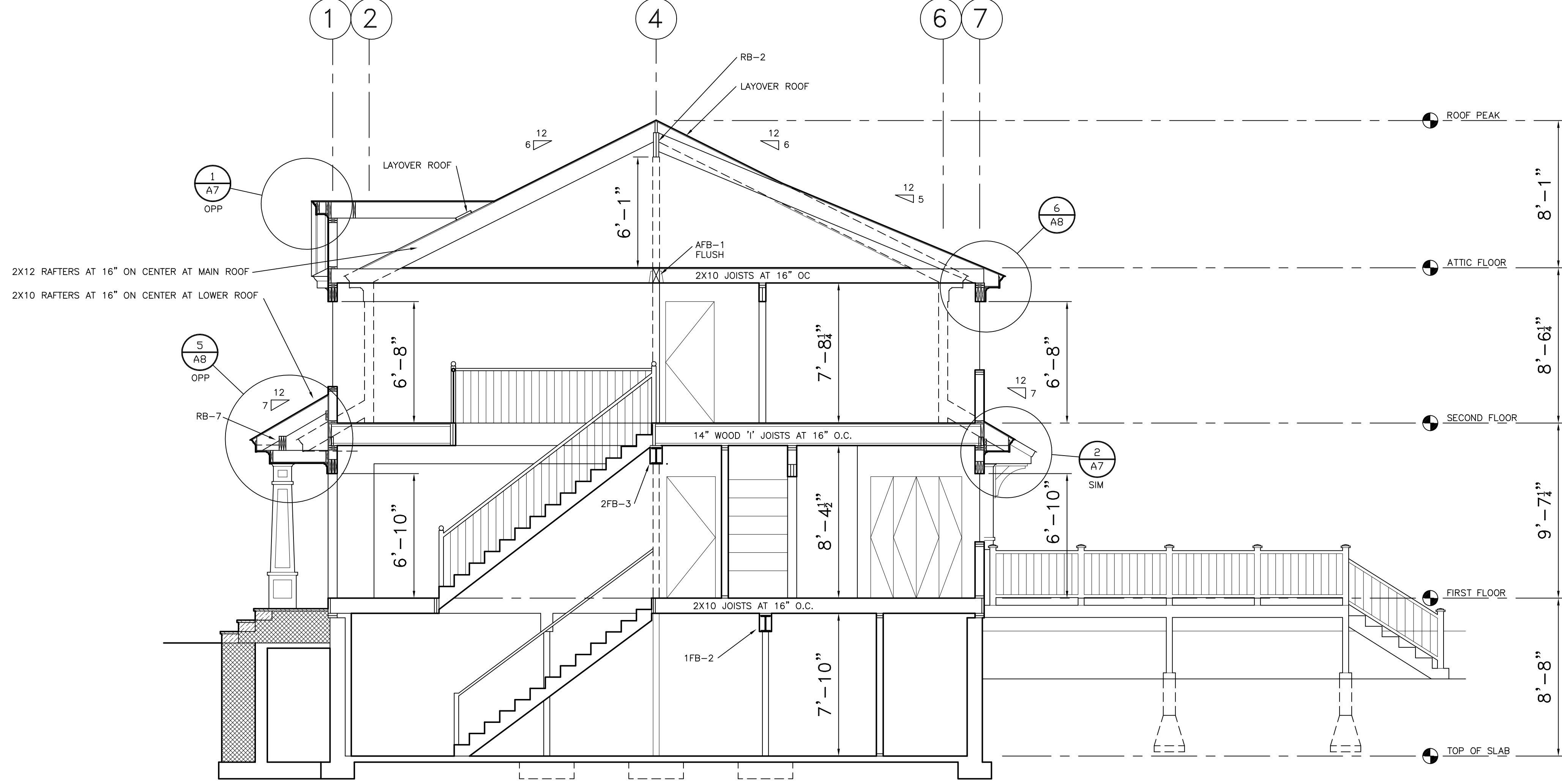
SECTION B
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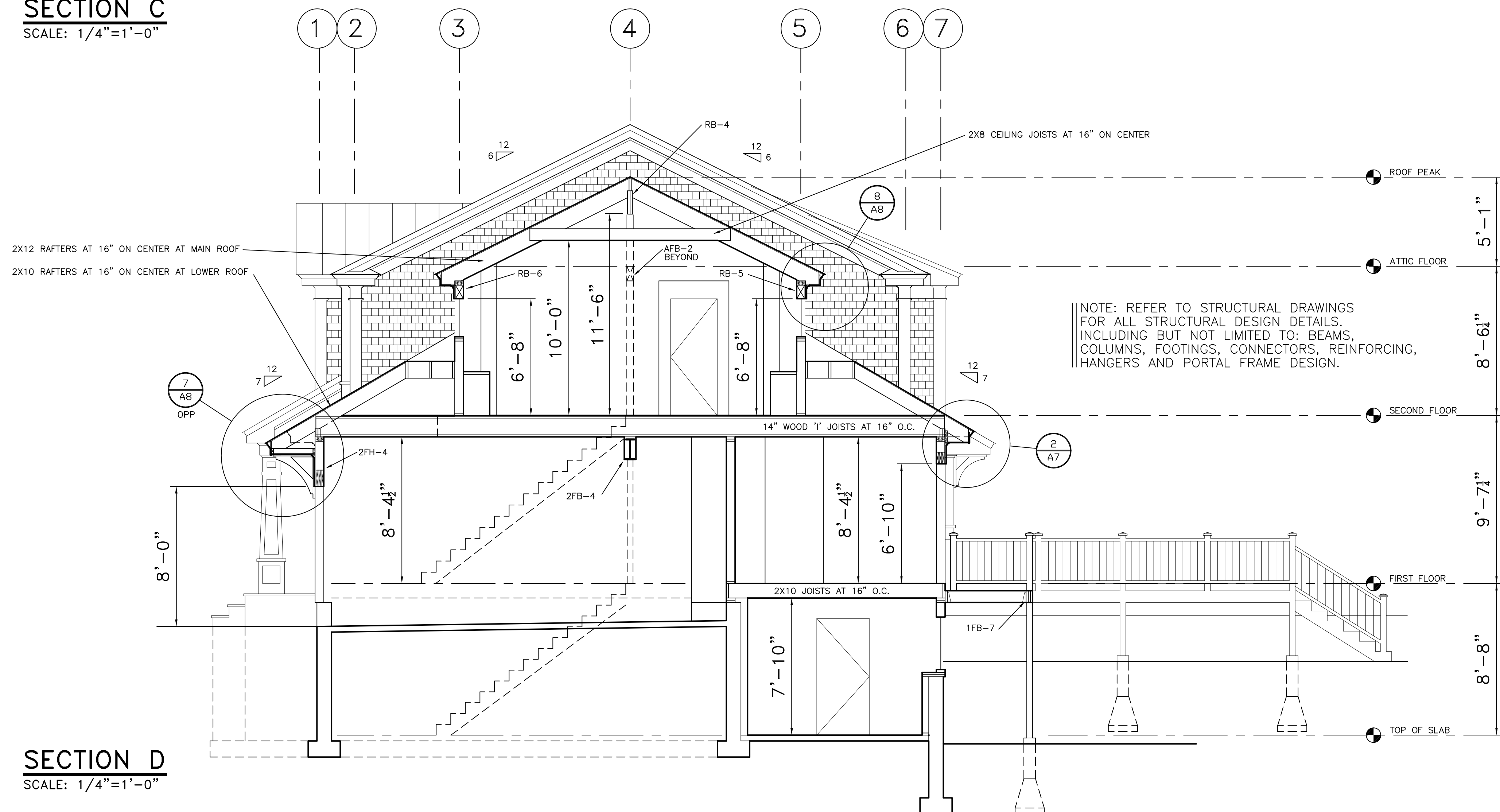
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10 MAY 2023

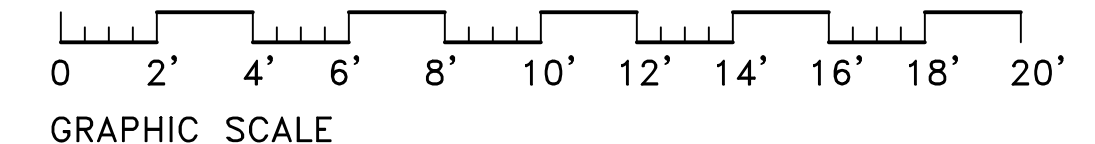
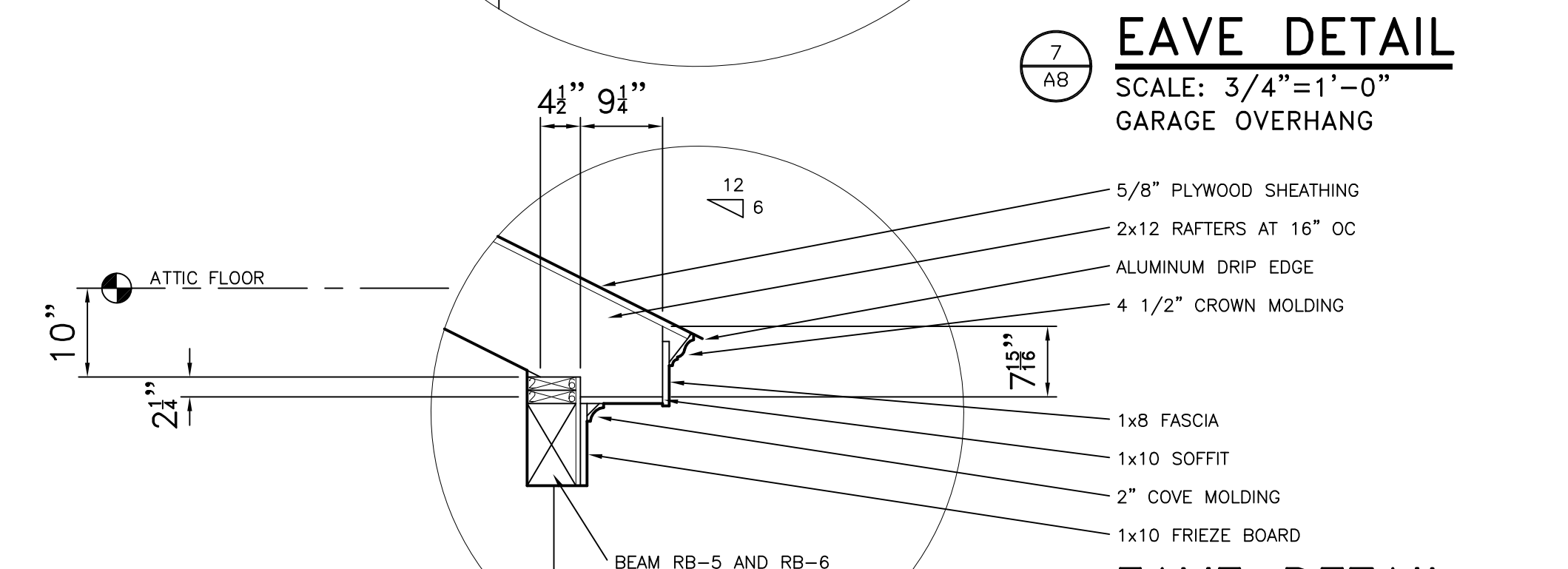
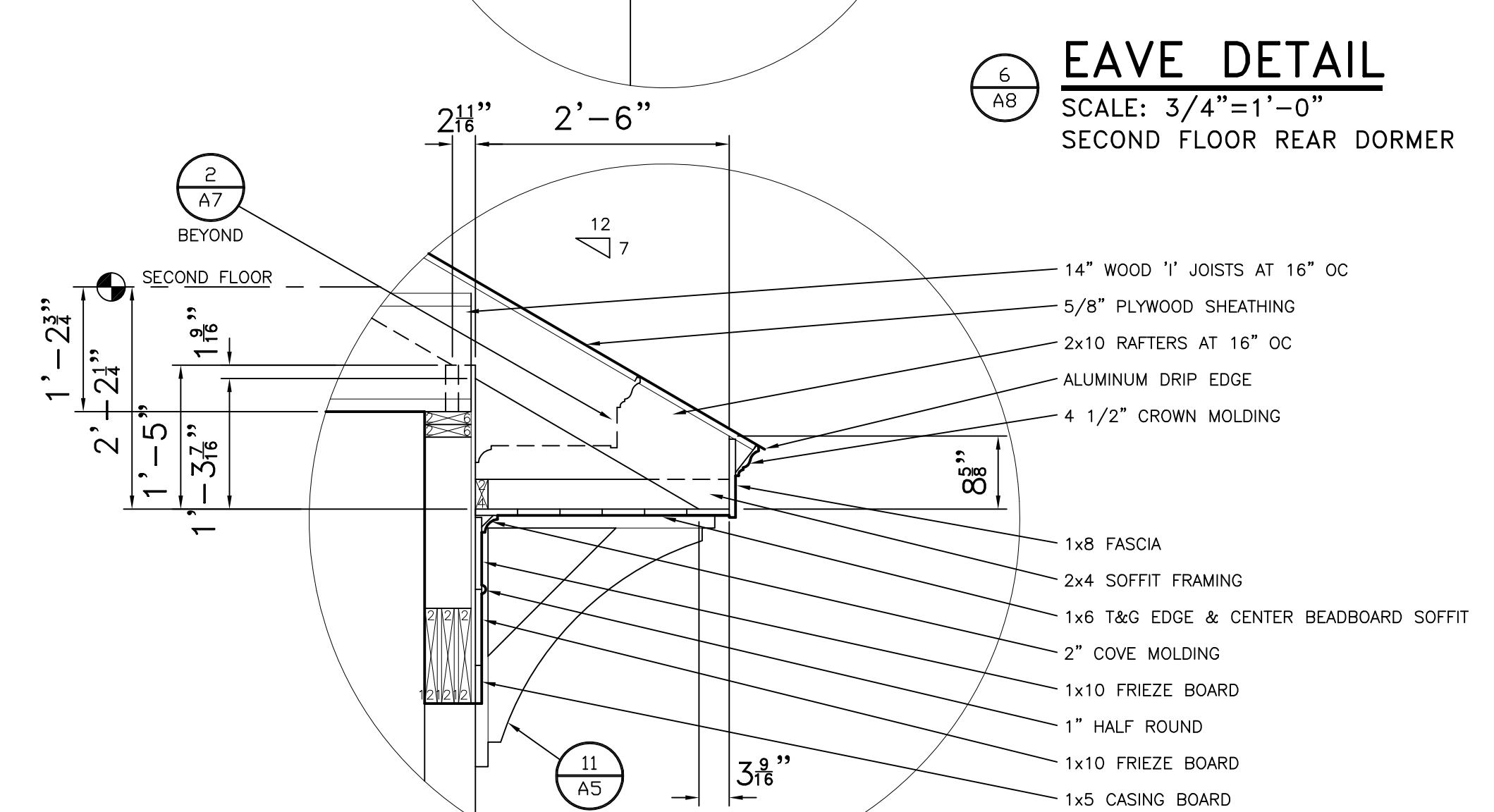
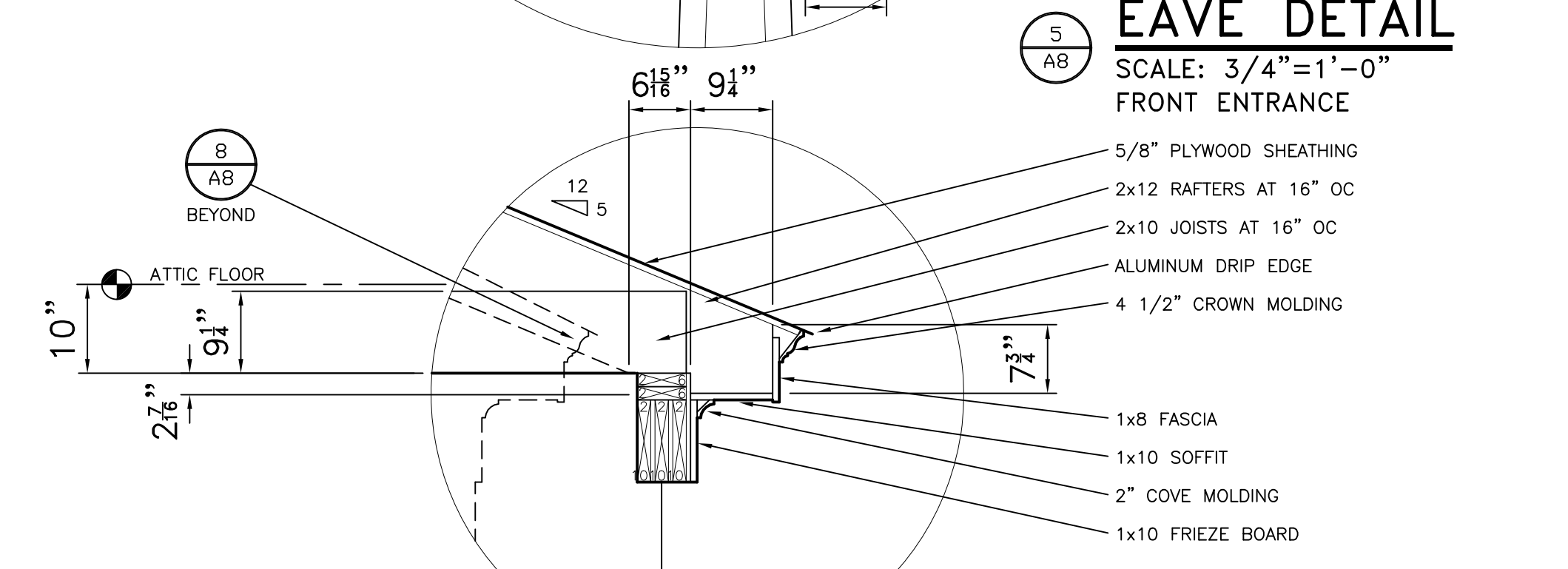
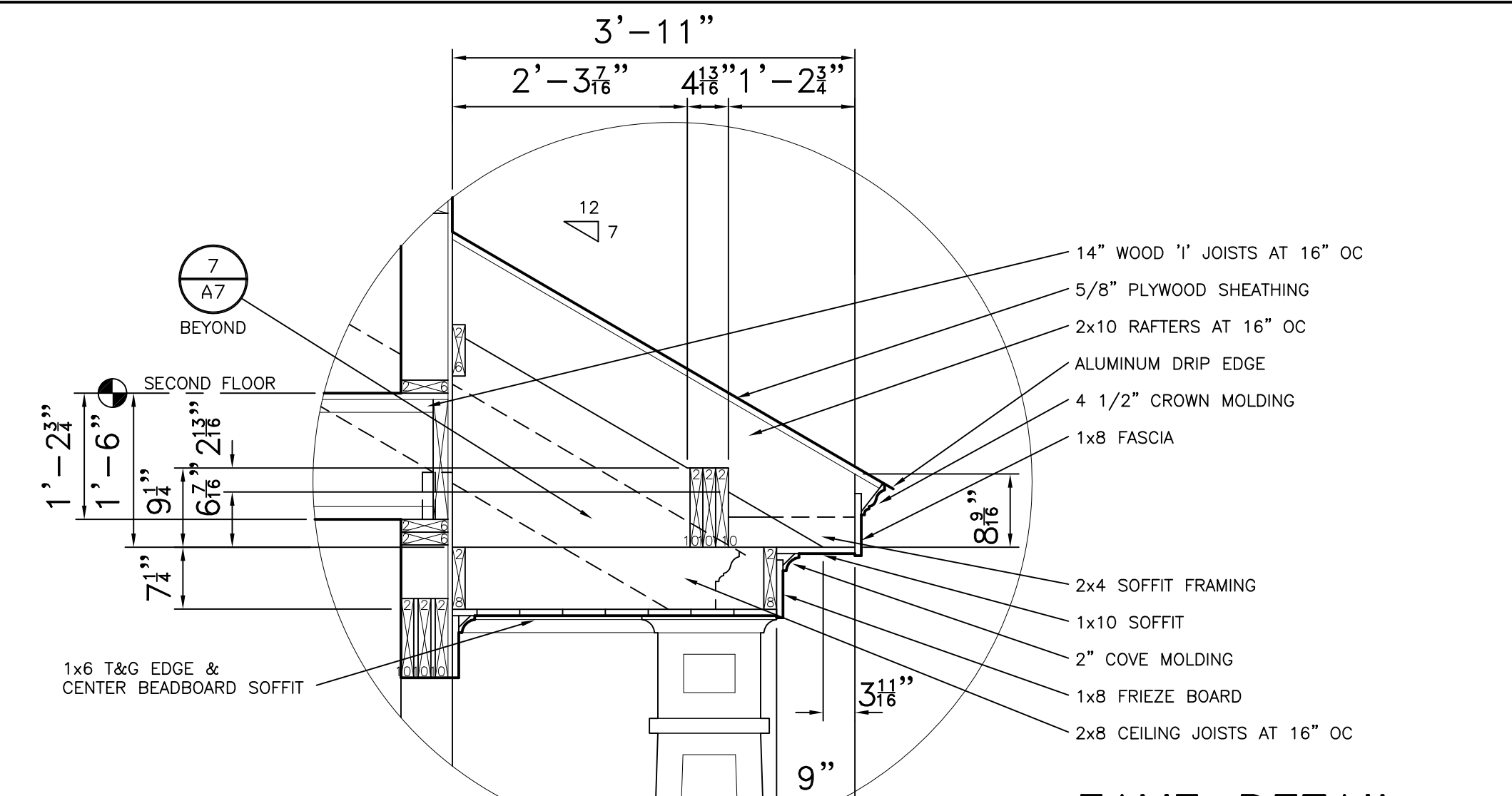


SECTION C
SCALE: 1/4"=1'-0"



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

NOTE: REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL DESIGN DETAILS, INCLUDING BUT NOT LIMITED TO: BEAMS, COLUMNS, FOOTINGS, CONNECTORS, REINFORCING, HANGERS AND PORTAL FRAME DESIGN.



10 MAY 2023