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SCOPE OF WORK:

FIRST FLOOR ADDITION AND REMODEL: NEW 2 CAR GARAGE, MUDROOM AND DINING ROOM ADDITION, 1/2 BATH REMODEL. SECOND FLOOR ADDITION: NEW MASTER BEDROOM SUITE, CONNECTING HALLWAY AND LAUNDRY OVER NEW MUDROOM/DINING ROOM. REPLACE VINYL SIDING ON ENTIRE HOUSE, NEW ROOF SHINGLES ON ENTIRE HOUSE, FARMER'S PORCH, EXTERIOR MILLWORK: FRIEZE, WATER TABLE AND CORNER BOARD.

Assumptions & Design Criteria

1. **Building Design Code Reference**
   a. **Massachusetts Building Code – 8th Edition + Amendments**
2. **Building Design Loads Used**
   a. **Dead Loads**
      i. **Cathedral Roof - 20 psf**
      ii. **Ceiling Framing - 10 psf**
      iii. **Floor Framing - 15 psf**
      iv. **Wall Framing - 15 psf**
   b. **Live Loads (Per ASCE 07 and Mass Bldg Code 8th Edition)**
      i. **Attic Loading - 20 psf**
      ii. **Floor loading - 40 psf**
      iii. **Rafter loading - 40 psf**
3. **Design Criteria Used**
   a. **Deflection**
      i. **Total Load Deflection - L/360**
      ii. **Live Load Deflection - L/480 or L/360 as noted**
4. **Specified Materials**
   a. **Misc. Members and Posts (if specified)**
      i. **Sawn Lumber: Spruce Pine Fir #1/2**
      ii. **Steel Beams: A992-50 ksi**
      iii. **Engineered Lumber: VersaLAM or Equal**
      iv. **Support Posts: As Noted**

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GMT HOME DESIGNS Architects & Designers

THE RENDERINGS ARE FOR VISUALIZATION PURPOSES ONLY - MAY DIFFER SLIGHTLY FROM ACTUAL

PROPOSED FRONT RENDERING

PROPOSED REAR RENDERING

PROPOSED SITE: CLIENT'S ADDRESS

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PROJECT ADDRESS: CLIENT'S NAME Client's Address

REV. DATE: 7/11/2018

SHEET: A1

GENERAL NOTES/CODE REQUIREMENTS PER THE IRC 2009 AND THE MSBC AMENDMENTS 2009

SECTION R302 - FIRE-RESISTANT CONSTRUCTION

R302.1 Exterior walls.
Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1.

SECTION R303 - LIGHT, VENTILATION AND HEATING

R303.1 Habitable rooms.
All habitable rooms shall have an aggregate glazing area of not less than 8 percent of the floor area of such rooms. Natural ventilation shall be through windows, doors, louvers or other approved openings to the outdoor air. Such openings shall be provided with ready access or shall otherwise be readily controllable by the building occupants. The minimum operable area to the outdoors shall be 4 percent of the floor area being ventilated.

R303.3 Bathrooms.
Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 square feet (0.3 m2), one-half of which must be openable.

Exception: The glazed areas shall not be required where artificial light and a mechanical ventilation system are provided. The minimum ventilation rates shall be 50 cubic feet per minute (24 L/s) for intermittent ventilation or 20 cubic feet per minute (10 L/s) for continuous ventilation . Ventilation air from the space shall be exhausted directly to the outside.

R303.6 Stairway illumination.
All interior and exterior stairways shall be provided with a means to illuminate the stairs, including the landings and treads. Interior stairways shall be provided with an artificial light source located in the immediate vicinity of each landing of the stairway. For interior stairs the artificial light sources shall be capable of illuminating treads and landings to levels not less than 1 foot-candle (11 lux) measured at the center of treads and landings. Exterior stairways shall be provided with an artificial light source located in the immediate vicinity of the top landing of the stairway. Exterior stairways providing access to a basement from the outside grade level shall be provided with an artificial light source located in the immediate vicinity of the bottom landing of the stairway.

Exception: An artificial light source is not required at the top and bottom landing, provided an artificial light source is located directly over each stairway section.

R304.3 Minimum dimensions.
Habitable rooms shall not be less than 7 feet (2134 mm) in any horizontal dimension.

R305.1 Minimum height.
Habitable space , hallways, bathrooms, toilet rooms, laundry rooms and portions of basements containing these spaces shall have a ceiling height of not less than 7 feet (2134 mm).

SECTION R307 - TOILET, BATH AND SHOWER SPACES

R307.1 Space required.
Fixtures shall be spaced in accordance with Figure R307.1, and in accordance with the requirements of Section P2705.1.

SECTION R309 - GARAGES AND CARPORTS

R309.1 Floor surface.
Garage floor surfaces shall be of approved noncombustible material.

The area of floor used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.

SECTION R310 - EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1.1 Minimum opening area.
All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m2).

Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet (0.465 m2).

R310.1.2 Minimum opening height.
The minimum net clear opening height shall be 24 inches (610 mm).

R310.1.3 Minimum opening width.
The minimum net clear opening width shall be 20 inches (508 mm). 20x24 works in either direction per MSBC 8th edition.

SECTION R401 - GENERAL

R401.1 Application.
The provisions of this chapter shall control the design and construction of the foundation and foundation spaces for all buildings. In addition to the provisions of this chapter, the design and construction of foundations in areas prone to flooding as established by Table R301.2(1) shall meet the provisions of Section R322. Wood foundations shall be designed and installed in accordance with AF&PA PWF.

R401.3 Drainage.
Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm).R402.2 Concrete.
Concrete shall have a minimum specified compressive strength of f c , as shown in Table R402.2

R404.1 Concrete and masonry foundation walls.
Concrete foundation walls shall be selected and constructed in accordance with the provisions of Section R404.1.2

R405.1 Concrete or masonry foundations.
Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade . Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system. Gravel or crushed stone drains shall extend at least 1 foot (305 mm) beyond the outside

edge of the footing and 6 inches (152 mm) above the top of the footing and be covered with an approved filter membrane material. The top of open joints of drain tiles shall be protected with strips of building paper, and the drainage tiles or perforated pipe shall be placed on a minimum of 2 inches (51 mm) of washed gravel or crushed rock at least one sieve size larger than the tile joint opening or perforation and covered with not less than 6 inches (152 mm) of the same material.

R406.1 Concrete and masonry foundation dampproofing.
Except where required by Section R406.2 to be waterproofed, foundation walls that retain earth and enclose interior spaces and floors below grade shall be dampproofed from the top of the footing to the finished grade . Masonry walls shall have not less than 3/8 inch (9.5 mm) Portland cement parging applied to the exterior of the wall. The parging shall be dampproofed in accordance with one of the following:

SECTION R502 - WOOD FLOOR FRAMING

R502.1 Identification.
Load-bearing dimension lumber for joists, beams and girders shall be identified by a grade mark of a lumber grading or inspection agency that has been approved by an accreditation body that complies with DOC PS 20. In lieu of a grade mark , a certificate of inspection issued by a lumber grading or inspection agency meeting the requirements of this section shall be accepted.

R502.1.1 Preservative-treated lumber.
Preservative treated dimension lumber shall also be identified as required by Section R319.1.

R502.1.2 Blocking and subflooring.
Blocking shall be a minimum of utility grade lumber. Subflooring may be a minimum of utility grade lumber or No. 4 common grade boards.

R502.1.3 End-jointed lumber.
Approved end-jointed lumber identified by a grade mark conforming to Section R502.1 may be used interchangeably with solid-sawn members of the same species and grade.

R502.1.4 Prefabricated wood I-joists.
Structural capacities and design provisions for prefabricated wood I-joists shall be established and monitored in accordance with ASTM D 5055.

R502.1.5 Structural glued laminated timbers.
Glued laminated timbers shall be manufactured and identified as required in ANSI/AITC A190.1 and ASTM D 3737.

R502.8 Drilling and notching.
Structural floor members shall not be cut, bored or notched in excess of the limitations specified in this section. See Figure R502.8.

R502.12 Draftstopping required.
Draftstopping shall be provided in accordance with Section R302.12.

R502.13 Fireblocking required.
Fireblocking shall be provided in accordance with Section R302.11.

SECTION R503 - FLOOR SHEATHING

R503.1 Lumber sheathing.
Maximum allowable spans for lumber used as floor sheathing shall conform to Tables R503.1, R503.2.1.1(1) and R503.2.1.1(2).

SECTION R506 - CONCRETE FLOORS (ON GROUND)

R506.1 General.
Concrete slab-on-ground floors shall be a minimum 3.5 inches (89 mm) thick (for expansive soils, see Section R403.1.8). The specified compressive strength of concrete shall be as set forth in Section R402.2.

R506.2 Site preparation.
The area within the foundation walls shall have all vegetation, top soil and foreign material removed.

R506.2.1 Fill.
Fill material shall be free of vegetation and foreign material. The fill shall be compacted to assure uniform support of the slab, and except where approved , the fill depths shall not exceed 24 inches (610 mm) for clean sand or gravel and 8 inches (203 mm) for earth.

R506.2.2 Base.
A 4-inch-thick (102 mm) base course consisting of clean graded sand, gravel, crushed stone or crushed blast-furnace slag passing a 2-inch (51 mm) sieve shall be placed on the prepared subgrade when the slab is below grade .

Exception: A base course is not required when the concrete slab is installed on well-drained or sand-gravel mixture soils classified as Group I according to the United Soil Classification System in accordance with Table R405.1.

R506.2.3 Vapor retarder.
A 6 mil (0.006 inch; 152 µm) polyethylene or approved vapor retarder with joints lapped not less than 6 inches (152 mm) shall be placed between the concrete floor slab and the base course or the prepared subgrade where no base course exists.

SECTION R612 - EXTERIOR WINDOWS AND DOORS

R612.1 General.
This section prescribes performance and construction requirements for exterior window and door installed in wall. Windows and doors shall be installed and flashed in accordance with the fenestration manufacturer's written installation instructions. Window and door openings shall be flashed in accordance with Section R703.8. Written installation instructions shall be provided by the fenestration manufacturer for each window or door.

R612.2 Window sills.
In dwelling units, where the opening of an operable window is located more than 72 inches (1829 mm) above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches (610 mm) above the finished floor of the room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4 inch (102 mm) diameter sphere where such openings are located within 24 inches (610 mm) of the finished floor.

R612.3 Window fall prevention devices.
Window fall prevention devices and window guards, where provided, shall comply with the requirements of ASTM F 2090.

R612.4 Window opening limiting devices.
When required elsewhere in this code, window opening limiting devices shall comply with the provisions of this section.

SECTION R807 - ATTIC ACCESS

R807.1 Attic access applies
Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas that exceed 30 square feet and have a vertical height of 30 inches or greater. The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members.
The rough-framed opening shall not be less than 22 inches by 30 inches .

N1102.4 - AIR LEAKAGE

N1102.4.1 Building thermal envelope.
The building thermal envelope shall be durably sealed to limit infiltration. The sealing methods between dissimilar materials shall allow for differential expansion and contraction. The following shall be caulked, gasketed, weatherstripping or otherwise sealed with an air barrier material, suitable film or solid material.

All joints, seams and penetrations.

Site-built windows, doors and skylights.

Openings between window and door assemblies and their respective jambs and framing.

Utility penetrations.

Dropped ceilings or chases adjacent to the thermal envelope.

Knee walls.

Walls and ceilings separating the garage from conditioned spaces .

Behind tubs and showers on exterior walls .

Common walls between dwelling units .

Attic access openings.

Rim joists junction.

Other sources of infiltration.

N1102.4.2 Air sealing and insulation.
Building envelope air tightness and insulation installation shall be demonstrated to comply with one of the following options given by Section N1102.4.2.1 or N1102.4.2.2.

N1102.4.4 Fenestration air leakage.
Windows, skylights and sliding glass doors shall have an air infiltration rate of no more than 0.3 cubic foot per minute per square foot [1.5(L/s)/m2], and swinging doors no more than 0.5 cubic foot per minute per square foot [2.5(L/s)/m2], when tested according to NFRC 400 or AAMA/WDMA/CSA 101/I.S.2/A440 by an accredited, independent laboratory, and listed and labeled by the manufacturer.

Exception: Site-built windows, skylights and doors.

N1102.4.5 Recessed lighting.
Recessed luminaires installed in the building thermal envelope shall be sealed to limit air leakage between conditioned and unconditioned spaces. All recessed luminaires shall be IC-rated and labeled as meeting ASTM E 283 when tested at 1.57 psi (75 Pa) pressure differential with no more than 2.0 cfm (0.944 L/s) of air movement from the conditioned space to the ceiling cavity. All recessed luminaires shall be sealed with a gasket or caulk between the housing and the interior wall or ceiling covering.

SECTION N1103 - SYSTEMS

N1103.1 Controls.
At least one thermostat shall be installed for each separate heating and cooling system.

N1103.1.1 Programmable thermostat.
Where the primary heating system is a forced air furnace, at least one thermostat per dwelling unit shall be capable of controlling the heating and cooling system on a daily schedule to maintain different temperature set points at different times of the day. This thermostat shall include the capability to set back or temporarily operate the system to maintain zone temperatures down to 55°F (13°C) or up to 85°F (29°C). The thermostat shall initially be programmed with a heating temperature set point no higher than 70°F (21°C) and a cooling temperature set point no lower than 78°F (26°C).

N1103.1.2 Heat pump supplementary heat.
Heat pumps having supplementary electric-resistance heat shall have controls that, except during defrost, prevent supplemental heat operation when the heat pump compressor can meet the heating load.

N1103.2 Ducts.

N1103.2.1 Insulation.
Supply ducts in attics shall be insulated to a minimum of R-8. All other ducts shall be insulated to a minimum of R-6.

Exception: Ducts or portions thereof located completely inside the building thermal envelope .

N1103.2.2 Sealing.
Ducts, air handlers, filter boxes and building cavities used as ducts shall be sealed. Joints and seams shall comply with Section M1601.4. Duct tightness shall be verified

N1103.2.3 Building cavities.
Building framing cavities shall not be used as supply ducts.

N1103.3 Mechanical system piping insulation.
Mechanical system piping capable of carrying fluids above 105°F (40°C) or below 55°F (13°C) shall be insulated to a minimum of R-3.

N1103.4 Circulating hot water systems.
All circulating service hot water piping shall be insulated to at least R-2. Circulating hot water systems shall include an automatic or readily accessible manual switch that can turn off the hot water circulating pump when the system is not in use.

N1103.5 Mechanical ventilation.
Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating.

N1103.6 Equipment sizing.
Heating and cooling equipment shall be sized as specified in Section M1401.3.

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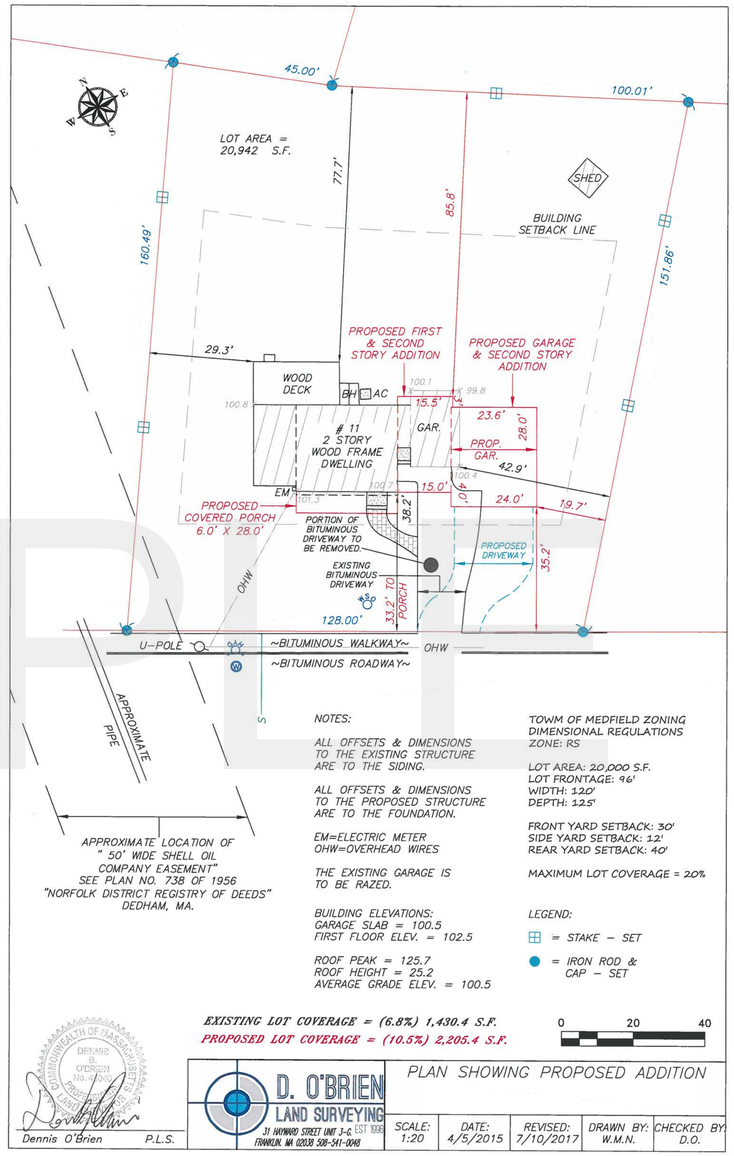
SHEET TITLE: GENERAL NOTES

PROJECT ADDRESS:
CLIENT'S NAME
Client's Address

REV. DATE:
7/11/2018

SHEET:
A2



A
A3 PROPOSED PLOT PLAN

SCALE: 1" = 20'-0"

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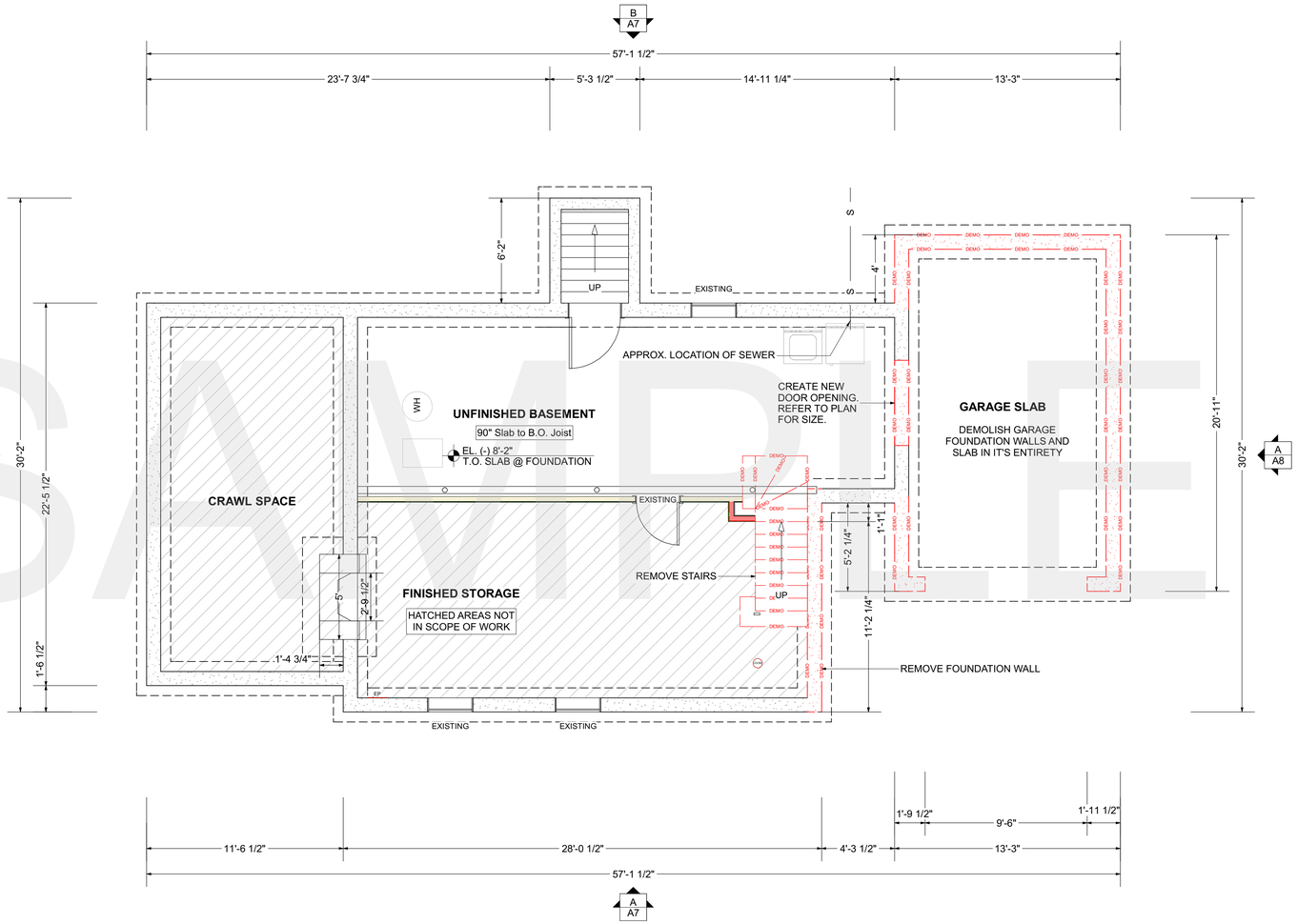
REV. DATE: 7/11/2018

SHEET: A3



A EXISTING FOUNDATION PLAN
A4

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

DIMENSIONS:
- ALL EXISTING INTERIOR DIMENSIONS ARE FROM PLASTERED SURFACE TO SURFACE
- ALL EXTERIOR DIMENSIONS ARE TO EXTERIOR WALL SURFACES

- ALL PROPOSED DIMENSIONS ARE TAKEN FROM STUD TO STUD

EXISTING WALL SCHEDULE

- 10" FOUNDATION WALL
- 10" FOUNDATION WALL - DEMO
- 8" FOUNDATION WALL
- 2X4 EXTERIOR WALL
- 2X4 EXTERIOR WALL - DEMO
- 2X4 INTERIOR WALL
- 2X4 INTERIOR WALL - DEMO

NOTES: DEMOLITION

- DEMOLISH GARAGE FOUNDATION WALLS AND SLAB IN IT'S ENTIRETY.
- REMOVE INTERIOR WALLS PER PLAN.
- REMOVE ONE INTERIOR DOOR.
- CREATE NEW DOOR OPENING TO PROPOSED FOUNDATION PER PLAN.
- REMOVE FOUNDATION WALL NEXT TO STAIRS.
- REMOVE BASEMENT STAIRS.
- EXCAVATE FOR NEW GARAGE ADDITION AS DETAILED FROM PLANS.
- CUT BACK AND REMOVE EXISTING ASPHALT DRIVEWAY.
- REMOVE ALL DEMOLITION AND CONSTRUCTION DEBRIS FROM SITE.

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SHEET TITLE: EXISTING FOUNDATION PLAN

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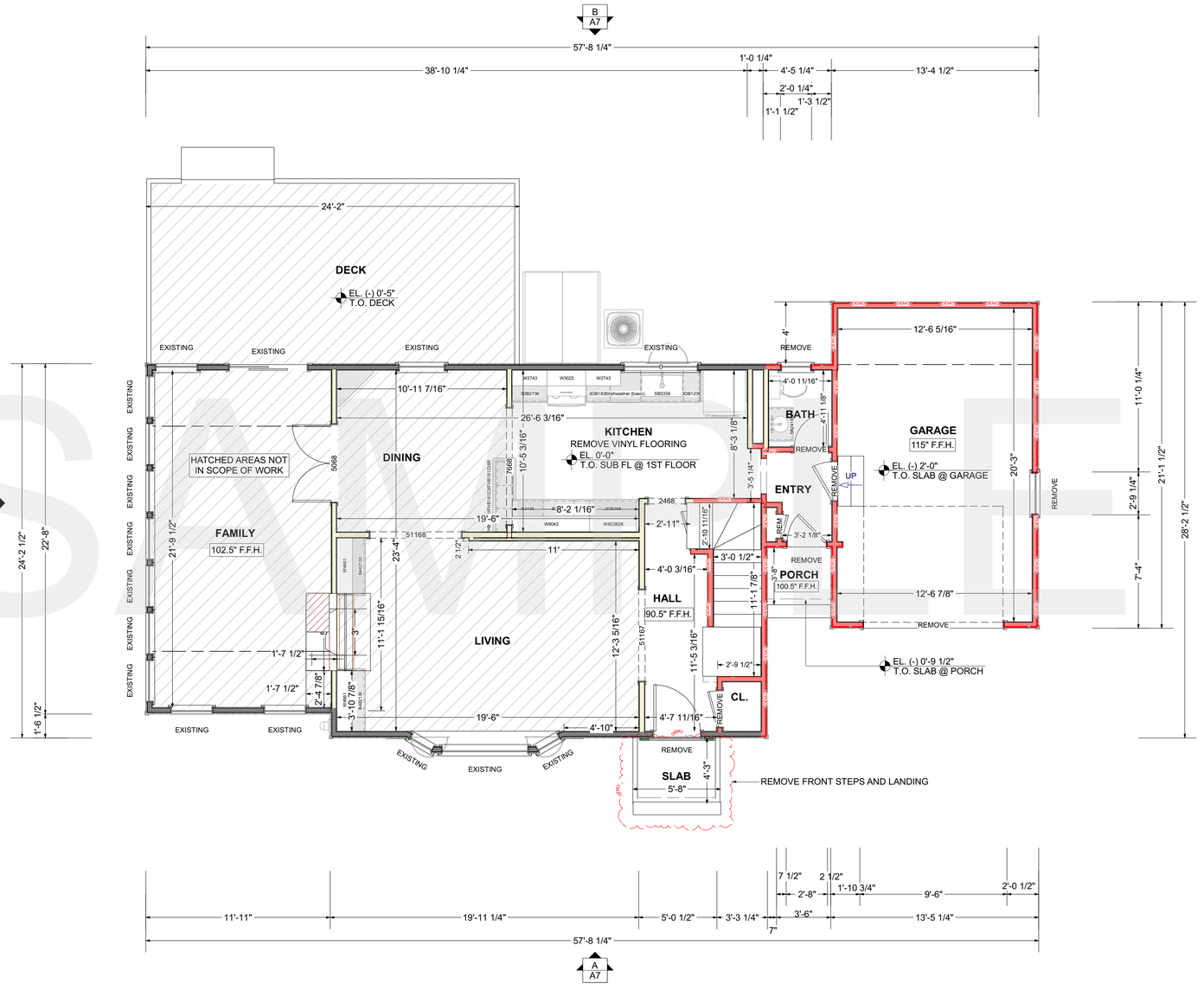
SHEET: A4



A/A5 EXISTING FIRST FLOOR PLAN

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

DIMENSIONS:
- ALL EXISTING INTERIOR DIMENSIONS ARE FROM PLASTERED SURFACE TO SURFACE
- ALL EXTERIOR DIMENSIONS ARE TO EXTERIOR WALL SURFACES

- ALL PROPOSED DIMENSIONS ARE TAKEN FROM STUD TO STUD

EXISTING WALL SCHEDULE

- 10" FOUNDATION WALL
- 10" FOUNDATION WALL - DEMO
- 8" FOUNDATION WALL
- 2X4 EXTERIOR WALL
- 2X4 EXTERIOR WALL - DEMO
- 2X4 INTERIOR WALL
- 2X4 INTERIOR WALL - DEMO

NOTES: DEMOLITION

- DEMOLISH INTERIOR AND EXTERIOR WALLS AS SHOWN ON PLAN
- REMOVE DOORS AND WINDOWS AS SHOWN ON PLAN
- REMOVE WINDOW SHUTTERS THROUGHOUT
- REMOVE SIDING THROUGHOUT
- REMOVE ALL PLUMBING, HEATING AND ELECTRICAL SYSTEMS IN AREA OF ADDITION
- DISCONNECT REMOVE AND CAP BATHROOM PLUMBING
- REMOVE SET OF MAIN STAIRS INCLUDING NEWELS, RAILS AND BALUSTERS
- REMOVE BASEMENT STAIRS
- REMOVE VINYL FLOORING AND UNDERLAYMENT IN KITCHEN AND TILE FLOORING IN BATH ROOM
- DEMOLISH FRONT STEPS AND LANDING
- REMOVE ALL DEMOLITION AND CONSTRUCTION DEBRIS FROM SITE

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SHEET TITLE: EXISTING FIRST FLOOR PLAN

PROJECT ADDRESS: CLIENT'S NAME
Client's Address

REV. DATE: 7/11/2018

SHEET: A5

NOTES: DEMOLITION

- DEMOLISH INTERIOR AND EXTERIOR WALLS AS SHOWN ON PLAN
- REMOVE WINDOWS AS SHOWN ON PLAN
- REMOVE WINDOW SHUTTERS THROUGHOUT
- RELOCATE BEDROOM WINDOW
- REMOVE SIDING THROUGHOUT
- REMOVE ROOF SHINGLES THROUGHOUT
- REMOVE ALL PLUMBING, HEATING AND ELECTRICAL SYSTEMS IN AREA OF ADDITION
- REMOVE ALL DEMOLITION AND CONSTRUCTION DEBRIS FROM SITE

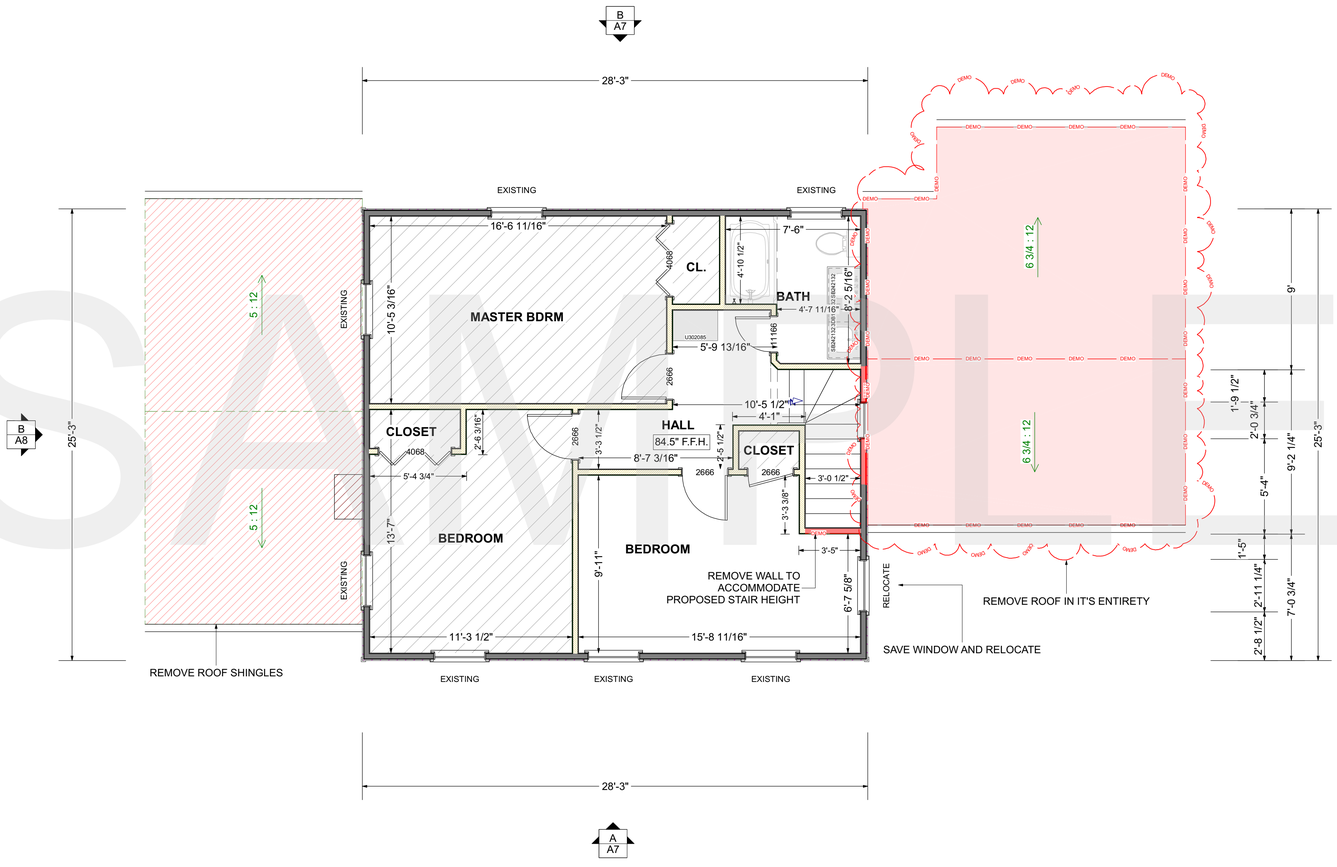
DIMENSIONS:

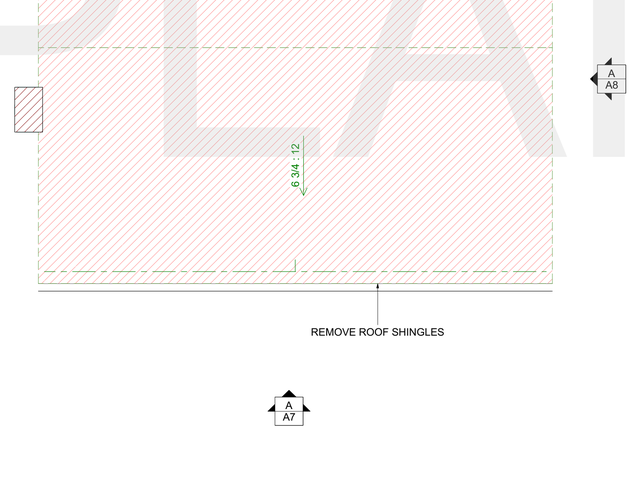
- ALL EXISTING INTERIOR DIMENSIONS ARE FROM PLASTERED SURFACE TO SURFACE
- ALL EXTERIOR DIMENSIONS ARE TO EXTERIOR WALL SURFACES

- ALL PROPOSED DIMENSIONS ARE TAKEN FROM STUD TO STUD

EXISTING WALL SCHEDULE

- 10" FOUNDATION WALL
- 10" FOUNDATION WALL - DEMO
- 8" FOUNDATION WALL
- 2X4 EXTERIOR WALL
- 2X4 EXTERIOR WALL - DEMO
- 2X4 INTERIOR WALL
- 2X4 INTERIOR WALL - DEMO





A A6 EXISTING SECOND FLOOR PLAN

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

B A6 EXISTING ROOF PLAN

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

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SHEET TITLE: EXISTING SECOND FLOOR AND ROOF PLAN

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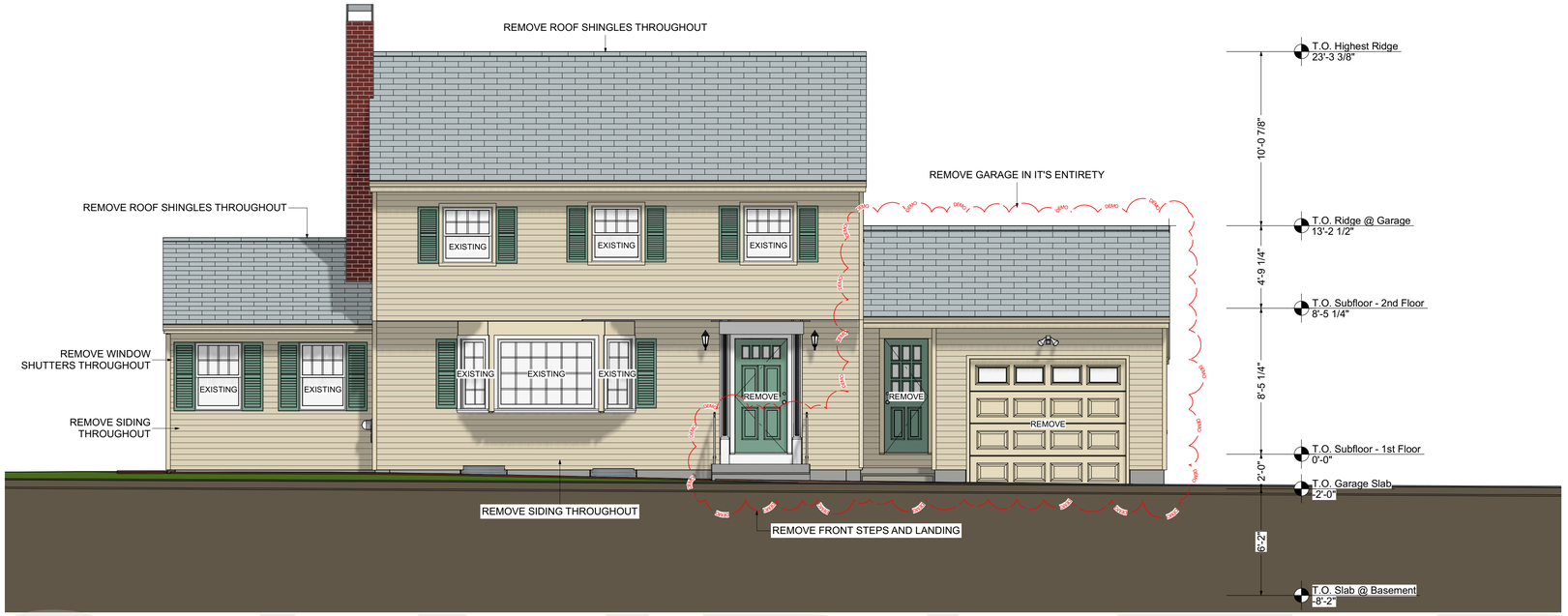
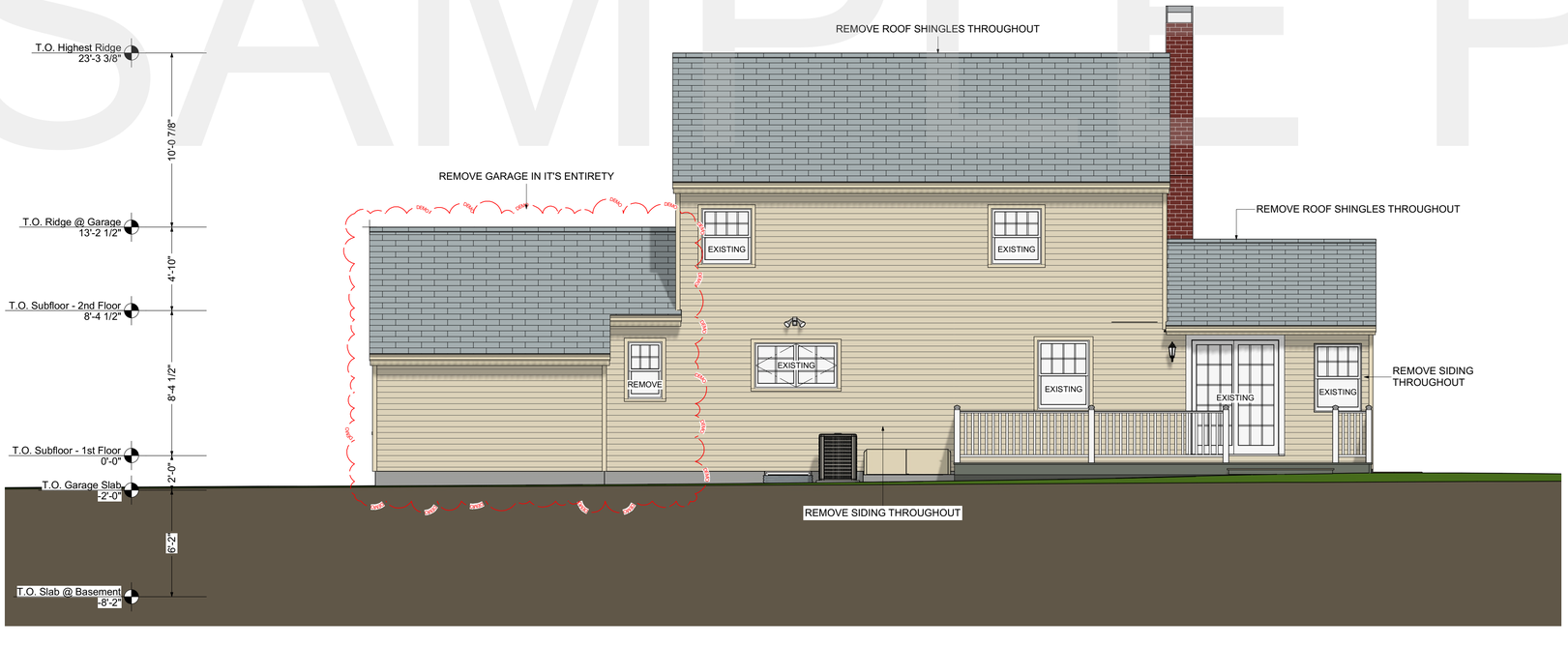


A/A7 EXISTING FRONT ELEVATION

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



B/A7 EXISTING REAR ELEVATION

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

DIMENSIONS:
- ALL EXISTING INTERIOR DIMENSIONS ARE FROM PLASTERED SURFACE TO SURFACE
- ALL EXTERIOR DIMENSIONS ARE TO EXTERIOR WALL SURFACES

- ALL PROPOSED DIMENSIONS ARE TAKEN FROM STUD TO STUD

NOTES: DEMOLITION

- DEMOLISH GARAGE FOUNDATION WALLS AND SLAB IN IT'S ENTIRETY.
- DEMOLISH INTERIOR AND EXTERIOR WALLS AS SHOWN ON PLAN
- REMOVE DOORS AND WINDOWS AS SHOWN ON PLAN
- REMOVE WINDOW SHUTTERS THROUGHOUT
- RELOCATE BEDROOM WINDOW
- REMOVE SIDING THROUGHOUT
- REMOVE ROOF SHINGLES THROUGHOUT
- DEMOLISH FRONT STEPS AND LANDING
- CUT BACK AND REMOVE EXISTING ASPHALT DRIVEWAY.
- REMOVE ALL DEMOLITION AND CONSTRUCTION DEBRIS FROM SITE.

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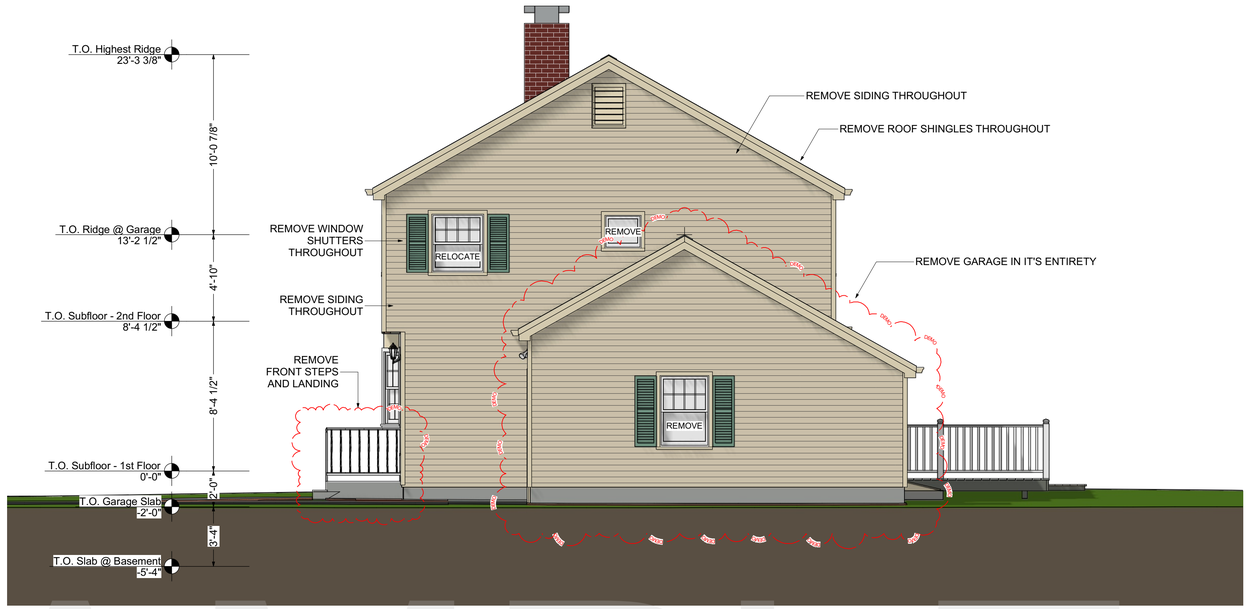
SCOTT E. NELSON STRUCTURAL No. 41457 REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE: EXISTING FRONT AND REAR ELEVATIONS

PROJECT ADDRESS: CLIENT'S NAME Client's Address

REV. DATE: 7/11/2018

SHEET: A7



A/A8 EXISTING RIGHT ELEVATION

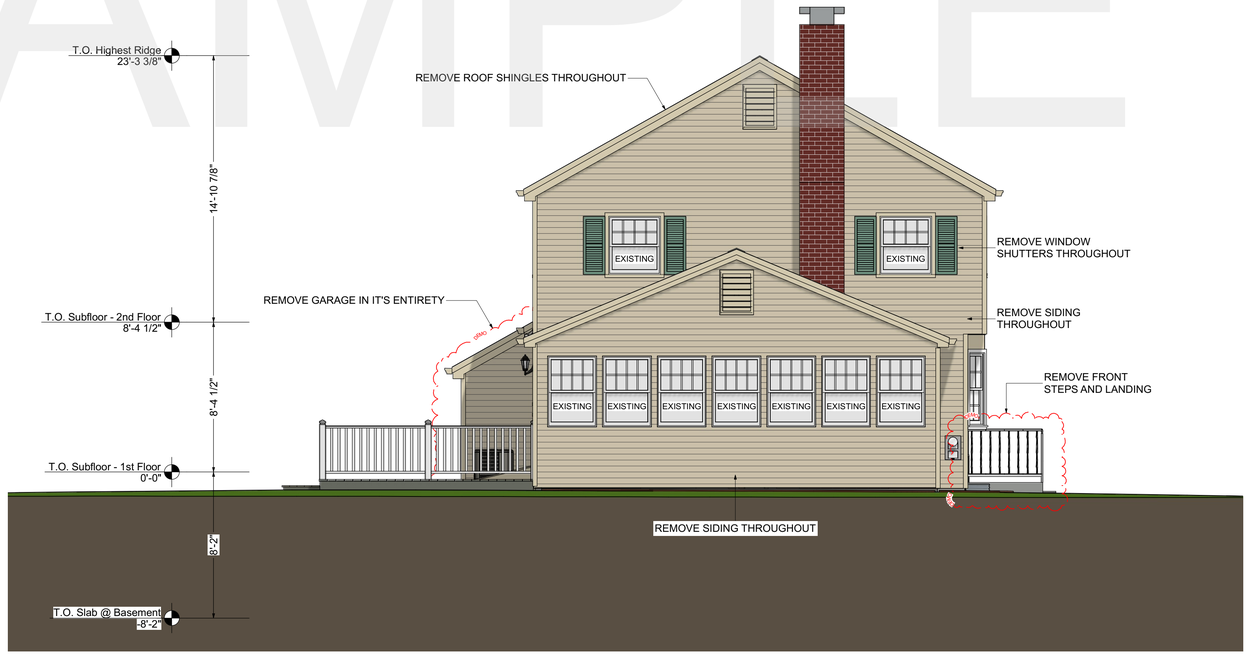
SCALE: 1/4" = 1'-0"

DIMENSIONS:
- ALL EXISTING INTERIOR DIMENSIONS ARE FROM PLASTERED SURFACE TO SURFACE
- ALL EXTERIOR DIMENSIONS ARE TO EXTERIOR WALL SURFACES

- ALL PROPOSED DIMENSIONS ARE TAKEN FROM STUD TO STUD

NOTES: DEMOLITION

- DEMOLISH GARAGE FOUNDATION WALLS AND SLAB IN IT'S ENTIRETY.
- DEMOLISH INTERIOR AND EXTERIOR WALLS AS SHOWN ON PLAN
- REMOVE DOORS AND WINDOWS AS SHOWN ON PLAN
- REMOVE WINDOW SHUTTERS THROUGHOUT
- RELOCATE BEDROOM WINDOW
- REMOVE SIDING THROUGHOUT
- REMOVE ROOF SHINGLES THROUGHOUT
- DEMOLISH FRONT STEPS AND LANDING
- CUT BACK AND REMOVE EXISTING ASPHALT DRIVEWAY.
- REMOVE ALL DEMOLITION AND CONSTRUCTION DEBRIS FROM SITE.



B/A8 EXISTING LEFT ELEVATION

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

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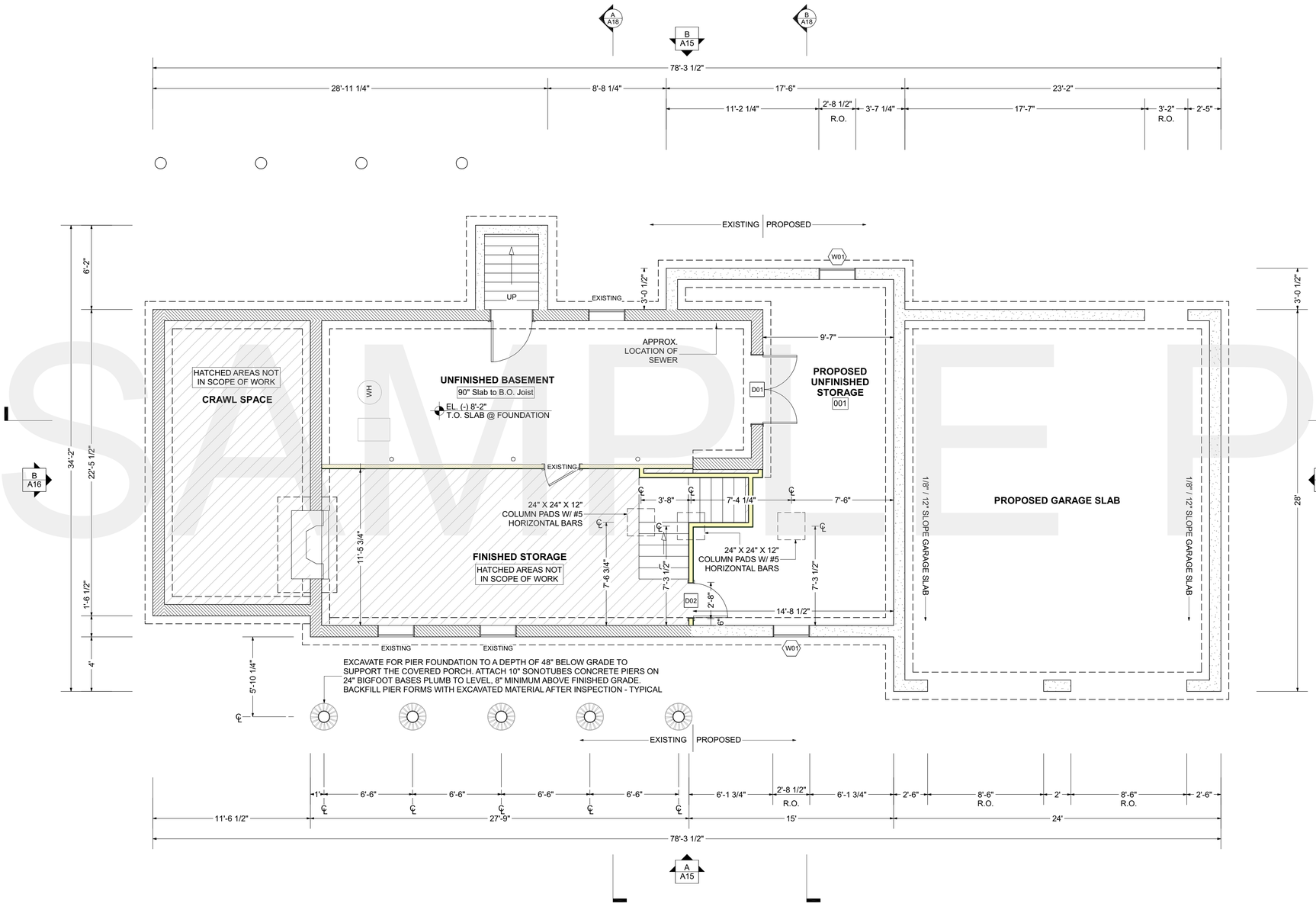
SCOTT E. NELSON STRUCTURAL No. 41457 REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE: EXISTING RIGHT AND LEFT ELEVATIONS

PROJECT ADDRESS: CLIENT'S NAME
Client's Address

REV. DATE:
7/11/2018

SHEET:
A8



A A9 PROPOSED FOUNDATION PLAN

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

DIMENSIONS:
- ALL EXISTING INTERIOR DIMENSIONS ARE FROM PLASTERED SURFACE TO SURFACE
- ALL EXTERIOR DIMENSIONS ARE TO EXTERIOR WALL SURFACES

- ALL PROPOSED DIMENSIONS ARE TAKEN FROM STUD TO STUD

PROPOSED WALL SCHEDULE

- 10" FOUNDATION WALL - EXISTING
- 10" FOUNDATION WALL - PROPOSED
- 8" FOUNDATION WALL - EXISTING
- 2X4 EXTERIOR WALL - EXISTING
- 2X4 EXTERIOR WALL - PROPOSED
- 2X6 EXTERIOR WALL- PROPOSED
- 2X6 INTERIOR WALL- PROPOSED
- 2X4 INTERIOR WALL - EXISTING
- 2X4 INTERIOR WALL - PROPOSED

NOTES: FOUNDATION

SITE WORK:
- EXCAVATE FOR NEW GARAGE ADDITION AS DETAILED FROM PLANS.
- PROVIDE GRAVEL FOR GARAGE AREA AS NEEDED.
- BACKFILL COMPLETE FOUNDATION AND SUB GRADE AS NEEDED,FINISH GRADING, LOAM AND SEEDING.

CONCRETE:
- EXCAVATE FOR PIER FOUNDATION TO A DEPTH OF 48" BELOW GRADE TO SUPPORT THE COVERED PORCH. ATTACH 10" SONOTUBES CONCRETE PIERS ON 24" BIGFOOT BASES PLUMB TO LEVEL, 8" MINIMUM ABOVE FINISHED GRADE. BACKFILL PIER FORMS WITH EXCAVATED MATERIAL AFTER INSPECTION - TYPICAL
- CONCRETE FLOOR SLAB TO BE 4" OF #3000 CONCRETE POURED STIFF WITH FIBER MESH, 6 MIL POLYETHYLENE VAPOR BARRIER, METAL CONTROL JOINTS OR SCORED JOINTS TO A MAXIMUM OF TWENTY FEET ON CENTER EACH WAY, ASPHALT IMPREGNATED EXPANSION STRIP TO ISOLATE SLAB FROM WALLS. 4" GRAVEL FILL COMPACTED UNDER.
- GARAGE FLOOR SLAB TO BE 4" OF #3500 CONCRETE POURED STIFF WITH FIBER MESH, 6 MIL POLYETHYLENE VAPOR BARRIER, METAL CONTROL JOINTS OR SCORED JOINTS TO A MAXIMUM OF TWENTY FEET ON CENTER EACH WAY, ASPHALT IMPREGNATED EXPANSION STRIP TO ISOLATE SLAB FROM WALLS. 4" GRAVEL FILL COMPACTED UNDER.
- 24" X 24" X 12" COLUMN PADS W/ #5 HORIZONTAL BARS
- FOOTINGS: CONTINUOUS FOOTINGS, SOF = 10" X 20" IN EXISTING EXCAVATION. 1/2" STEEL BAR IN FOOTING, 2 BARS.
- KEYWAY: PLACE 2" X 4" KEYWAY FOR POURED CONCRETE WALL AND STRIP AFTER POURING.
- STEEL BAR REINFORCEMENT: CONTINUOUS NO. 4 (1/2") STEEL BAR REINFORCEMENT.
- CONCRETE FOUNDATION WALL, POUR FROM CHUTE: BUILD CONCRETE FOUNDATION WALL FOR FULL BASEMENT OR CRAWL SPACE, IN EXISTING EXCAVATION AND ON EXISTING CONCRETE. CONCRETE WALL, 10" THICK, 72" HIGH, CHUTE.
- FROST WALL FOR GARAGE SPACE.
- EXTERIOR SLAB: 4" EXTERIOR SLAB, ON GRADE, CHUTE POUR. 6 X 6, #10 WWM. #4 BARS DRILLED INTO WALL OF EXISTING MASONRY BUILDING.
- 4" EXTERIOR SLAB, ON GRADE, CHUTE POUR.

PLUMBING:
- REPIPE WATER MAIN FROM METER TO WATER HEATER WITH UPGRADED SIZE PIPE TO ACCOMMODATE NEW PLUMBING.
- PVC DRAINS AND VENTS FOR DRAINAGE, PEX WATER PIPING TO ALL FIXTURES.

INSULATION:
- KRAFTBACK BLANKET INSULATION, R-19 6-1/4" STAPLED TO OPEN FRAMING OR LAID FLAT BETWEEN CEILING JOISTS ON INSTALLED DRYWALL.

FINISH GRADE:
ALL GRADING SHOWN ON ELEVATIONS SHALL BY NO MEANS BE ASSUMED AS THE ACTUAL GRADING CONDITIONS AROUND THE BUILDING. VERIFY WITH SITE ENGINEER THE TOP OF FOUNDATION AND EXACT LOCATION ON SITE ADHERING TO THE MEDFIELD SETBACKS.

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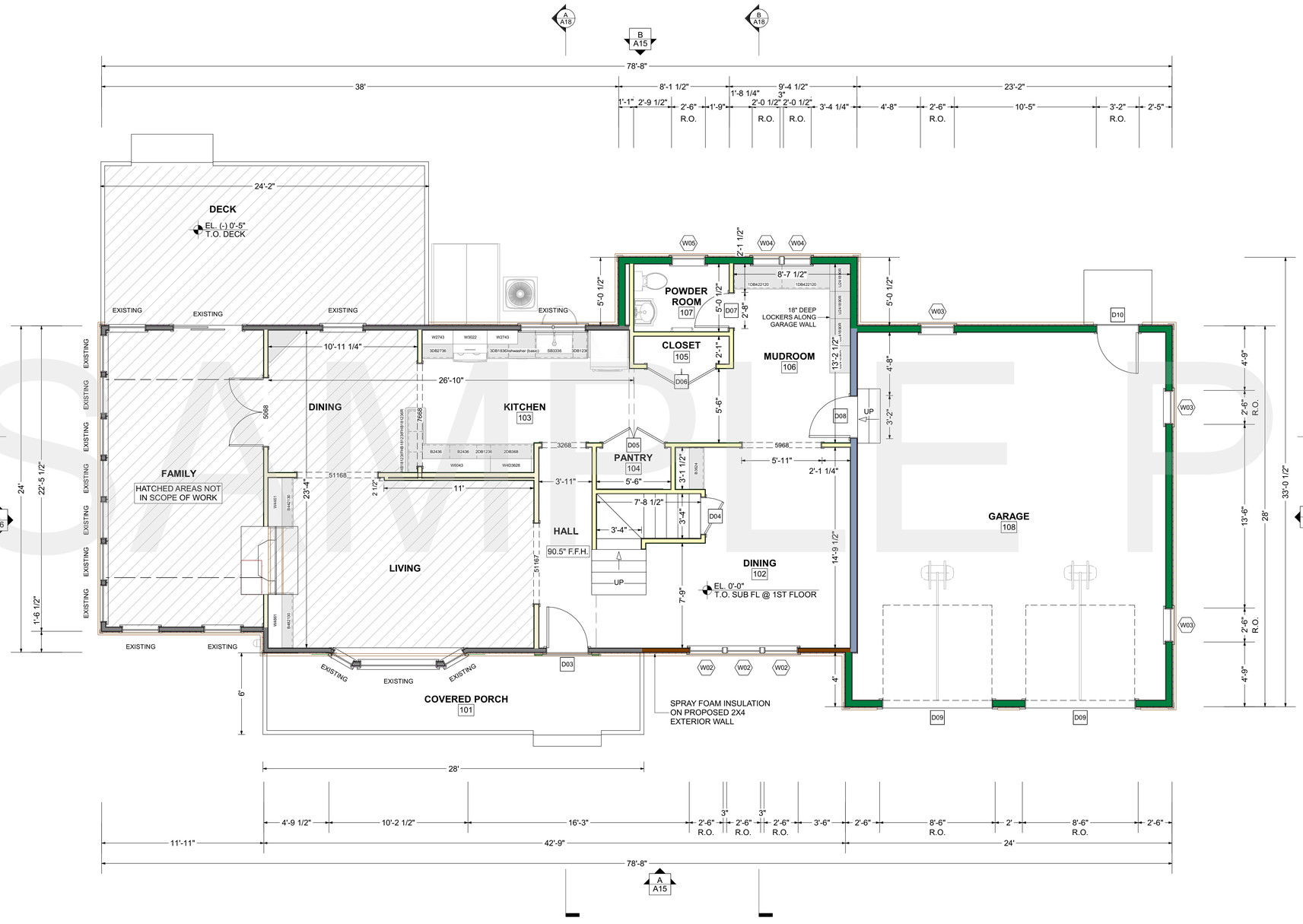
SCOTT C. NELSON STRUCTURAL No. 41457 REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE: PROPOSED FOUNDATION PLAN

PROJECT ADDRESS: CLIENT'S NAME Client's Address

REV. DATE: 7/11/2018

SHEET: A9



A A10 PROPOSED FIRST FLOOR PLAN

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

DIMENSIONS:
- ALL EXISTING INTERIOR DIMENSIONS ARE FROM PLASTERED SURFACE TO SURFACE
- ALL EXTERIOR DIMENSIONS ARE TO EXTERIOR WALL SURFACES

- ALL PROPOSED DIMENSIONS ARE TAKEN FROM STUD TO STUD

PROPOSED WALL SCHEDULE

- 10" FOUNDATION WALL - EXISTING
- 10" FOUNDATION WALL - PROPOSED
- 8" FOUNDATION WALL - EXISTING
- 2X4 EXTERIOR WALL - EXISTING
- 2X4 EXTERIOR WALL - PROPOSED
- 2X6 EXTERIOR WALL- PROPOSED
- 2X6 INTERIOR WALL- PROPOSED
- 2X4 INTERIOR WALL - EXISTING
- 2X4 INTERIOR WALL - PROPOSED

NOTES: FIRST FLOOR

INSULATION:
- EXTERIOR ENVELOPE INSULATION TO CODE.
- UN-FACED SOUND INSULATION IN BATHROOM INTERIOR WALLS.

SIDEWALL:
- VINYL SIDING WITH 5" NOMINAL EXPOSURE TO THE WEATHER OVER HOUSEWRAP. UNDERLAY WITH ALUMINUM DRIP CAPS ON WINDOW AND DOOR HEAD CASINGS.

PLUMBING:
- PROVIDE NEW WATER PIPING, DRAINS, AND VENTS AS REQUIRED.

ASPHALT:
- REPLACE DRIVEWAY TO NEW GARAGE.

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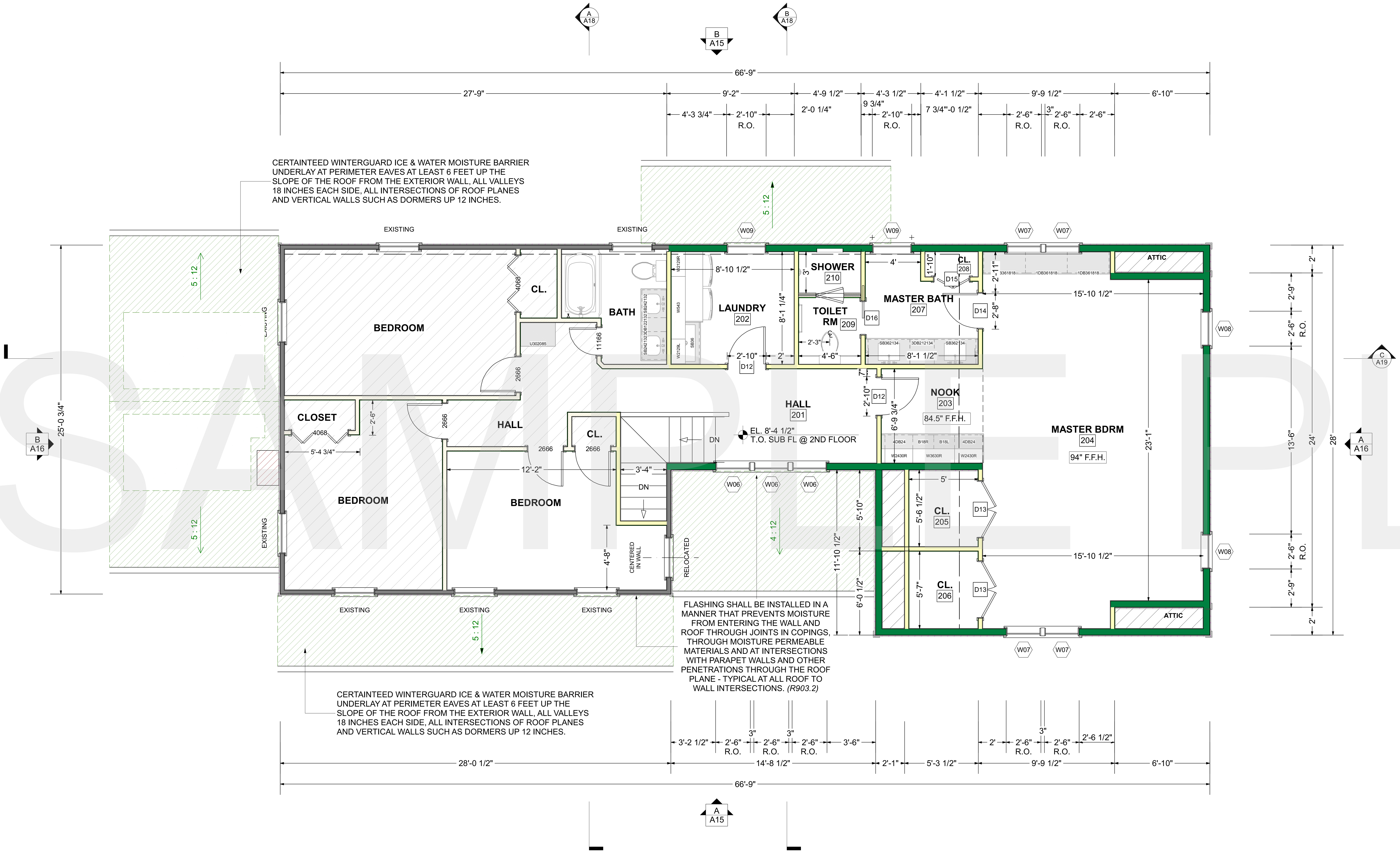
SCOTT P. NELSON
STRUCTURAL
No. 41457
REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE: PROPOSED FIRST FLOOR PLAN

PROJECT ADDRESS: CLIENT'S NAME
Client's Address

REV. DATE: 7/11/2018

SHEET: A10



A
A11
PROPOSED SECOND FLOOR/ROOF PLAN
SCALE: 1/4" = 1'-0"

DIMENSIONS:
- ALL EXISTING INTERIOR DIMENSIONS ARE FROM PLASTERED SURFACE TO SURFACE
- ALL EXTERIOR DIMENSIONS ARE TO EXTERIOR WALL SURFACES

- ALL PROPOSED DIMENSIONS ARE TAKEN FROM STUD TO STUD

PROPOSED WALL SCHEDULE

- 10" FOUNDATION WALL - EXISTING
- 10" FOUNDATION WALL - PROPOSED
- 8" FOUNDATION WALL - EXISTING
- 2X4 EXTERIOR WALL - EXISTING
- 2X4 EXTERIOR WALL - PROPOSED
- 2X6 EXTERIOR WALL- PROPOSED
- 2X6 INTERIOR WALL- PROPOSED
- 2X4 INTERIOR WALL - EXISTING
- 2X4 INTERIOR WALL - PROPOSED

NOTES: SECOND FLOOR

INSULATION:
- EXTERIOR ENVELOPE INSULATION TO CODE.
- UN-FACED SOUND INSULATION IN BATHROOM INTERIOR WALLS.

SIDEWALL:
- VINYL SIDING WITH 5" NOMINAL EXPOSURE TO THE WEATHER OVER HOUSEWRAP. UNDERLAY WITH ALUMINUM DRIP CAPS ON WINDOW AND DOOR HEAD CASINGS.

PLUMBING:
- PROVIDE NEW WATER PIPING, DRAINS, AND VENTS AS REQUIRED.

ROOFING:
- 30 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES OVER #15 FELT WITH CERTAINTEED WINTERGUARD ICE & WATER MOISTURE BARRIER UNDERLAY. DRIP EDGE WILL BE 8" ALUMINUM WITH STARTER SHINGLES ON EAVES. CONTINUOUS RIDGE VENT WITH MATCHING RIDGE CAP.

GUTTERS:
SEAMLESS ALUMINUM, 5" GUTTER & 2" X 3" DOWNSPOUT

FLASHING:
FLASHING SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE - TYPICAL AT ALL ROOF TO WALL INTERSECTIONS. ***(R903.2)***

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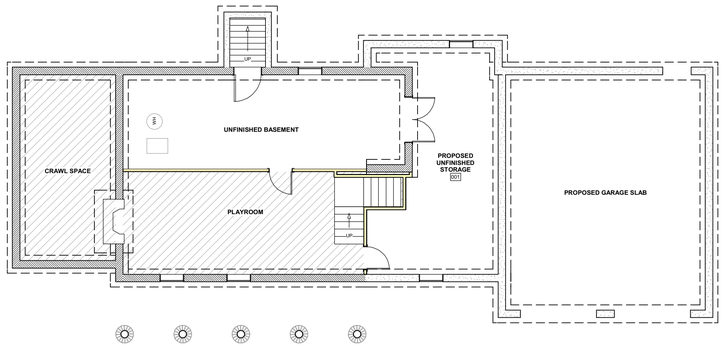
COMMONWEALTH OF MASSACHUSETTS SCOTT E NELSON STRUCTURAL No 41457 REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:
PROPOSED SECOND FLOOR PLAN

PROJECT ADDRESS:
CLIENT'S NAME
Client's Address

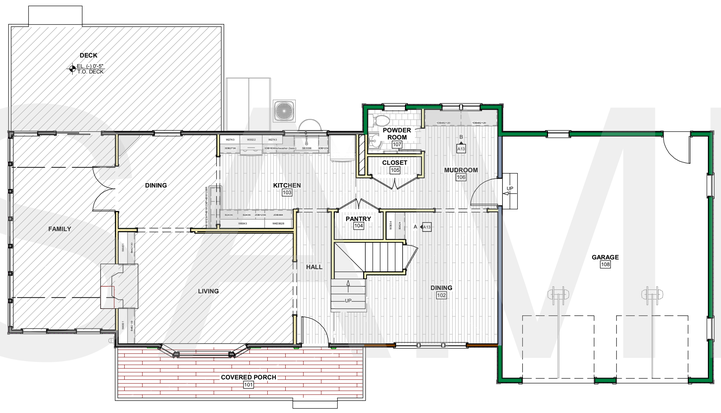
REV. DATE:
7/11/2018

SHEET:
A11



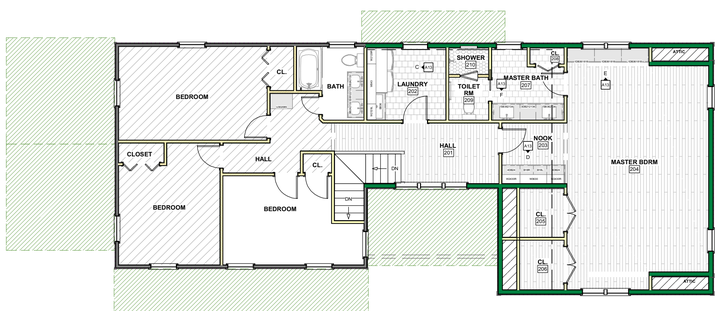
A / A12 PROPOSED BASEMENT FINISH PLAN

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



B / A12 PROPOSED FIRST FLOOR FINISH PLAN

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



C / A12 PROPOSED SECOND FLOOR FINISH PLAN

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

	BASEMENT FINISH SCHEDULE					
ROOM NUMBER	ROOM NAME	AREA, STANDARD (SQ FT)	CEILING FINISH HEIGHT	WALL MATERIAL	FLOOR FINISH	CEILING FINISH
001	PROPOSED UNFINISHED STORAGE	350	90"	UNFINISHED	CONCRETE	UNFINISHED

	FIRST FLOOR FINISH SCHEDULE					
ROOM NUMBER	ROOM NAME	AREA, STANDARD (SQ FT)	CEILING FINISH HEIGHT	WALL MATERIAL	FLOOR FINISH	CEILING FINISH
101	COVERED PORCH	171	98 1/4"	VINYL SIDING	AZEK DECKING	WHITE BEADBOARD
102	DINING	227	90 1/2"	PLASTER / PAINT / WAINSCOTING	HARDWOOD	PLASTER / PAINT
103	KITCHEN	155	90 1/2"	PLASTER / PAINT / WAINSCOTING	HARDWOOD	PLASTER / PAINT
104	PANTRY	21	90 1/2"	PLASTER / PAINT	HARDWOOD	PLASTER / PAINT
105	CLOSET	15	90 1/2"	PLASTER / PAINT	HARDWOOD	PLASTER / PAINT
106	MUDROOM	133	90 1/2"	PLASTER / PAINT / WAINSCOTING	HARDWOOD	PLASTER / PAINT
107	POWDER ROOM	37	90 3/4"	PLASTER / PAINT	TILE	PLASTER / PAINT
108	GARAGE	661	115"	PLASTER / PAINT	EPOXY CHIP COATING	PLASTER / PAINT

	SECOND FLOOR FINISH SCHEDULE					
ROOM NUMBER	ROOM NAME	AREA, STANDARD (SQ FT)	CEILING FINISH HEIGHT	WALL MATERIAL	FLOOR FINISH	CEILING FINISH
201	HALL	110	84 1/2"	PLASTER / PAINT	HARDWOOD	PLASTER / PAINT
202	LAUNDRY	80	84 3/4"	PLASTER / PAINT	TILE	PLASTER / PAINT
203	NOOK	53	84 1/2"	PLASTER / PAINT	HARDWOOD	PLASTER / PAINT
204	MASTER BDRM	434	94"	PLASTER / PAINT	HARDWOOD	PLASTER / PAINT
205	CL.	32	84 1/2"	PLASTER / PAINT	HARDWOOD	PLASTER / PAINT
206	CL.	34	84 1/2"	PLASTER / PAINT	HARDWOOD	PLASTER / PAINT
207	MASTER BATH	63	84 3/4"	PLASTER / PAINT	TILE	PLASTER / PAINT
208	CL.	10	84 3/4"	PLASTER / PAINT	TILE	PLASTER / PAINT
209	TOILET RM	24	84 3/4"	PLASTER / PAINT	TILE	PLASTER / PAINT
210	SHOWER	17	84 3/4"	TILE	TILE	PLASTER / PAINT

NOTES: INTERIOR FINISHES

TILE:
FIRST FLOOR
- TILE IN POWDER ROOM FLOOR.

SECOND FLOOR
- TILE IN THE MASTER BATHROOM FLOOR, SHOWER FLOOR AND WALLS.
- TILE IN THE LAUNDRY ROOM FLOOR.

WOOD FLOORING:
- 25/32"X 2-1/4" HARDWOOD OAK FLOORING INSTALLED, SANDED,AND FINISHED WITH A NATURAL STAIN FLOOR FINISH THROUGHOUT FIRST AND SECOND WHERE TILE ISN'T USED.

BLUEBOARD & PLASTER:
½" BLUEBOARD ON WALLS AND CEILING WITH SMOOTH SKIM COAT OF PLASTER.

DUROCK:
½" FIBER REINFORCED CEMENTITIOUS TILE BACKER BOARD ON MASTER BATHROOM SHOWER FLOOR AND WALLS.

INTERIOR FINISH:
- INTERIOR DOORS TO BE 2-PANEL SOLID CORE MASONITE
- INTERIOR TRIM TO BE 3-1/2" FLATSTOCK CASINGS WITH 5-1/2" FLATSTOCK BASE WITH EASED EDGE

KITCHEN CABINETS:
SELECTED BY OWNER OR KITCHEN DESIGNER

KITCHEN COUNTERTOPS:
SELECTED BY OWNER

VANITY:
SELECTED BY OWNER

VANITY TOP:
SELECTED BY OWNER

CABINETRY HARDWARE:
KNOBS AND PULLS FOR VANITY , SELECTED BY OWNER

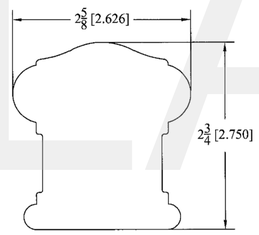
BUILT-INS:
BUILT-INS IN DINING ROOM, MUDROOM, LAUNDRY, AND MASTER BEDROOM NOOK

INTERIOR PAINTING:
TO BE TWO COATS OF FINISH ON PRE-PRIMED WOOD AND ONE COAT PRIMER AND TWO COATS OF FINISH ON UNPRIMED WOOD. PRIMER AND TWO COATS OF FINISH ON PLASTER WALLS AND CEILINGS.

FINISH HARDWARE:
ONE LOCKSET WITH DEADBOLTS, INTERIOR DOOR HARDWARE

TOILET AND BATH ACCESSORIES:
ALL TOILET AND BATH ACCESSORIES SELECTED BY OWNER


RAIL
6210 Sapele
BALUSTERS
Fitts 5415 Primed
BOX NEWELS
4093 Beaded Primed
Cooper Stair Parts | page 7



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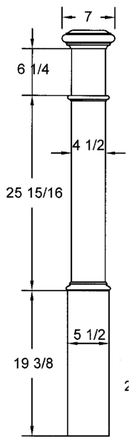

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SCOTT E. NELSON STRUCTURAL No. 41457 REGISTERED PROFESSIONAL ENGINEER

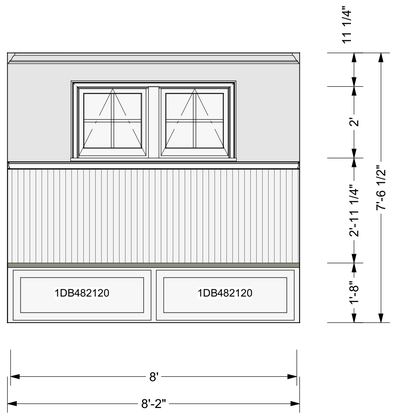
SHEET TITLE: PROPOSED FINISH PLANS AND SCHEDULE

PROJECT ADDRESS: CLIENT'S NAME Client's Address

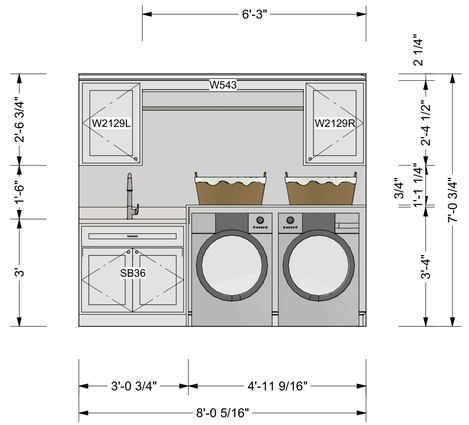
REV. DATE: 7/11/2018

SHEET: A12

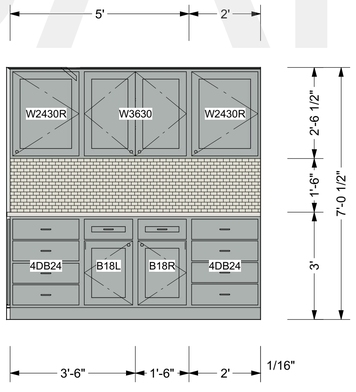
A A13 DINING ROOM ELEVATION
SCALE:1/2" = 1'-0"



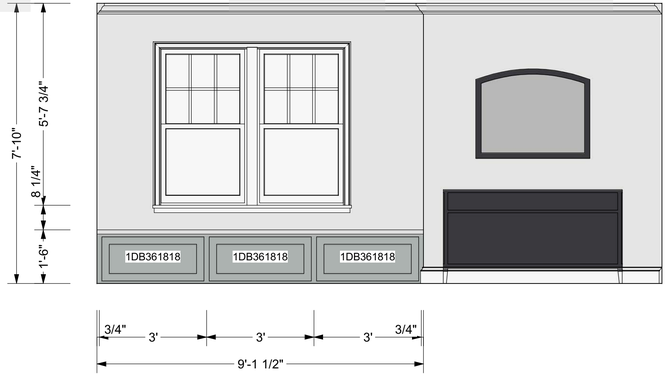
B A13 MUDROOM ELEVATION
SCALE:1/2" = 1'-0"



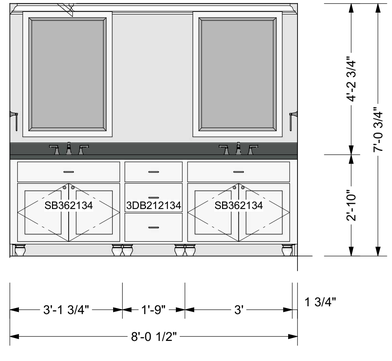
C A13 LAUNDRY ELEVATION
SCALE:1/2" = 1'-0"



D A13 NOOK ELEVATION
SCALE:1/2" = 1'-0"



E A13 MASTER BEDROOM ELEVATION
SCALE:1/2" = 1'-0"



F A13 MASTER BATH ELEVATION
SCALE:1/2" = 1'-0"

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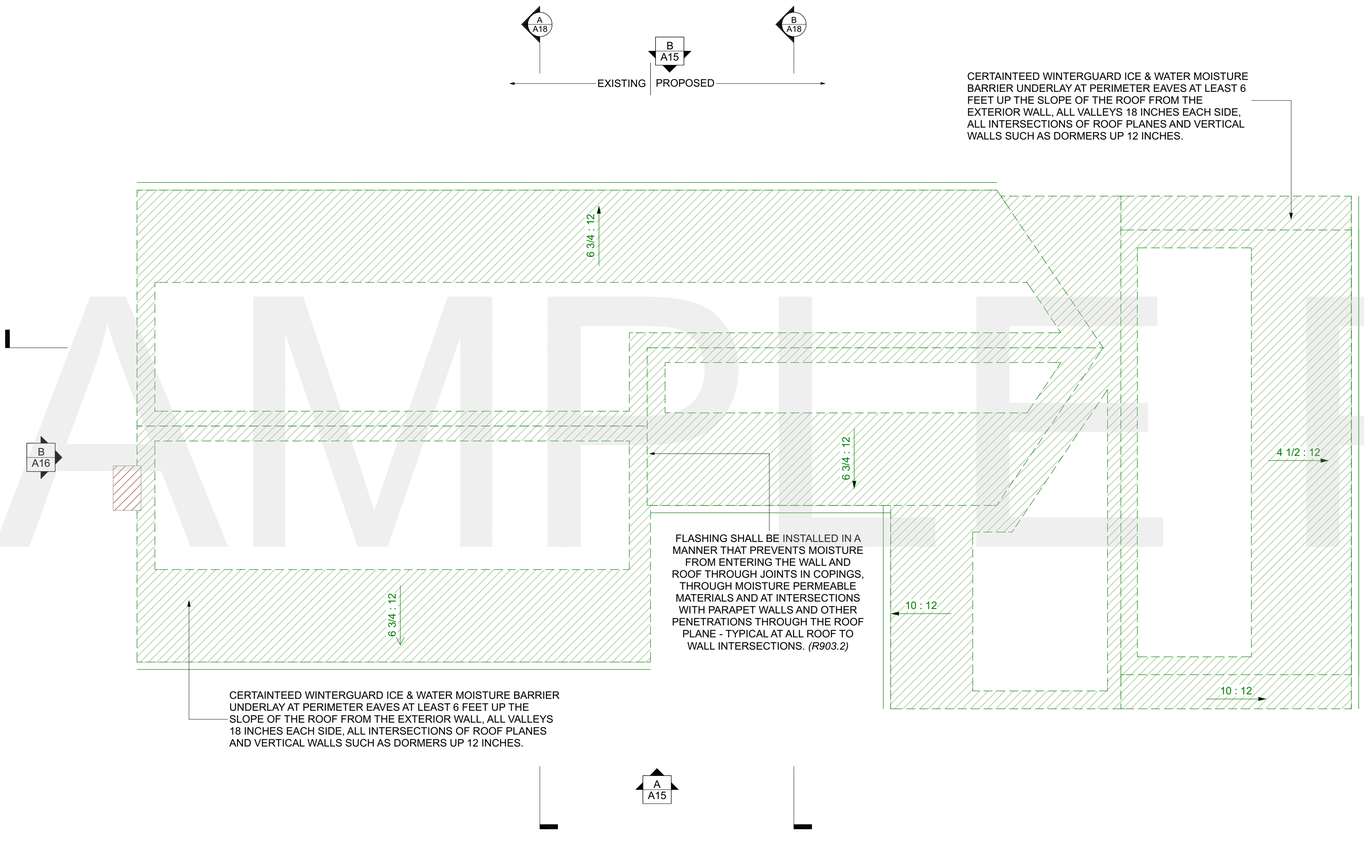
SCOTT E. NELSON STRUCTURAL No. 41457 REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:
PROPOSED
INTERIOR ELEVATIONS

PROJECT ADDRESS:
CLIENT'S NAME
Client's Address

REV. DATE:
7/11/2018

SHEET:
A13



A A14 PROPOSED ROOF PLAN

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

NOTES: ROOF

ROOFING:
- 30 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES OVER #15 FELT WITH CERTAINTEED WINTERGUARD ICE & WATER MOISTURE BARRIER UNDERLAY. DRIP EDGE WILL BE 8" ALUMINUM WITH STARTER SHINGLES ON EAVES. CONTINUOUS RIDGE VENT WITH MATCHING RIDGE CAP.

GUTTERS:
SEAMLESS ALUMINUM, 5" GUTTER & 2" X 3" DOWNSPOUT

FLASHING:
FLASHING SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE - TYPICAL AT ALL ROOF TO WALL INTERSECTIONS. ***(R903.2)***

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COMMONWEALTH OF MASSACHUSETTS
SCOTT E NELSON
STRUCTURAL
No. 41457
REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE: PROPOSED ROOF PLAN

PROJECT ADDRESS: CLIENT'S NAME
Client's Address

REV. DATE: 7/11/2018

SHEET: A14

A
A15 PROPOSED FRONT ELEVATION

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

B
A15 PROPOSED REAR ELEVATION

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

NOTES: EXTERIOR ELEVATIONS

ROOFING:
- 30 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES OVER #15 FELT WITH CERTAINTEED WINTERGUARD ICE & WATER MOISTURE BARRIER UNDERLAY. DRIP EDGE WILL BE 8" ALUMINUM WITH STARTER SHINGLES ON EAVES. CONTINUOUS RIDGE VENT WITH MATCHING RIDGE CAP.

GUTTERS:
SEAMLESS ALUMINUM, 5" GUTTER & 2" X 3" DOWNSPOUT

INSULATION:
- EXTERIOR ENVELOPE INSULATION TO CODE.
- UN-FACED SOUND INSULATION IN BATHROOM INTERIOR WALLS.

SIDEWALL:
- VINYL SIDING WITH 5" NOMINAL EXPOSURE TO THE WEATHER OVER HOUSEWRAP. UNDERLAY WITH ALUMINUM DRIP CAPS ON WINDOW AND DOOR HEAD CASINGS.

WINDOWS:
- HARVEY CLASSIC SERIES VINYL WINDOWS WITH WHITE EXTERIOR, WHITE INTERIOR, GRILLES BETWEEN THE GLASS, LOW E GLASS WITH ARGON AND FOAM INSULATION, CONVENTIONAL BLACK FIBERGLASS SCREENS AND WHITE HARDWARE.

TRIM:
- TRIM WILL BE AZEK SIZED TO MATCH EXISTING THROUGHOUT

FLASHING:
FLASHING SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE - TYPICAL AT ALL ROOF TO WALL INTERSECTIONS. ***(R903.2)***

FINISH GRADE:
ALL GRADING SHOWN ON ELEVATIONS SHALL BY NO MEANS BE ASSUMED AS THE ACTUAL GRADING CONDITIONS AROUND THE BUILDING. VERIFY WITH SITE ENGINEER THE TOP OF FOUNDATION AND EXACT LOCATION ON SITE ADHERING TO THE MEDFIELD SETBACKS.

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SCOTT E. NELSON STRUCTURAL No. 41457 REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE: PROPOSED FRONT AND REAR ELEVATIONS

PROJECT ADDRESS:
CLIENT'S NAME
Client's Address

REV. DATE:
7/11/2018

SHEET:
A15

A
A16 PROPOSED RIGHT ELEVATION

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

B
A16 PROPOSED LEFT ELEVATION

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

NOTES: EXTERIOR ELEVATIONS

ROOFING:
- 30 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES OVER #15 FELT WITH CERTAINTEED WINTERGUARD ICE & WATER MOISTURE BARRIER UNDERLAY. DRIP EDGE WILL BE 8" ALUMINUM WITH STARTER SHINGLES ON EAVES. CONTINUOUS RIDGE VENT WITH MATCHING RIDGE CAP.

GUTTERS:
SEAMLESS ALUMINUM, 5" GUTTER & 2" X 3" DOWNSPOUT

INSULATION:
- EXTERIOR ENVELOPE INSULATION TO CODE.
- UN-FACED SOUND INSULATION IN BATHROOM INTERIOR WALLS.

SIDEWALL:
- VINYL SIDING WITH 5" NOMINAL EXPOSURE TO THE WEATHER OVER HOUSEWRAP. UNDERLAY WITH ALUMINUM DRIP CAPS ON WINDOW AND DOOR HEAD CASINGS.

WINDOWS:
- HARVEY CLASSIC SERIES VINYL WINDOWS WITH WHITE EXTERIOR, WHITE INTERIOR, GRILLES BETWEEN THE GLASS, LOW E GLASS WITH ARGON AND FOAM INSULATION, CONVENTIONAL BLACK FIBERGLASS SCREENS AND WHITE HARDWARE.

TRIM:
- TRIM WILL BE AZEK SIZED TO MATCH EXISTING THROUGHOUT

FLASHING:
FLASHING SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE - TYPICAL AT ALL ROOF TO WALL INTERSECTIONS. ***(R903.2)***

FINISH GRADE:
ALL GRADING SHOWN ON ELEVATIONS SHALL BY NO MEANS BE ASSUMED AS THE ACTUAL GRADING CONDITIONS AROUND THE BUILDING. VERIFY WITH SITE ENGINEER THE TOP OF FOUNDATION AND EXACT LOCATION ON SITE ADHERING TO THE MEDFIELD SETBACKS.

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SCOTT E. NELSON STRUCTURAL No. 41457 REGISTERED PROFESSIONAL ENGINEER

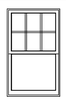
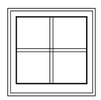
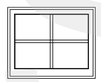
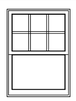
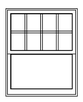
SHEET TITLE: PROPOSED RIGHT AND LEFT ELEVATIONS

PROJECT ADDRESS:
CLIENT'S NAME
Client's Address

REV. DATE:
7/11/2018

SHEET:
A16

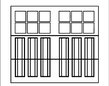
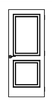
WINDOW SCHEDULE

3D EXTERIOR ELEVATION	NUMBER	LABEL	FLOOR	QTY	R/O	WIDTH	HEIGHT	DESCRIPTION	MANUFACTURER	COMMENTS	EGRESS
	W01	BW 2815	0	2	32 1/2"X15 1/2"	32 "	15 "	SINGLE HOPPER	HARVEY VINYL CLASSIC	UNFINISHED STORAGE	
	W02	2442	1	3	30"X53 1/2"	29 1/2 "	53 "	DOUBLE HUNG	HARVEY VINYL CLASSIC	DINING ROOM	
	W03	24310	1	3	30"X49 1/2"	29 1/2 "	49 "	DOUBLE HUNG	HARVEY VINYL CLASSIC	GARAGE	
	W04	AWN 21	1	2	24 1/2"X24 1/2"	24 "	24 "	SINGLE AWNING	HARVEY VINYL CLASSIC	MUDROOM	
	W05	2432	1	1	30"X41 1/2"	29 1/2 "	41 "	DOUBLE HUNG	HARVEY VINYL CLASSIC	POWDER ROOM	
	W06	AWN CUS	2	3	30"X24 1/2"	29 1/2 "	24 "	SINGLE AWNING	HARVEY VINYL CLASSIC	HALL	
	W07	2442	2	4	30"X53 1/2"	29 1/2 "	53 "	DOUBLE HUNG	HARVEY VINYL CLASSIC	MASTER BEDROOM	YES
	W08	2432	2	2	30"X41 1/2"	29 1/2 "	41 "	DOUBLE HUNG	HARVEY VINYL CLASSIC	MASTER BEDROOM	
	W09	2832	2	2	34"X41 1/2"	33 1/2 "	41 "	DOUBLE HUNG	HARVEY VINYL CLASSIC	MASTER BATH	LAUNDRY	

DOOR SCHEDULE

3D EXTERIOR ELEVATION	NUMBER	LABEL	FLOOR	QTY	WIDTH	HEIGHT	DESCRIPTION	MANUFACTURER	COMMENTS
	D01	5066	0	1	60 "	78 "	DOUNLE HINGED 2-PANEL	TBD	UTILITY	UNFINISHED STORAGE
	D02	2666	0	1	30 "	78 "	HINGED 2-PANEL	TBD	UNFINISHED STORAGE
	D03	3068	1	1	36 "	80 "	EXT HINGED 3/4 GLASS	TBD	ENTRY
	D04	2866	1	1	32 "	78 "	HINGED 2-PANEL	TBD	DINING ROOM
	D05	4666	1	1	54 "	78 "	DOUBLE HINGED 2-PANEL	TBD	PANTRY
	D06	5066	1	1	60 "	78 "	DOUBLE HINGED 2-PANEL	TBD	CLOSET
	D07	2666	1	1	30 "	78 "	HINGED 2-PANEL	TBD	POWDER ROOM
	D08	3068	1	1	36 "	80 "	EXT HINGED FIBERGLASS 2-PANEL	TBD	MUDROOM

DOOR SCHEDULE

3D EXTERIOR ELEVATION	NUMBER	LABEL	FLOOR	QTY	WIDTH	HEIGHT	DESCRIPTION	MANUFACTURER	COMMENTS
	D09	8070	1	2	96 "	84 "	STYLE TBD	TBD	GARAGE
	D10	3068	1	1	36 "	80 "	EXT HINGED 4-LITE	TBD	GARAGE
	D12	2866	2	2	32 "	78 "	HINGED 2-PANEL	TBD	LAUNDRY	NOOK
	D13	4066	2	2	48 "	78 "	DOUBLE HINGED 2-PANEL	TBD	MASTER BEDROOM CLOSET
	D14	2666	2	1	30 "	78 "	HINGED 2-PANEL	TBD	MASTER BATHROOM
	D15	2668	2	1	30 "	80 "	BI-FOLD 2-PANEL	TBD	M. BATH CLOSET
	D16	2468	2	1	28 "	80 "	POCKET 2-PANEL	TBD	TOILET ROOM

DISCLAIMER

ALL REASONABLE EFFORT HAS BEEN MADE TO ENSURE THE ACCURACY OF THIS WINDOW AND DOOR SCHEDULE. GENERAL CONTRACTOR TO VERIFY ALL WINDOW AND DOOR SIZES, COUNT, TEMPERING, AND LOCATIONS WITH PROVIDER PRIOR TO ORDERING WINDOWS AND DOORS.

NOTES: WINDOWS

HARVEY CLASSIC SERIES VINYL WINDOWS WITH WHITE EXTERIOR, WHITE INTERIOR, GRILLES BETWEEN THE GLASS, LOW E GLASS WITH ARGON AND FOAM INSULATION, CONVENTIONAL BLACK FIBERGLASS SCREENS AND WHITE HARDWARE.

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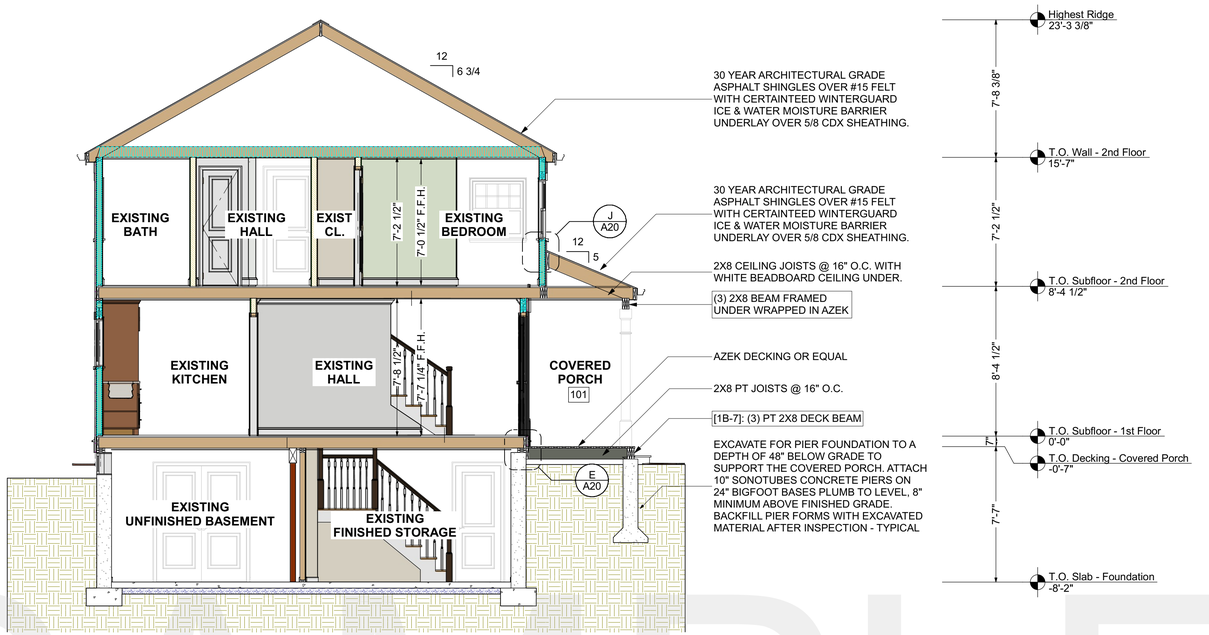
SCOTT E. NELSON STRUCTURAL No. 41457 REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE: PROPOSED WINDOW AND DOOR SCHEDULES

PROJECT ADDRESS: CLIENT'S NAME
Client's Address

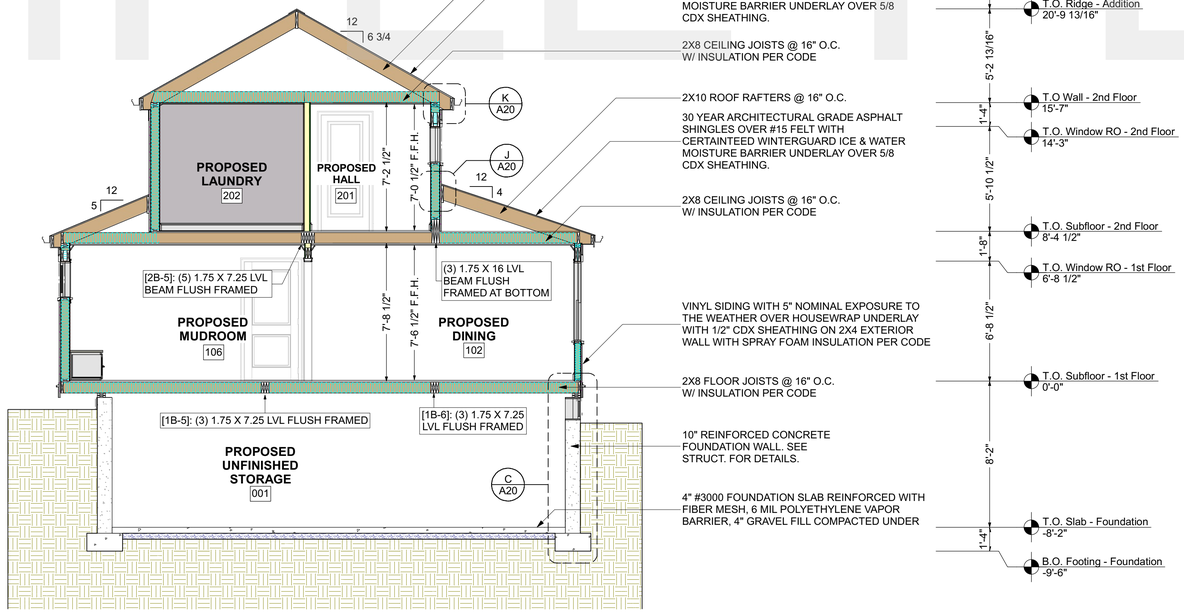
REV. DATE: 7/11/2018

SHEET: A17



A A18 PROPOSED SECTION A

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



B A18 PROPOSED SECTION B

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

NOTES: FRAMING PLANS

ALL STRUCTURAL NOTES VERIFIED AND APPROVED BY ENGINEER - SEE ATTACHED SPECS AND CALC'S.

STRUCTURAL STEEL:
FABRICATE, DETAIL ERECT, IDENTIFY AND PAINT STRUCTURAL STEEL ACCORDING TO AISC SPECIFICATIONS: EXCEPT CONTRACTOR SHALL USE THE ARCHITECTURAL DRAWINGS IN CONJUNCTION WITH THE STRUCTURAL DRAWINGS FOR DIMENSIONS AND STRUCTURAL STEEL NOT SHOWN ON THE STRUCTURAL DOCUMENTS.

R602.3 DESIGN AND CONSTRUCTION:
EXTERIOR WALLS OF WOOD-FRAME CONSTRUCTION SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THIS CHAPTER AND FIGURES R602.3(1) AND R602.3.(2) OR IN ACCORDANCE WITH AF&PA'S NDS. COMPONENTS OF EXTERIOR WALLS SHALL BE FASTENED IN ACCORDANCE WITH TABLES R602.3(1) THROUGH R602.3(4). STRUCTURAL WALL SHEATHING SHALL BE FASTENED DIRECTLY TO STRUCTURAL FRAMING MEMBERS. EXTERIOR WALL COVERINGS SHALL BE CAPABLE OF RESISTING THE WIND PRESSURES LISTED IN TABLE R301.2(2) ADJUSTED FOR HEIGHT AND EXPOSURE USING TABLE R301.2(3). WOOD STRUCTURAL PANEL SHEATHING USED FOR EXTERIOR WALLS SHALL CONFORM TO THE REQUIREMENTS OF TABLE R602.3(3).

STUDS SHALL BE CONTINUOUS FROM SUPPORT AT THE SOLE PLATE TO A SUPPORT AT THE TOP PLATE TO RESIST LOADS PERPENDICULAR TO THE WALL. THE SUPPORT SHALL BE A FOUNDATION OR FLOOR, CEILING OR ROOF DIAPHRAGM OR SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.

EXCEPTION: JACK STUDS, TRIMMER STUDS AND CRIPPLE STUDS AT OPENINGS IN WALLS THAT COMPLY WITH TABLES R502.5(1) AND R502.5(2).

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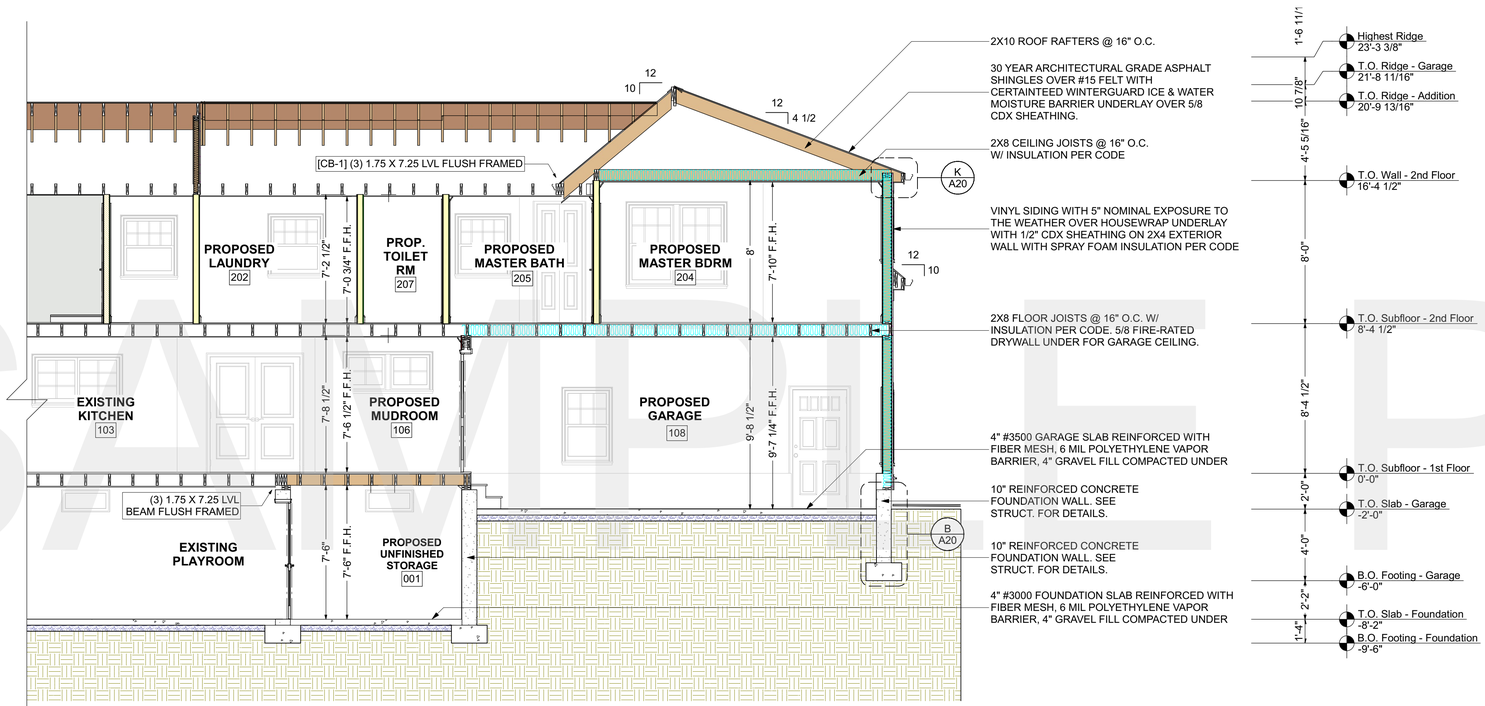
SHEET TITLE: PROPOSED BUILDING SECTIONS

PROJECT ADDRESS: CLIENT'S NAME
Client's Address

REV. DATE: 7/11/2018

SHEET: A18



A / A19 PROPOSED SECTION C

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

NOTES: FRAMING PLANS

ALL STRUCTURAL NOTES VERIFIED AND APPROVED BY ENGINEER - SEE ATTACHED SPECS AND CALC'S.

STRUCTURAL STEEL:
FABRICATE, DETAIL ERECT, IDENTIFY AND PAINT STRUCTURAL STEEL ACCORDING TO AISC SPECIFICATIONS: EXCEPT CONTRACTOR SHALL USE THE ARCHITECTURAL DRAWINGS IN CONJUNCTION WITH THE STRUCTURAL DRAWINGS FOR DIMENSIONS AND STRUCTURAL STEEL NOT SHOWN ON THE STRUCTURAL DOCUMENTS.

R602.3 DESIGN AND CONSTRUCTION:
EXTERIOR WALLS OF WOOD-FRAME CONSTRUCTION SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THIS CHAPTER AND FIGURES R602.3(1) AND R602.3.(2) OR IN ACCORDANCE WITH AF&PA'S NDS. COMPONENTS OF EXTERIOR WALLS SHALL BE FASTENED IN ACCORDANCE WITH TABLES R602.3(1) THROUGH R602.3(4). STRUCTURAL WALL SHEATHING SHALL BE FASTENED DIRECTLY TO STRUCTURAL FRAMING MEMBERS. EXTERIOR WALL COVERINGS SHALL BE CAPABLE OF RESISTING THE WIND PRESSURES LISTED IN TABLE R301.2(2) ADJUSTED FOR HEIGHT AND EXPOSURE USING TABLE R301.2(3). WOOD STRUCTURAL PANEL SHEATHING USED FOR EXTERIOR WALLS SHALL CONFORM TO THE REQUIREMENTS OF TABLE R602.3(3).

STUDS SHALL BE CONTINUOUS FROM SUPPORT AT THE SOLE PLATE TO A SUPPORT AT THE TOP PLATE TO RESIST LOADS PERPENDICULAR TO THE WALL. THE SUPPORT SHALL BE A FOUNDATION OR FLOOR, CEILING OR ROOF DIAPHRAGM OR SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.

EXCEPTION: JACK STUDS, TRIMMER STUDS AND CRIPPLE STUDS AT OPENINGS IN WALLS THAT COMPLY WITH TABLES R502.5(1) AND R502.5(2).

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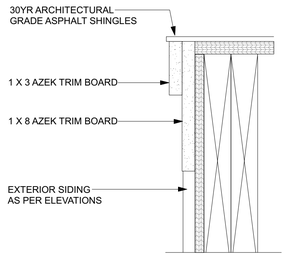
SHEET TITLE: PROPOSED BUILDING SECTION

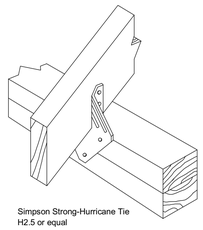
PROJECT ADDRESS: CLIENT'S NAME, Client's Address

REV. DATE: 7/11/2018

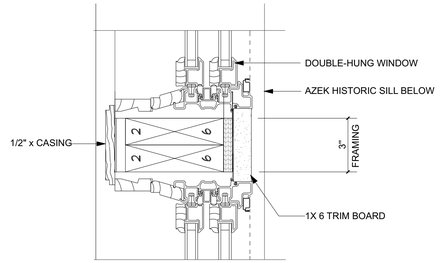
SHEET: A19



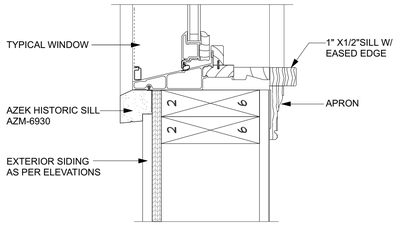
M TYPICAL RAKE DETAIL
SCALE: 3" = 1'-0"



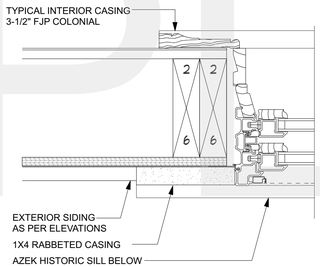
L HURRICANE TIE DETAIL
NOT TO SCALE



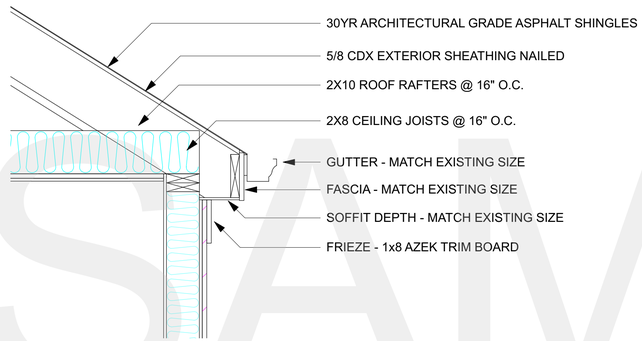
I TYPICAL WINDOW MULLION
SCALE: 3" = 1'-0"



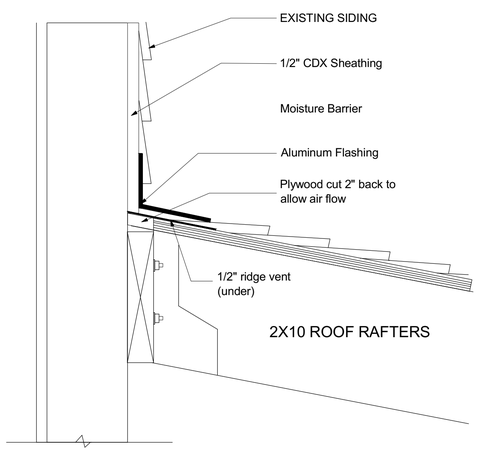
H TYPICAL WINDOW SILL
SCALE: 3" = 1'-0"



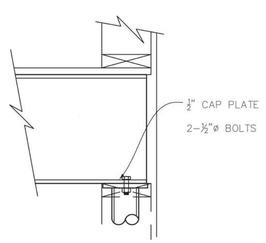
G TYPICAL WINDOW JAMB
SCALE: 3" = 1'-0"



K TYPICAL EAVE DETAIL
SCALE: 1" = 1'-0"



J ROOF TO WALL DETAIL
NOT TO SCALE



GENERAL NOTES:

1. SECTION AT BEAM TO COLUMN CONNECTION
2. MINIMUM 2– BOLTS TO CAP PLATE OR WELDED

F STEEL BEAM TO COLUMN DETAIL
SCALE: 1 1/2" = 1'-0"

SPACING REQUIREMENTS

Fasteners should be staggered in a "V" pattern and spaced as follows:

A. Minimum end distance = 3-3/4"
B. Minimum edge distance = 1-3/4"
C. On-center spacing = Per Table 1

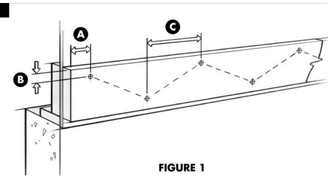


FIGURE 1

E LEDGERLOK DETAIL
NOT TO SCALE

FIGURE 1

CONSTRUCTION DETAILS FOR THE APA NARROW WALL BRACING METHOD WITHOUT HOLD-DOWNS OVER CONCRETE OR MASONRY BLOCK FOUNDATION

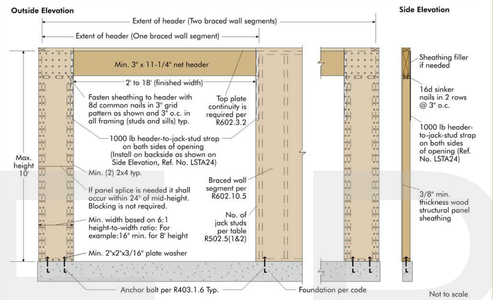
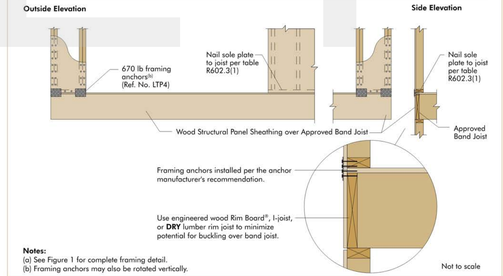


FIGURE 2

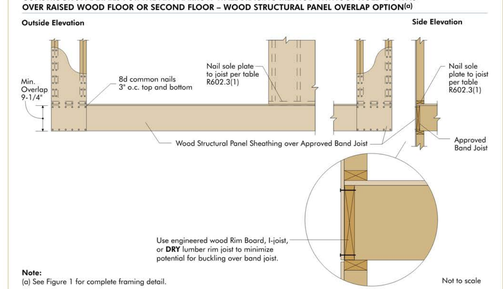
CONSTRUCTION DETAILS FOR THE APA NARROW WALL BRACING METHOD WITHOUT HOLD-DOWNS OVER RAISED WOOD FLOOR OR SECOND FLOOR – FRAMING ANCHOR OPTION[a]



Notes:
(a) See Figure 1 for complete framing detail.
(b) Framing anchors may also be rotated vertically.

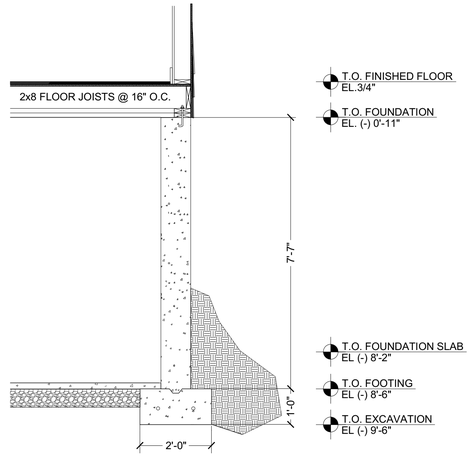
FIGURE 3

CONSTRUCTION DETAILS FOR THE APA NARROW WALL BRACING METHOD WITHOUT HOLD-DOWNS OVER RAISED WOOD FLOOR OR SECOND FLOOR – WOOD STRUCTURAL PANEL OVERLAP OPTION[a]

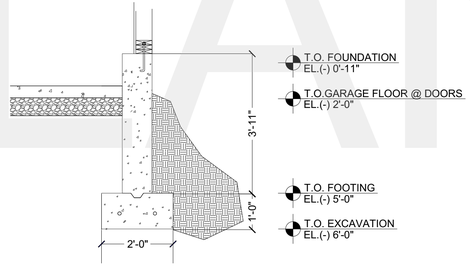


Note:
(a) See Figure 1 for complete framing detail.

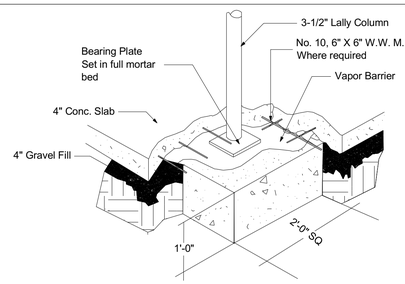
D NARROW WALL BRACING DETAIL
NOT TO SCALE



C FOUNDATION WALL DETAIL
SCALE: 1/2" = 1'-0"



B GARAGE FOUNDATION DETAIL
SCALE: 1/2" = 1'-0"



NOTE: ONE STORY PLANS SHOWN.
FOR TWO STORIES PLANS, USE
2'-6" SQUARE X 1'-4" HIGH.

A COLUMN FOOTING DETAIL
NOT TO SCALE

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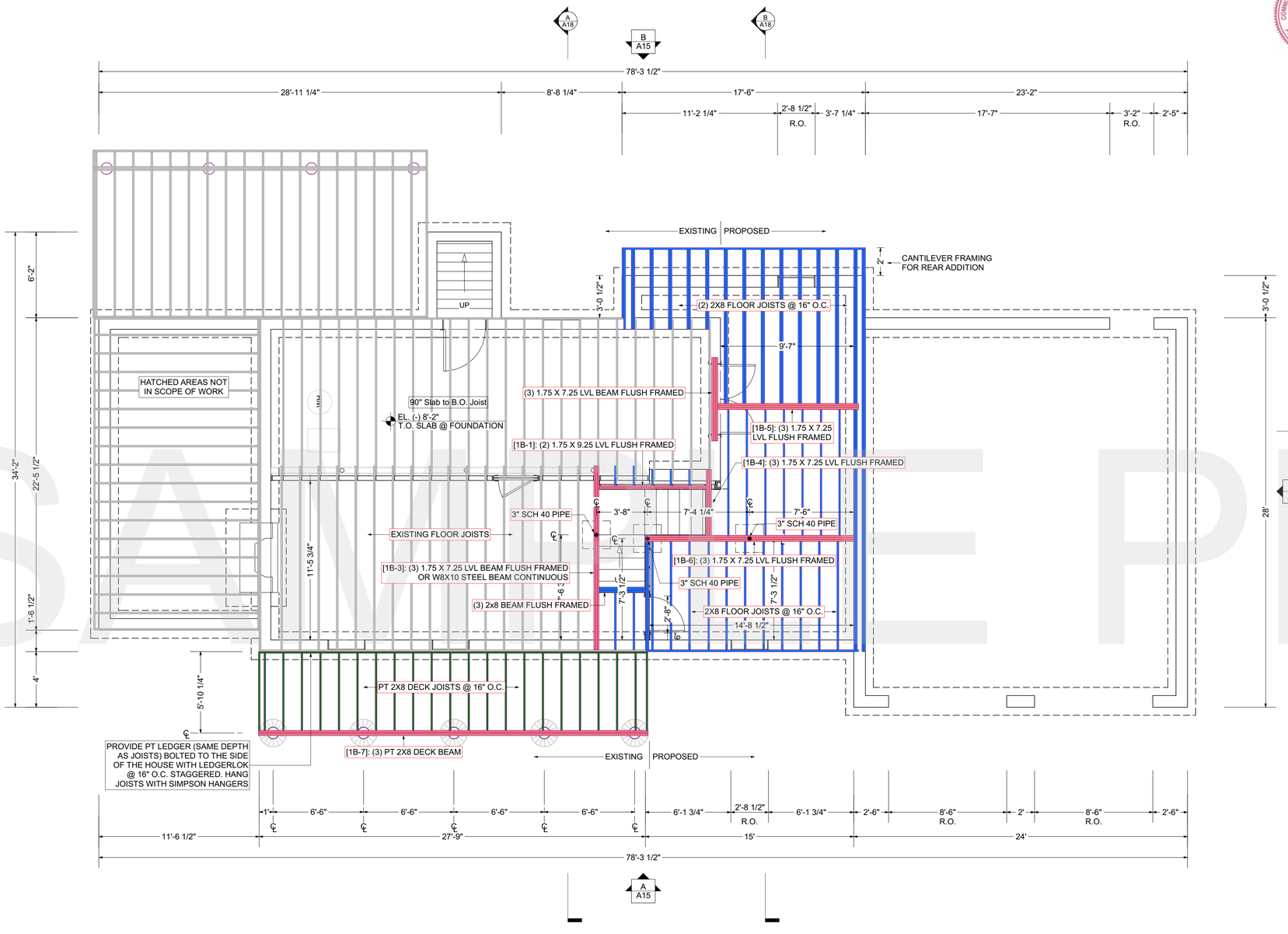

A A21 PROPOSED FIRST FLOOR FRAMING PLAN

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

NOTES: FRAMING PLANS

COMMONWEALTH OF MASSACHUSETTS
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STRUCTURAL
No 41457
REGISTERED PROFESSIONAL ENGINEER

ALL STRUCTURAL NOTES VERIFIED AND APPROVED BY ENGINEER - SEE ATTACHED SPECS AND CALC'S.

STRUCTURAL STEEL:
FABRICATE, DETAIL ERECT, IDENTIFY AND PAINT STRUCTURAL STEEL ACCORDING TO AISC SPECIFICATIONS: EXCEPT CONTRACTOR SHALL USE THE ARCHITECTURAL DRAWINGS IN CONJUNCTION WITH THE STRUCTURAL DRAWINGS FOR DIMENSIONS AND STRUCTURAL STEEL NOT SHOWN ON THE STRUCTURAL DOCUMENTS.

R602.3 DESIGN AND CONSTRUCTION:
EXTERIOR WALLS OF WOOD-FRAME CONSTRUCTION SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THIS CHAPTER AND FIGURES R602.3(1) AND R602.3.(2) OR IN ACCORDANCE WITH AF&PA'S NDS. COMPONENTS OF EXTERIOR WALLS SHALL BE FASTENED IN ACCORDANCE WITH TABLES R602.3(1) THROUGH R602.3(4). STRUCTURAL WALL SHEATHING SHALL BE FASTENED DIRECTLY TO STRUCTURAL FRAMING MEMBERS. EXTERIOR WALL COVERINGS SHALL BE CAPABLE OF RESISTING THE WIND PRESSURES LISTED IN TABLE R301.2(2) ADJUSTED FOR HEIGHT AND EXPOSURE USING TABLE R301.2(3). WOOD STRUCTURAL PANEL SHEATHING USED FOR EXTERIOR WALLS SHALL CONFORM TO THE REQUIREMENTS OF TABLE R602.3(3).

STUDS SHALL BE CONTINUOUS FROM SUPPORT AT THE SOLE PLATE TO A SUPPORT AT THE TOP PLATE TO RESIST LOADS PERPENDICULAR TO THE WALL. THE SUPPORT SHALL BE A FOUNDATION OR FLOOR, CEILING OR ROOF DIAPHRAGM OR SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.

EXCEPTION: JACK STUDS, TRIMMER STUDS AND CRIPPLE STUDS AT OPENINGS IN WALLS THAT COMPLY WITH TABLES R502.5(1) AND R502.5(2).

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SHEET TITLE:
PROPOSED FIRST FLOOR FRAMING PLAN

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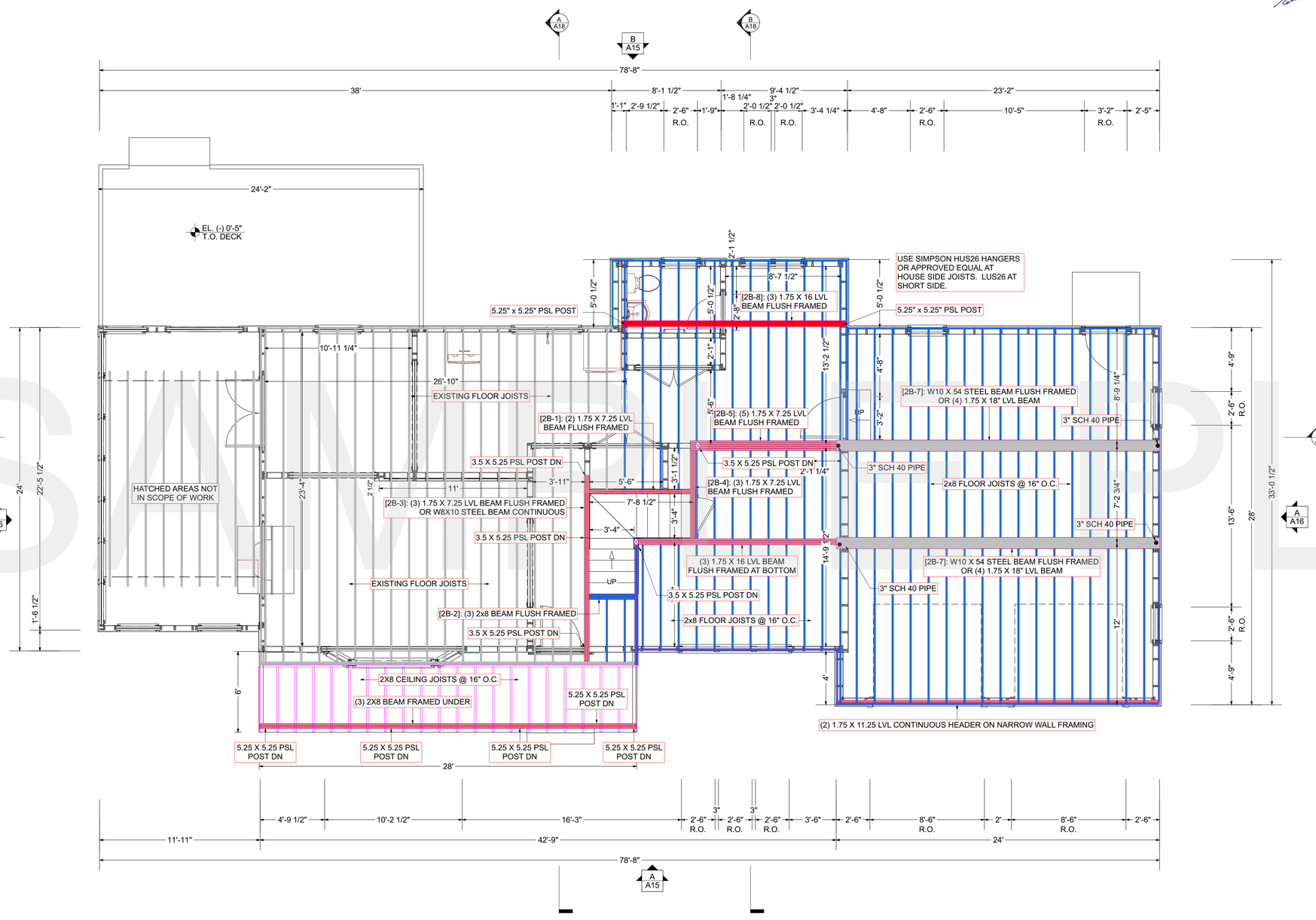
CLIENT'S NAME
Client's Address

REV. DATE:
7/11/2018

SHEET:
A21



A A22 PROPOSED SECOND FLOOR FRAMING

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

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NOTES: FRAMING PLANS

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EXCEPTION: JACK STUDS, TRIMMER STUDS AND CRIPPLE STUDS AT OPENINGS IN WALLS THAT COMPLY WITH TABLES R502.5(1) AND R502.5(2).

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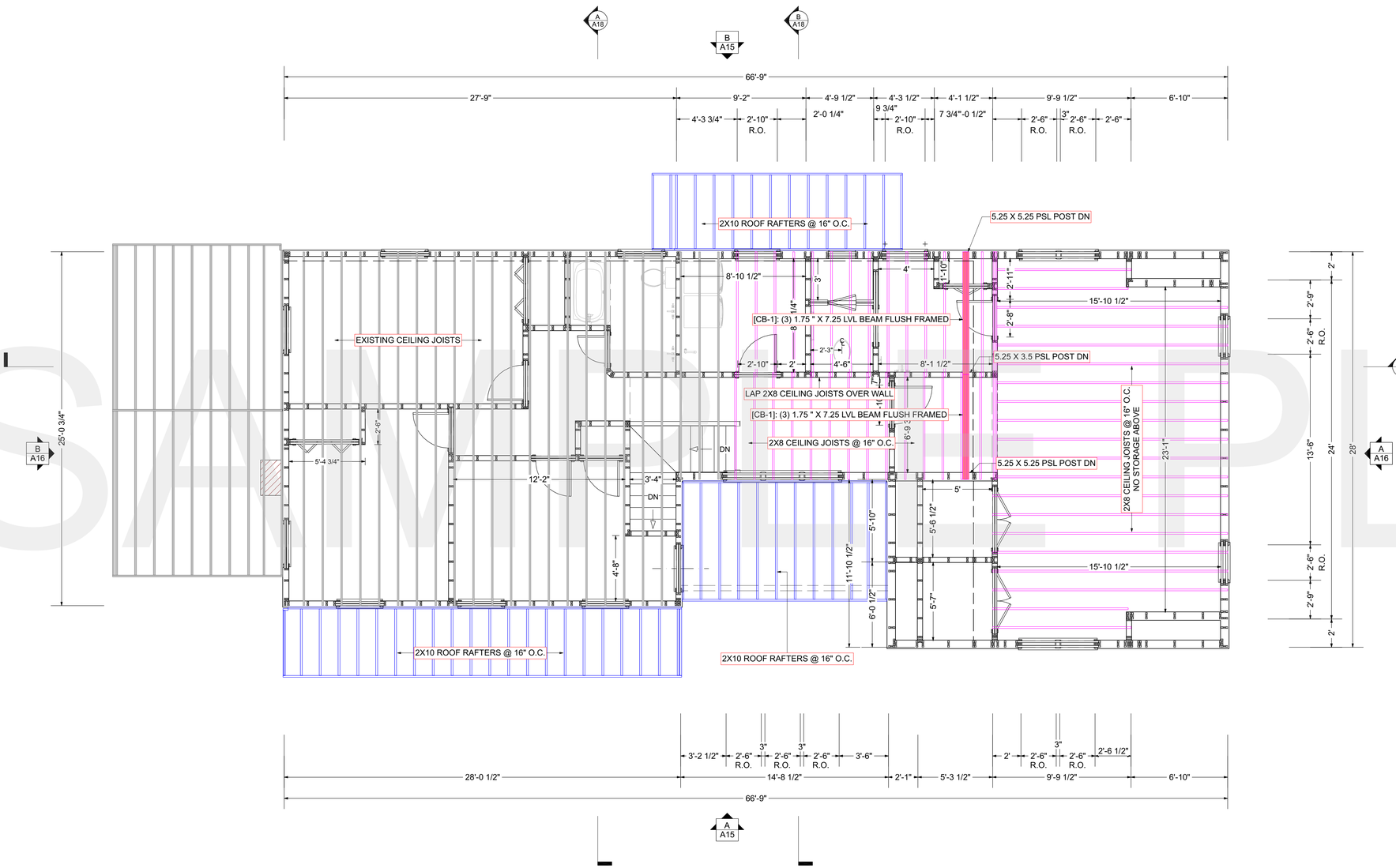
SHEET: A22



A A23 PROPOSED SECOND FLOOR CEILING FRAMING

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

NOTES: FRAMING PLANS

ALL STRUCTURAL NOTES VERIFIED AND APPROVED BY ENGINEER - SEE ATTACHED SPECS AND CALC'S.

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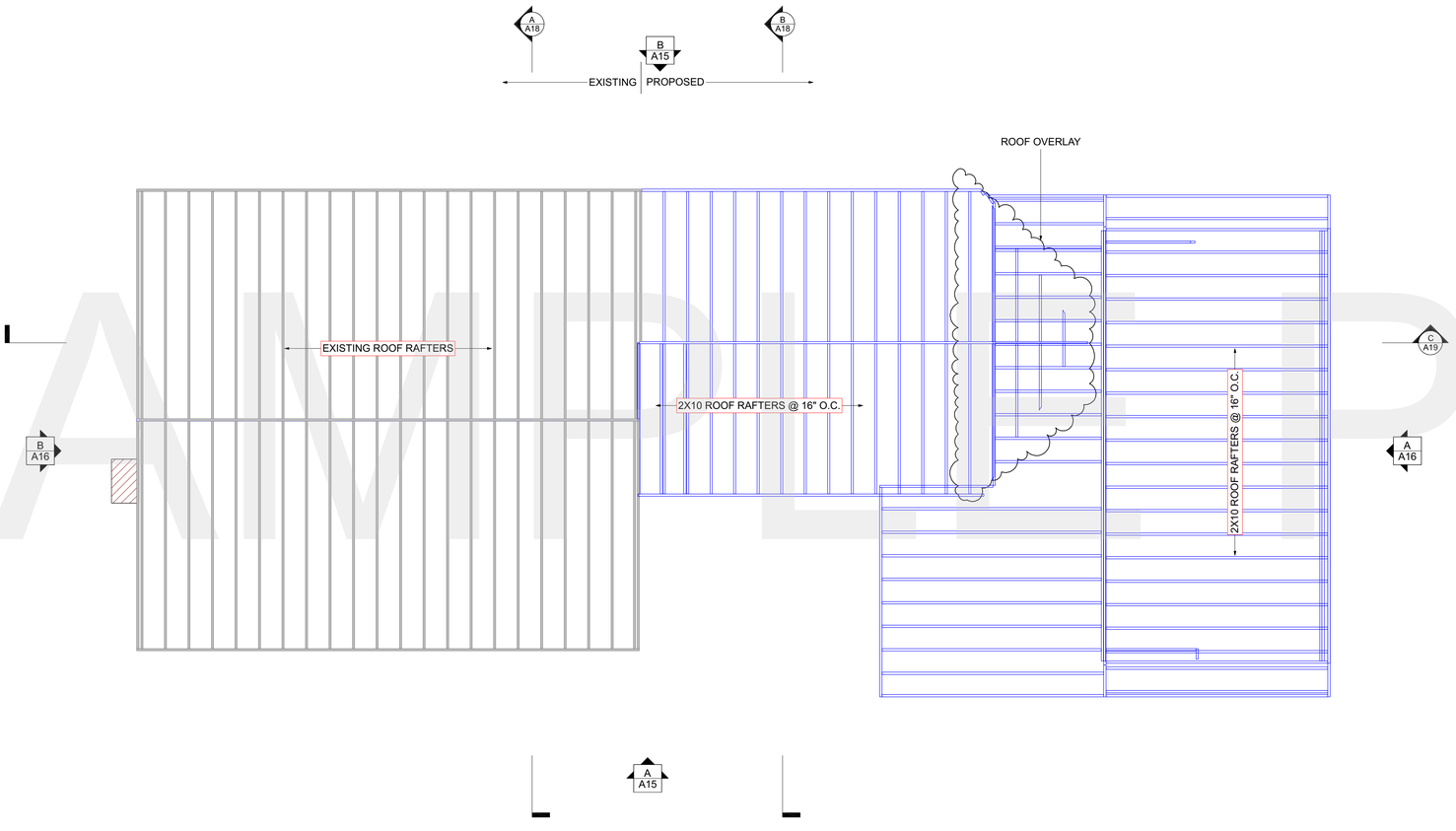

B / A24 PROPOSED ROOF FRAMING PLAN

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

NOTES: FRAMING PLANS

ALL STRUCTURAL NOTES VERIFIED AND APPROVED BY ENGINEER - SEE ATTACHED SPECS AND CALC'S.

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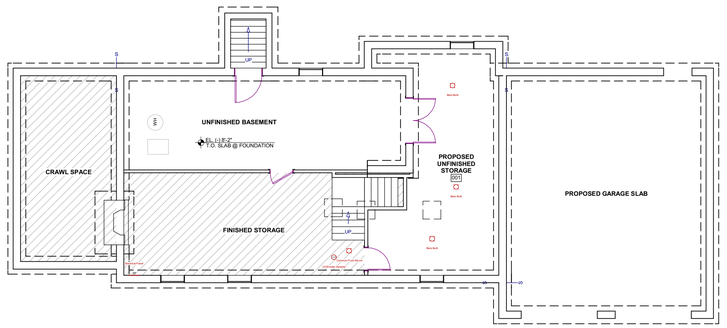
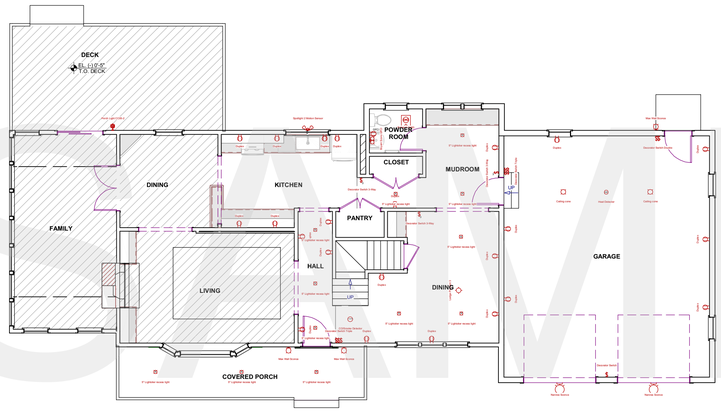


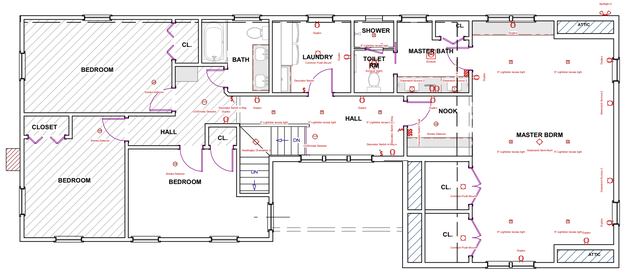
A E1 PROPOSED BASEMENT ELECTRICAL PLAN

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



B E1 PROPOSED FIRST FLOOR ELECTRICAL PLAN

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



C E1 PROPOSED SECOND FLOOR ELECTRICAL PLAN

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

SPECIAL NOTE: RECOMMEND A WALK-THRU AFTER ROUGH FRAMING IS COMPLETE TO DETERMINE FINAL LOCATION OF OUTLETS, SWITCHES, AND LIGHTS WITH OWNERS, GENERAL CONTRACTOR REP AND ELECTRICIAN.

SECTION AM104 - SMOKE DETECTION

AM104.1 GENERAL.
SMOKE DETECTORS SHALL BE INSTALLED IN DWELLING UNITS USED FOR HOME DAY-CARE OPERATIONS. DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED MANUFACTURER'S INSTRUCTIONS. IF THE CURRENT SMOKE DETECTION SYSTEM IN THE DWELLING IS NOT IN COMPLIANCE WITH THE CURRENTLY ADOPTED CODE FOR SMOKE DETECTION, IT SHALL BE UPGRADED TO MEET THE CURRENTLY ADOPTED CODE REQUIREMENTS AND SECTION AM103 BEFORE DAYCARE OPERATIONS COMMENCE.

AM104.2 POWER SOURCE.
REQUIRED SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN THAT WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. THE DETECTOR SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVER-CURRENT PROTECTION. REQUIRED SMOKE DETECTORS SHALL BE INTERCONNECTED SO IF ONE DETECTOR IS ACTIVATED, ALL DETECTORS ARE ACTIVATED.

AM104.3 LOCATION.
A DETECTOR SHALL BE LOCATED IN EACH BEDROOM AND ANY ROOM THAT IS TO BE USED AS A SLEEPING ROOM AND CENTRALLY LOCATED IN THE CORRIDOR, HALLWAY OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. WHEN THE DWELLING UNIT HAS MORE THAN ONE STORY , AND IN DWELLINGS WITH BASEMENTS , A DETECTOR SHALL BE INSTALLED ON EACH STORY AND IN THE BASEMENT . IN DWELLING UNITS WHERE A STORY OR BASEMENT IS SPLIT INTO TWO OR MORE LEVELS, THE SMOKE DETECTOR SHALL BE INSTALLED ON THE UPPER LEVEL, EXCEPT THAT WHEN THE LOWER LEVEL CONTAINS A SLEEPING AREA, A DETECTOR SHALL BE INSTALLED ON EACH LEVEL. WHEN SLEEPING ROOMS ARE ON THE UPPER LEVEL, THE DETECTOR SHALL BE PLACED AT THE CEILING OF THE UPPER LEVEL IN CLOSE PROXIMITY TO THE STAIRWAY. IN DWELLING UNITS WHERE THE CEILING HEIGHT OF A ROOM OPEN TO THE HALLWAY SERVING THE BEDROOMS OR SLEEPING AREAS EXCEEDS THAT OF THE HALLWAY BY 24 INCHES (610 MM) OR MORE, SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM. DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED.

ELECTRICAL - DATA - AUDIO LEGEND

SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
WP GFCI	110V Receptacles: Duplex, Weather Proof, GFCI
WP 3 4	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
DM T	Switches: Dimmer, Timer
AV Control A	Audio Video: Control Panel, Switch
SP SP	Speakers: Ceiling Mounted, Wall Mounted
CS CS/TV TV	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
T	Thermostat
	Door Chime, Door Bell Button
SD SD	Smoke Detectors: Ceiling Mounted, Wall Mounted
EP	Electrical Breaker Panel

VENTILATION NOTES:

ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR

ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FOOT PER 150 SQ. FEET OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN AND SHALL BE COVERED WITH GALVANIZED WIRE SCREEN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

UNDER FLOOR SPACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FOOT PER 150 SQ. FEET OF FLOOR SPACE. VENTS SHALL BE CAST INTO THE CONCRETE STEM WALLS AND COVERED WITH GALVANIZED WIRE SCREEN. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

SECTION R315 - CARBON MONOXIDE ALARMS

R315.1 CARBON MONOXIDE ALARMS.
FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.

R315.2 WHERE REQUIRED IN EXISTING DWELLINGS.
WHERE WORK REQUIRING A PERMIT OCCURS IN EXISTING DWELLINGS THAT HAVE ATTACHED GARAGES OR IN EXISTING DWELLINGS WITHIN WHICH FUEL-FIRED APPLIANCES EXIST, CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION R315.1.

R315.3 ALARM REQUIREMENTS.
SINGLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH UL 2034 AND SHALL BE INSTALLED IN ACCORDANCE WITH THIS CODE AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

ELECTRICAL:
- INSTALL NEW OUTLETS TO CODE THROUGHOUT ALL NEW AND EXISTING WALL LOCATIONS AS NEEDED. ALL NEW CIRCUITS TO HAVE ARC/FAULT PROTECTION.
- INSTALL AND SUPPLY RECESSED TRIMS THROUGHOUT, WITH TWO SHOWER TRIMS.
- INSTALL AND SUPPLY TWO PANASONIC BATHROOM EXHAUST FAN WITH SEPARATE DIGITAL TIMER
- INSTALL OWNER SUPPLIED LIGHT FIXTURES THROUGHOUT.
- ADD NEW SWITCHING AS NEEDED, INCLUDING DIMMERS AS DETERMINED BY OWNER.
- CABLE LINES AND PHONE LINES TO BE DETERMINED BY OWNER.
- REMOVE, REWIRE AND REPLACE EXISTING WIRING AS NEEDED FOR NEW CONSTRUCTION. UPGRADE EXISTING CIRCUITS WITH ARC/FAULT AS REQUIRED BY CODE.
- UPGRADE SMOKE, CARBON AND HEAT DETECTION SYSTEM AS NEEDED.
- INSTALL OUTDOOR GFI RECEPTACLES LOCATIONS DETERMINED BY OWNER.
- RELOCATE EXISTING EXTERIOR SPOTLIGHT ON 2ND FLOOR LEFT SIDE, LOCATION DETERMINED BY OWNER

HVAC:
- SCOPE TO BE DETERMINED BY OWNER WITH HVAC CONTRACTOR
- EXPAND EXISTING HOT WATER BASEBOARD SYSTEM
- RELOCATE OIL TANK AND EXTERIOR ACCESS TO NEW BASEMENT ADDITION UNDER MUDROOM

PLUMBING:
PROVIDE NEW WATER PIPING, DRAINS AND VENTS AS REQUIRED. INSULATION OF EXPOSED HOT WATER PIPING INCLUDED.
KITCHEN
- ONE SINK AND FAUCET
- ONE DISHWASHER

REMODELED BATHROOM
- REPLACE 5' TUB
- REPLACE WATER CLOSET WITH SEAT
- ONE UNDERMOUNT LAV AND FAUCET

NEW BATHROOM
- ONE SHOWER ROUGH-IN VALVE WITH TRIM AND HEAD
- ONE SHOWER DRAIN WASTE WITH OVERFLOW
- ONE UNDERMOUNT LAV AND FAUCET
- ONE WATER CLOSET WITH SEAT

BASEMENT
ALL DRAIN WASTE AND VENT TO BE SCHEDULE 40 PVC. ALL WATER PIPING TO BE TYPE L COPPER TUBING WITH LEAD FREE SOLDER OR PEX TUBING.

FOYER / HALL:
(3) R30 RECESS LIGHT LOCATION W/(2) THREE-WAY (1) FOUR-WAY SWITCHES - HALL
(2) 15-AMP GENERAL USE ARC-FAULT PROTECTED TAMPER RECEPTACLES
(1) PHOTO/CO SMOKE DETECTOR
EXTERIOR PORCH:
(2) EXTERIOR DOOR LIGHT LOCATIONS (OWNER SUPPLIED) W/(1) SINGLE POLE SWITCH
(3) EXTERIOR R30 RECESS LIGHT LOCATIONS W/(1) SINGLE POLE SWITCH
(1) EXTERIOR PORCH TAMPER GFI RECEPTACLE
DINING ROOM:
(3) R30 RECESS LIGHT LOCATION W/(2) THREE-WAY SWITCHES
(1) OVERHEAD LIGHT LOCATION (OWNER SUPPLIED) W/(1) SINGLE POLE SWITCH
(6) 20-AMP GENERAL USE ARC-FAULT PROTECTED TAMPER RECEPTACLES
POWDER ROOM:
(1) VANITY LIGHT LOCATION (OWNER SUPPLIED) W/(1) SINGLE POLE SWITCH
(1) "PANASONIC" EXHAUST FAN W/(1) SINGLE POLE SWITCHES
(1) VANITY COUNTER 20-AMP GFI PROTECTED TAMPER DUPLEX RECEPTACLE
MUD ROOM/HALL:
(3) R30 RECESS LIGHT LOCATION W/(2) THREE-WAY (1) FOUR-WAY SWITCHES
(1) PANTRY CLOSET LIGHT W/SINGLE POLE SWITCH
(2) 15-AMP GENERAL USE ARC-FAULT PROTECTED TAMPER RECEPTACLES
(1) PHOTO SMOKE DETECTOR
GARAGE:
(2) KEYLESS LIGHT LOCATION W/(1) SINGLE POLE SWITCH
(2) FRONT GARAGE EXTERIOR DOOR LIGHT LOCATIONS (OWNER SUPPLIED) W/(1) SINGLE POLE SWITCH
(1) REAR EXTERIOR DOOR LIGHT LOCATION (OWNER SUPPLIED) W/(1) SINGLE POLE SWITCH
(1) REAR EXTERIOR FLOOD LIGHT LOCATION W/(1) SINGLE POLE SWITCH
(2) 20-AMP GENERAL USE GFI PROTECTED TAMPER RECEPTACLES
(2) 20-AMP GARAGE DOOR GFI PROTECTED TAMPER RECEPTACLES
(2) GARAGE DOOR SAFETY CONTROL WIRING
(1) HEAT DETECTOR

STAIRS/UP-HALL:
(1) OVERHEAD LIGHT LOCATION (OWNER SUPPLIED) W/(2) THREE-WAY SWITCHES – STAIRS
(3) R30 RECESS LIGHT LOCATION W/(2) THREE-WAY (1) FOUR-WAY SWITCHES - HALL
(2) 15-AMP GENERAL USE ARC-FAULT PROTECTED TAMPER RECEPTACLES
(1) PHOTO/CO DETECTORS
LAUNDRY ROOM:
(1) OVERHEAD LIGHT LOCATIONS (OWNER SUPPLIED) W/(1) SINGLE POLE SWITCH
(1) 20-AMP WASHER GFI/ARC-FAULT PROTECTED TAMPER RECEPTACLE
(1) 30-AMP 240-VOLT RECEPTACLE – DRYER (EXTEND EXISTING)
MASTER BEDROOM:
(1) OVERHEAD LIGHT LOCATION (OWNER SUPPLIED) W/(2) THREE-WAY SWITCHES - NOOK
(6) R30 RECESS LIGHT LOCATION W/(1) SINGLE POLE SWITCH
(2) CLOSET: OVERHEAD LIGHT LOCATION (OWNER SUPPLIED) W/(1) SINGLE POLE SWITCH
(11) GENERAL USE ARC-FAULT PROTECTED TAMPER RECEPTACLES
(1) CABLE TV OUTLET
(1) PHOTO-ELECTRIC SMOKE DETECTOR
MASTER BATH:
(2) VANITY LIGHT LOCATIONS (OWNER SUPPLIED) W/(1) SINGLE POLE SWITCH
(1) "PANASONIC" EXHAUST FAN W/(1) SINGLE POLE SWITCHES
(2) VANITY COUNTER 20-AMP GFI PROTECTED TAMPER DUPLEX RECEPTACLE
TOILET/SHOWER:
(1) LED SHOWER RECESS LIGHT LOCATION W/(1) SINGLE POLE SWITCH
(1) "PANASONIC" EXHAUST FAN/LIGHT W/(2) SINGLE POLE SWITCHES
(1) DEAD FRONT GFI – PROTECT SHOWER RECESS LIGHT
BASEMENT:
(1) STAIRWELL LIGHT LOCATION (OWNER SUPPLIED) W/(2) THREE-WAY SWITCHES
NEW UNFINISHED STORAGE:
(3) KEYLESS LIGHT LOCATIONS W/(2) THREE-WAY SWITCHES
(1) 15-AMP GFI RECEPTACLE
(1) PHOTO/IONIZATION DETECTOR
MISC:
(1) ATTIC: GAS FURNACE CONNECTION
(1) ATTIC: GFI TAMPER RECEPTACLE – SERVICING UNIT
(1) EXTERIOR 30-AMP HEAT PUMP CONNECTION
(2) ZONE DAMPER CONNECTIONS WITH LOW VOLTAGE THERMOSTAT WIRING
(1) SUB-PANEL (ADDITION BRANCH CIRCUITS) LOCATED IN BASEMENT UNFINISHED STORAGE AREA

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SHEET TITLE: PROPOSED ELECTRICAL FLOOR PLANS

PROJECT ADDRESS: CLIENT'S NAME Client's Address

REV. DATE: 7/11/2018

SHEET: E1