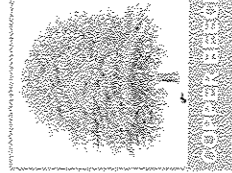


Proposed Changes
Right Elevation

Created	02-04-14
Revision Date	Description
1. 02-24-14	Beam Lining W/O DET
2. 01-22-15	UPDATES TO SP CHANGES
3.	
4.	

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Additions/Extensions
15 Holman Road
Auburndale, MA 02466

GENERAL CODES AND COMPLIANCE REQUIREMENTS

GENERAL CONDITIONS

- Codes and Standards: All wall, floor, and roof framing as per Mass Building Code 780 CMR, 2009 IBC One and Two Family Code, and the AWC Wood Frame Construction Manual.
- General Conditions: All new foundation walls, footings, and floor slabs as per Mass Building Code 780 CMR, 2009 IBC One and Two Family Code.
- Energy conservation elements as per 2009 International Energy Conservation Code (IECC) as amended by MA BBRS, OR as per MA "Stretch" Code where applicable.
- Any existing, sub-standard wall, roof, and/or floor framing exposed during the renovation will be brought up to code as part of the construction process.
- At points of intersection with existing framing, remove and replace any rotted, damaged, or otherwise inadequate floor joists, rafters, supports, or blocking.
- New interior wall framing will be 2" x 4"s @ 16" o.c.
- New exterior wall framing will be 2" x 6"s @ 16" o.c.
- All lumber will have a grade of "#1" or "Select", unless otherwise noted.
- Re-confirm all dimensions in the field.
- Dimensions not shown may be determined by scaling.

DIMENSIONS, CONTRACTOR NOTES AND SPECIFICATIONS

EXTERIOR

SURFACE FINISHES

- Siding: Siding to be clapboard for new construction primary areas.
- PRIMARY SIDING - 4 IN wide Clapboard.
- BID OPTIONS - LOCATION:
 - New sections ONLY (plus minimal integration with old as needed)
 - Entire House - remove existing vinyl; restore or replace old clapboard.
- BID OPTIONS - CLAPBOARD:
 - Standard stainable clapboard
 - Hardie Board or equivalent Fiber-Cement clapboard
 - Finger-jointed pre-primed clapboard
- PROVIDE PRICES FOR ALL OPTIONS

TRIM COMPONENTS

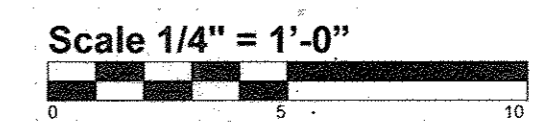
- Corner Stock: 4 IN x 5/4 depth.
- Door and Window Casing: Match Existing standard trimmed casings; Approx. 4 IN wide x 5/4 depth.
- Soffit and Fascia: Match existing; NOTE: Configuration beneath vinyl soffit is unknown.
- Gable Rake: Match existing; NOTE: Configuration beneath vinyl rake is unknown.

NEW DECK

- Overview of Changes: Add new Deck (AS SHOWN) off the rear of the house.
- Deck + Stair Finishes: Decking will be selected and provided by the client. For estimate purposes assume standard 1" x 4" Fir.
- Deck railings to be 2 IN SQ Balusters, 2-3 IN spacing, and standard handrail
- All exterior lumber will be pressure-treated (or equivalent) and will have a grade of "#1" or "Select".



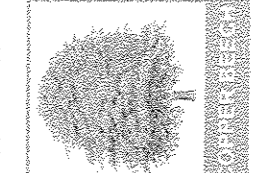
Proposed Changes
Right Elevation



Proposed Changes
Rear Elevation

Created	02-04-14
Revision Date	Description
1. 02-14-14	PERMITS UPDATES
2. 01-20-15	UPDATES + SP. CATH-SET
3.	
4.	

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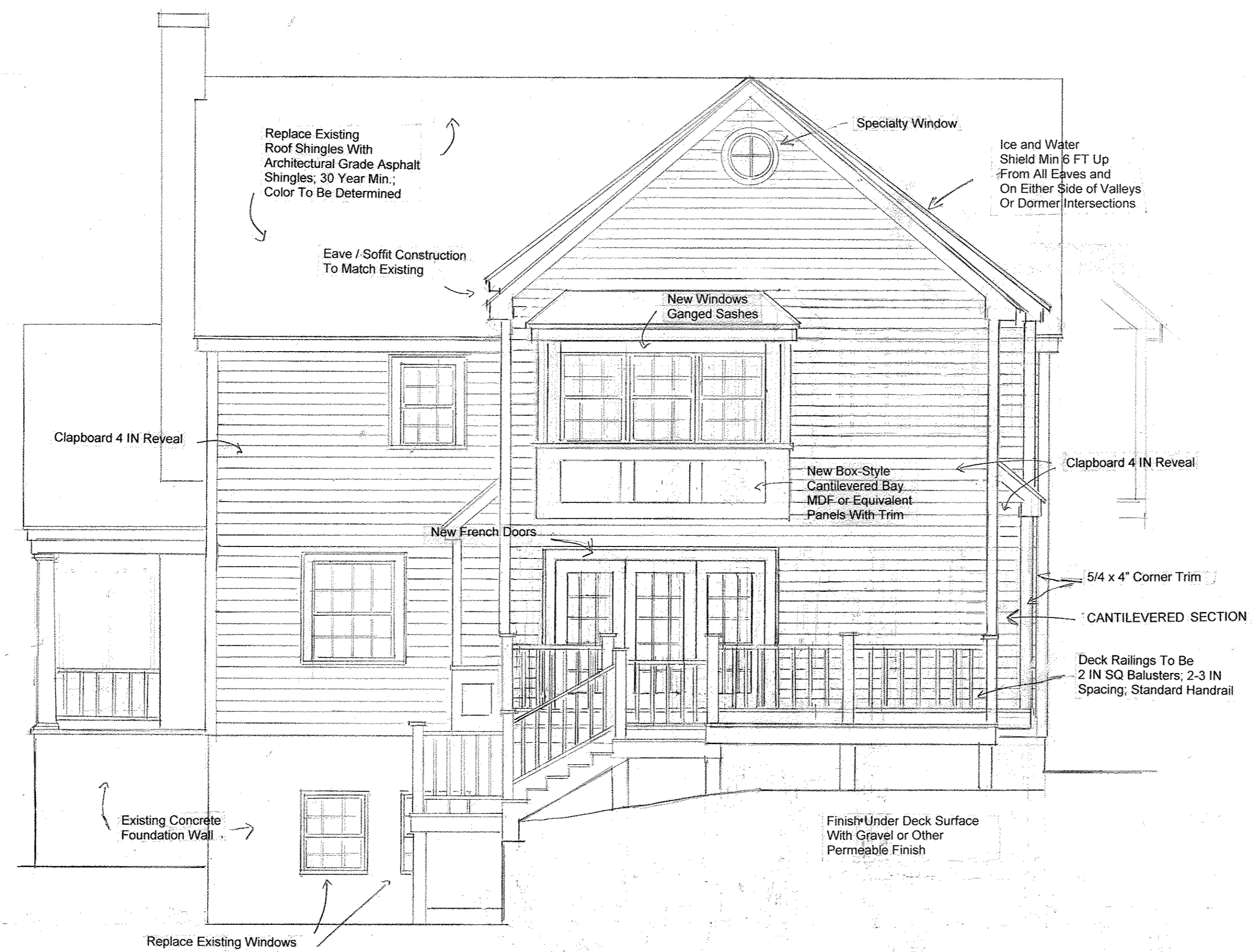
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GENERAL CODES AND COMPLIANCE REQUIREMENTS

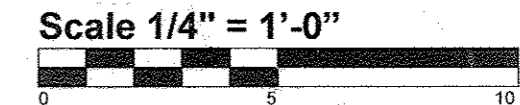
GENERAL CONDITIONS	
Codes and Standards	<ul style="list-style-type: none"> All wall, floor, and roof framing as per Mass Building Code 780 CMR, 2009 IBC One and Two Family Code, and the AWC Wood Frame Construction Manual. All new foundation walls, footings, and floor slabs as per Mass Building Code 780 CMR, 2009 IBC One and Two Family Code. Energy conservation elements as per 2009 International Energy Conservation Code (IECC) as amended by MA BBRS, OR as per MA "Stretch" Code where applicable.
General Conditions	<ul style="list-style-type: none"> Any existing, sub-standard wall, roof, and/or floor framing exposed during the renovation will be brought up to code as part of the construction process. At points of intersection with existing framing, remove and replace any rotted, damaged, or otherwise inadequate floor joists, rafters, supports, or blocking. New interior wall framing will be 2" x 4"s @ 16" o.c. New exterior wall framing will be 2" x 6"s @ 16" o.c. All lumber will have a grade of "#1" or "Select", unless otherwise noted. Re-confirm all dimensions in the field. Dimensions not shown may be determined by scaling.

DIMENSIONS, CONTRACTOR NOTES AND SPECIFICATIONS

EXTERIOR	
Siding	<p>SURFACE FINISHES</p> <ul style="list-style-type: none"> Siding to be clapboard for new construction primary areas. PRIMARY SIDING - 4 IN wide Clapboard. <p>BID OPTIONS - LOCATION</p> <ol style="list-style-type: none"> New sections ONLY (plus minimal integration with old as needed) Entire House - remove existing vinyl; restore or replace old clapboard. <p>BID OPTIONS - CLAPBOARD</p> <ol style="list-style-type: none"> Standard stainable clapboard Hardie Board or equivalent Fiber-Cement clapboard Finger-jointed pre-primed clapboard <ul style="list-style-type: none"> PROVIDE PRICES FOR ALL OPTIONS
Corner Stock	<p>TRIM COMPONENTS</p> <ul style="list-style-type: none"> 4 IN x 5/4 depth.
Door and Window Casing	<ul style="list-style-type: none"> Match Existing standard trimmed casings Approx. 4 IN wide x 5/4 depth.
Soffit and Fascia	<ul style="list-style-type: none"> Match existing NOTE: Configuration beneath vinyl soffit is unknown
Gable Rake	<ul style="list-style-type: none"> Match existing NOTE: Configuration beneath vinyl rake is unknown
Overview of Changes	<p>NEW DECK</p> <ul style="list-style-type: none"> Add new Deck (AS SHOWN) off the rear of the house.
Deck + Stair Finishes	<ul style="list-style-type: none"> Decking will be selected and provided by the client. For estimate purposes assume standard 1" x 4" Fir. Deck railings to be 2 IN SQ Balusters; 2-3 IN spacing, and standard handrail All exterior lumber will be pressure-treated (or equivalent) and will have a grade of "#1" or "Select".



Proposed Changes
Rear Elevation

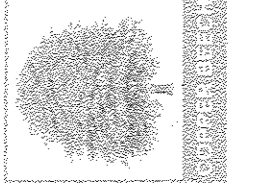


Proposed Changes
Left Elevation

Created	02-01-15
Revision Date	Description
1.	
2.	
3.	
4.	

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Proposed Changes
Left Elevation

