#297-22

ADDITION to 58 GREENLAWN AVENUE, Newton, MA

LEGEND

- Foundation Footing
- Existing Wall to Remain
- Existing Wall to be Removed
- New Wall
- Smoke Detector
- Carbon Monoxide Detector
- Combination Detector
- Elevation Marker
- Window Tag
- Door Tag
- Exterior Finish Tag
- Detail Marker
- Building Section Marker

LIST of DRAWINGS:

ARCHITECTS 2
20 WOODWARD STREET, NEWTON HIGHLANDS, MA 02461
617-630-1999 MAIL@ARCHITECTS2BOSTON.COM

GENERAL NOTES and SPECIFICATIONS

Division 1 General Requirements

1. It is the intent of these documents and it is the obligation of the General Contractor and all subcontractors to meet all requirements of the Massachusetts State Building Code 780 CMR, ninth edition and, all other applicable codes, standards and, regulations whether specifically stated in these documents or not. Any conflicts found between said regulations and these documents are to be immediately brought to the Architect's attention and allowed ample time to remedy said conflicts.
2. The General Contractor shall thoroughly review these plans, make a detailed site visit, and shall immediately bring any inconsistency, site layout problem, or other requests for clarification to the architect for resolution prior to the delivery of any bid. Failure to do so shall cause the Conractor to be ineligible for extras relating to such matters.
   The General Contractor is wholly responsible for the coordination of all dimensions herein specified with the actual field dimensions. Those dimensions indicated are to the face of stud, unless otherwise noted. Any discrepancies, unforeseen or abnormal situations, which may arise during construction, are to be brought to the Architect's immediate attention prior to proceeding with the work. Field verify dimensions prior to fabrication or ordering of materials. Do not scale drawings.
3. All contractors, subcontractors, suppliers and, fabricators, shall be responsible for meeting the intent of these drawings and specifications and, for the supply and design of appropriate materials and timely work performance.
   All warranties and guarantees are to be passed onto the owner at the completion of the project. All workmanship, materials, and equipment shall be guaranteed for one year from the date of Owner's acceptance. Any failure or deterioration within this period shall be corrected by the contractor at the contractor's expense.
4. Drawings and the General Notes and Specifications are correlative and have equal authority and priority. Should there be discrepancies in themselves or between them, the Contractor or sub-contractor shall base bid pricing on the most expensive combination of quality and/or quantity of the work indicated. In the event of discrepancies, the appropriate method of performing the work and/or items to be incorporated into the scope of the work shall be determined by the Architect.
5. The Contractor shall submit shop drawings, product data, samples, et cetera for review and approval of the Architect prior to placing all orders.
6. Requests to substitute any product, technique, or material shall be submitted in writing to the architect for approval. Samples, product information, and drawings shall be required prior to substitution approval. Proposed substitutions shall be of equal or better quality and performance specification to that originally specified.
7. Building materials stored on site shall be protected from exposure to the elements. Defective and damaged materials shall be replaced at the Contractor's expense
8. All manufactured articles, materials and, equipment, shall be applied, installed, erected, used, cleaned and, conditioned in strict accordance with manufacturer's recommendations.
9. Bidding:
   1. General Contractor base bid to include all items herein specified and shall line item bid according to CSI format.
   2. Any add alternates shall be listed separately for Owner and Architect review.
   3. Base bid to include tentative project schedule as noted below.
10. Project schedules:
    1. Provide a schedule for the project, including timelines for all trades showing rough and finish.
       a) Incorporate all due dates for owner supplied equipment and/or materials.
       b) Incorporate all due dates for shop drawings.
    2. Provide a schedule of values based upon CSI format.
    3. Submit schedule of values not later than time of contract signing and provide work schedule prior to commencing on site work.

Division 1 General Requirements (continued)

11. Project coordination:
    1. Subcontractors are to review documents and provide information to the General Contractor in a timely manner.
    2. General Contractor is to coordinate with the framing contractor all blocking requirements in a timely manner and prior to installation of MEP roughing.
    3. The General Contractor is responsible for coordination of all required insulation as called for in these documents and by code.
    4. The framing contractor is to provide all blocking within the walls for secure installation of millwork, casings, moldings, cabinetry, shelving, toilet accessories, etc. as required.
    5. General Contractor is to coordinate layouts with the mechanical, electrical and, plumbing contractors prior to installation to avoid any conflicts.
    6. General Contractor is to protect all installed surfaces from construction damage.
12. The General Contractor will provide the Building Permit. Each individual subcontractor is to provide any additional permits as required by the building inspector.
13. Certificate of Insurance:
    General Contractor is to provide proof of liability insurance and workers compensation. Owner is to be held harmless for work related accidents for General Contractor's crew and all sub-contractors.
14. Design Loads:
    1. Floors:
       a) living areas live load 40 psf
       b) bedroom live load 30 psf
       c) decks & balconies 60 psf
       d) dead load 10 psf
    2. Roof:
       a) snow load 40 psf
       b) dead load 10 psf
    3. Wind:
       a) basic wind speed 127 mph
       b) exposure category B
    4. Soil capacity 2,000 psf minimum
15. Job is to be broom cleaned at the end of each day. No debris shall be discarded and closed inside any wall, joist or rafter assembly.

Division 2 Site Work

1. Demolition:
   1. In work zone, selective demolition as called for in these drawings. Piping, duct work, electrical to be removed/relocated as required by new plan. Maintain working systems for the areas outside the work zone. The General Contractor is responsible for the coordination with subcontractors for this work.
   2. Provide dust control to prevent the spread of dust to areas outside the work zone.
   3. Debris is to be promptly and properly disposed of in accordance with state and local laws.
   4. The General Contractor is responsible for notifying the owner or Architect of any hazardous waste materials that may be encountered during demolition.
   5. All existing materials, which are to be salvaged, shall be relocated & stored out of the work area to prevent damage.
   6. After the removal of all plaster and prior to reframing, notify the Architect for a site visit to confirm that the framing conditions and existing member sizes are as assumed.
2. Excavation:
   1. Prior to excavation contact the Dig Safe Center to prevent damage to telephone, gas or electric underground facilities of member utilities, call toll free 1-888-322-4844. Massachusetts's law requires notification at least three business days before you start digging operations. In an emergency call immediately.

Division 3 Concrete

1. Strength:
   1. Unless otherwise noted, concrete shall have the following 28 day compressive strengths as minimums:
      a) Footings and piers 3,000 psi
2. Mix:
   1. Cement shall contain 30% fly ash or slag.
   2. Aggregate shal contain a minimum recycled content of 25% post-consumer.
3. Reinforcing:
   1. Install the minimum reinforcing as called for in these documents and all additional rebar as may be required by the State Building Code and good construction practice. Reinforcing shall comply with the following minimums:
      a) Bars: ASTM A615, grade 60, deformed bars
      b) Splices / Laps:
         1) Reinforcing bars noted, as being continuous shall be lapped a minimum of 48 diameters unless otherwise noted.
      c) Clear protection for reinforcing shall be:
         1) footings 3"
   2. Contractor shall be responsible for size, location and installation of required steel reinforcing in footings and walls as noted in these documents, per code requirements or specified soil conditions, whichever is more restrictive.
   3. At cold joints between foundation walls, provide #4 steel reinforcing dowels 8" deep, 2'-0" o.c.
      a) Grout for dowels shall be non-shrink grout by Five Star Products Inc. or equal.

Division 6 Wood & Plastic

1. Lumber:
   1. All products that contain tropical woods shall be certified according to the guidelines of the Forest Stewardship Council (FSC).
   2. Provide lumber meeting or exceeding the following standards of quality:
      a) Conventional Lumber
         1) Framing stock to be SPF #2 or better
            a] Modulus of Elasticity 1,300,000 psi
            b] Flexural Stress 1,000 psi
            c] Horizontal Shear 135 psi
            d] Bearing Stress 425 psi
            e] Compression Stress 725 psi
         2) All headers and beams shall be free from splits, checks and, shakes.
      b) Engineered Lumber
         1) LVL's (Boise Cascade or equal) shall meet the following design stresses:
            a] Shear Modulus of Elasticity 112,500 psi
            b] Modulus of Elasticity 2,000,000 psi
            c] Flexural Stress 3,100 psi
            d] Compression perpendicular to grain 850 psi
            e] Compression parallel to grain 3,000 psi
            f] Horizontal Shear 285 psi
         2) Follow manufacturer's specifications and limitations for installation, cutting, notching, drilling and, reinforcing of all engineered lumber.
         3) All LVL's are 1 3/4" width unless otherwise specified.
   3. Use 2x4 studs, 16" o.c. at all walls and plates, except as noted. Studs shall be continuous between points of lateral support.
      a) Interior non-bearing stud walls may utilize finger-jointed studs.

A 0.1
GENERAL NOTES

PROJECT FOR: 21.419

ADDITION TO

58 GREENLAWN AVE

John Scherry & Hyunsun Lee
Newton, MA

RELEASES:

Permit 17 December 2021

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GENERAL NOTES and SPECIFICATIONS, (continued)

Division 6 Wood & Plastic (continued)

1. Lumber (continued):
   4. Unless otherwise noted, provide
      a) Double joists under all partitions parallel to joists, space as required for plumbing.
      b) Solid 2x blocking under all other partitions.
      c) Block and post solid at all concentrated load points, down to foundation.
      d) Provide all necessary fire stops at all required locations.
      e) Row of cross bridging at mid point of joist spans.
      f) Provide solid blocking at panel edges perpendicular to floor or roof framing in the first two joist/rafter bays, maximum 4'-0" o.c.
   5. All wood plates bearing on concrete or masonry shall be pressure treated and installed over sill seal.
2. Sheathing:
   1. All products that contain tropical woods shall be certified according to the guidelines of the Forest Stewardship Council (FSC).
   2. Floors: 23/32" T&G AdvanTech as manufactured by Huber Engineered Woods, glued and nailed to framing members per manufacturer's specifications.
   3. Walls: 7/16" ZipSystem wall sheathing, by Huber Engineered Woods. Install vertically as called for in these documents. Nail to framing members and tape per manufacturuer's specifications.
   4. Roof: 5/8" self spacing profile, ZipSystem roof sheathing, by Huber Engineered Woods. Nail to framing members and tape per manufacturuer's specifications.
3. Rough Hardware:
   1. All structural members shall be fastened according to the state building code or as called for in these documents.
   2. Use hot dipped galvanized nails for all exterior framing and trim. Use stainless steel nails for all decking, rails and trellis.
   3. Install joist and beam hangers capable of supporting the maximum allowable load of joist or beam being supported.
   4. Install a pair of Simpson Strong-Tie H2.5T hurricane ties at each truss/rafter. Additional anchors shall be provided at each wall to wall to provide continuous load path to foundation.
4. Trim:
   1. All products that contain tropical woods shall be certified according to the guidelines of the Forest Stewardship Council (FSC).
   2. Exterior Trim
      a) Door and window casings to be 1x4 flat stock, back primed.
      b) Corner boards, water tables, frieze, fascias shall be 1x stock, back primed.
      c) 'Z' flash horizontal conditions.
      d) Approved alternate: composite material / PVC trim
         1) Dimensions to match those called for.
         2) Install per manufacturer's recommendations.
         3) Acceptable manufacturers: Azek, Versatex, Wolf.
   3. Interior Trim:
      a) Casings to match existing.
      b) Baseboards to match existing.

Division 7 Thermal and Moisture Protection

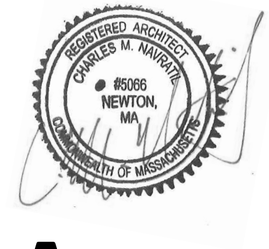
1. Insulation:
   1. Provide thermal building insulation at assemblies adjacent to exterior or unheated spaces meeting these minimum requirements:
      a) Walls: R-20
      b) Floor over unheated: R-30
      c) Floor over outside air: R-40
      d) Ceiling: R-49
   2. Install insulation in wall cavities tight to interior face of sheathing. Install insulation in joist cavities over unconditioned space or outside air tight to the underside of floor sheathing.
      a) Install with no or very small gaps. Compression or incomplete fill shall be less than 2%.
   3. Closed Cell Polyurethane Spray Foam
      a) Shall have a minimum R-value of 6.7 per inch.
      b) Recommended product is InsulStar by NCFI Polyurethanes, 866-678-5283, www.NCFI.com.
      c) Follow manufacturers' recommendations for installation.
   4. Fiberglass Batts, when installed
      a) Install in continuous blankets without holes for electrical boxes, light fixtures or heating ductwork.
   5. Install 4 mil stabilized polyethylene vapor barrier against interior face of all thermal insulation other than closed cell polyurethane spay foam.
2. Roofing:
   1. Roofing shingles shall be architectural grade asphalt shingles. Install per manufacturer's recommendations over 30# roof felt.
   2. Provide ice & water shield at all eaves and valleys to a minimum of 2'-6" inside the exterior wall plane. Provide full coverage at crickets and low pitch roof areas as recommended by roofing manufacturer.
3. Siding:
   1. Siding shall be HardiePlank fiber-cement, smooth finish, 4" exposure, color as selected by owner.
      a) If Zip System wall sheathing, or equal product, is not used install house wrap (Tyvek or equal) prior to installing siding. Tape or seal all overlapped joints of house wrap.
      b) Install a self-adhesive air barrier over old board sheathing. Acceptable products: 3M Vapor Permeable Air Barrier 3015VP; Blueskin SA by Henry Company; or WrapShield SA by VaproShield LLC.
4. Flashing:
   1. Provide flashing and sheet metal required to prevent penetration of water through the exterior shell of the building.
      a) 'Z' flash at horizontal conditions.
      b) Step flash at cheek wall conditions.
      c) Provide pan flashing, side flashing, and top flashing at all door and window openings.
      d) All sheet metal flashing shall be zinc-coated copper.
5. Ventilation:
   1. Provide attic and roof ventilation as required and as shown on the drawings. Provide appropriate soffit vents.
      a) When insulating rafter bays with other than closed-cell spray foam, provide a rigid wind wash barrier, installed tight to exterior edge of wall top plate.
6. Air leakage:
   Blower door test not to exceed:
      a) 2.5 ACH or
      b) .1 cfm / sf of building enclosure @ 50 Pa.

Division 8 Doors and Windows

1. Doors:
   1. Exterior doors:
      a) Entry door to be 2'-8" x 6'-8" x 1 3/4" glass panel door as shown on drawings.
   2. Interior doors to match existing doors.
      a) Width as noted on drawings.
      b) Pre-hung fir doors w/ single rabbet pine jambs.
2. Windows:
   1. Windows to be Pella Lifestyle Series.
      a) See Window Schedule for size and model numbers.
      b) Glazing to be AdvancedComfort Low-E IG.
         1) Maximum U value of 0.26.
         2) Maximum SHGC value of 0.28.
      c) Design Pressure 40 minimum.
      d) Grilles to be SDL w/ 7/8" muntin bars w/ internal spacers. See elevations for pattern.
      e) See elevations for operation of awning windows.
      f) Provide tempered glazing as required by code.
      g) Contractor is responsible for verifying rough opening requirements with supplier.

Division 9 Finishes

1. Wallboard:
   1. Gypsum wallboard, blueboard with 1/8" skimcoat of plaster, unless otherwise noted, shall be provided as follows:
      a) Exterior walls: 1 layer- 1/2" to interior face only.
      b) Interior walls: 1 layer- 1/2" each face.
      c) Ceilings: 1 layer- 1/2" over 1x strapping.
   2. Raise paper covered gypsum board 1/2" above concrete slabs and walls.
   3. Provide metal corner bead and trim as recommended by gypsum wallboard manufacturer.
   4. Tape, float and sand all joints and fasteners of gypsum wallboard prior to skimcoat.
2. Painting:
   1. Exterior Painting
      a) 2 coats of latex solid color stain over pre-primed stock.
      b) Use oil based primer on any unprimed material.
   2. Interior Painting
      a) Sand and vacuum prior to primer and between coats.
      b) Primer
         1) Latex primer sealer for all gypsum board.
         2) Alkyd oil primer for all woodwork and bathroom walls.
      c) Finish 2 coats throughout.
         1) Latex satin finish on all walls and ceilings.
            a. For bathrooms use additive for prevention of mold and mildew.
            b. For old plaster ceilings use flat ceiling with Architects approval.
         2) Alkyd oil satin on baseboard heating units and other miscellaneous metals.
         3) Latex semi-gloss enamel on all woodwork.
      d) Acceptable manufacturers: Benjamin Moore, California, Devoe and, Sherwin Williams.
3. Flooring:
   1. Tile to be thin set over cementitious tile backer board (floor & walls). Tile and grout as selected by owner.
      a) Shower floor tile to be mud set in copper pan.
   2. Hardwood to match existing.



A 0.2
GENERAL NOTES

PROJECT FOR: 21.419

ADDITION TO

58 GREENLAWN AVE

John Scherry & Hyunsun Lee
Newton, MA

RELEASES:

Permit 17 December 2021

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GENERAL NOTES and SPECIFICATIONS, (continued)

Division 12 Furnishings

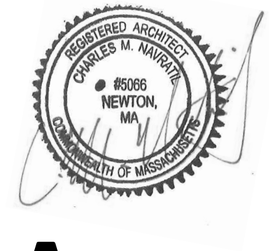
1. Install prefabricated bathroom casework as shown on drawings and selected by owner. Owner to provide cut sheets and specifications in a timely manner in accordance with the contractor's schedule.

Division 15 Mechanical and Plumbing

1. General:
   1. All services to be design build.
   2. Trades are to coordinate layout and location of equipment with General Contractor prior to installing.
   3. Follow code guidelines for cutting and notching of framing members.
   4. Schedule all inspections in a timely fashion.
2. Plumbing:
   1. Plumbing contractor to provide building inspector with any and all required drawings, i.e. riser diagrams, etc. with permit application.
   2. Install fixtures as selected by owner.
   a) Recommended flow rates, all fixtures to be WaterSense labeled
      1) Lavatory faucets ≤ 1.5 gpm.
      2) Shower heads ≤ 1.75 gpm.
      3) Toilets ≤ 1.1 gpf.
   3. Water pressure not to exceed 60 psi in single family homes.
   4. Pipe sizing:
   a) Supply pipes to be PEX tubing. Branch lines to be 1/2" Ø maximum.
      1) Alternate: type 'L' copper, minimum 1/2" Ø for branch lines and 3/4" Ø for all trunk lines.
   b) Drain lines to be PVC, size as required by code.
   5. Insulate all supply lines to a minimum of R-4.
   a) Insulation of piping is this contractors' responsibility.
   6. Vent all fixtures, including any bow vents as necessary by layout.
3. Mechanical:
   1. Field verify all existing systems, including: ductwork (sizes and locations), zoning, air handler capacityies, etc. Where required, extend or replace ductwork, and modify points of connection. Contact Architect for clarification as needed. Raise/lower/offset existing ductwork as needed to avoid conflicts with other systems and to accommodate finished construction.
   2. Thermostats to be Energy Star rated and programmable, except for zones with radiant heat.
   3. Forced Air Systems
      a) No ducts shall be installed in exterior walls or garage.
      b) All duct runs must be fully ducted. No building cavity may be used as a duct.
      c) All ductwork shall be sealed with either or combination of mastic systems meeting requirements of UL181a or UL181b, or gasketing systems.
      d) Air leakage from ducts to outdoors not to exceed 3.0 cfm @ 25 Pa / 100 sf of conditioned space or 4% of the total flow for properly sized units.
      e) All supply and return trunk ducts shall be acoustically insulated in the first 10 ft from the furnace. Thermally insulate all supply and return ductwork in unheated spaces, minimum R-8.
      1) Insulation of ductwork is this contractors' responsibility.
      e) Provide make-up / combustion air per code requirements.
      f) Provide air filter with minimum rating of MERV 10.
      g) Use only non-CFC refrigerants in HVAC equipment.
      h) Seal duct openings during construction to prevent contamination.
   4. Hydronic Systems
      a) Insulate distribution piping in unconditioned spaces to a minimum of R-4.
      1) Insulation of piping is this contractors' responsibility.
   9. Provide Energy Star rated exhaust fans as follows:
      a) All full baths and half baths, 50 cfm minimum with automatic humidistat linked to switch.
      b) Minimum efficiency 2.8 cfm/watt
      c) Exhaust all fans to the exterior.

Division 16 Electrical

1. All services to be design build. Provide legible labeling of all breakers on panel board.
2. Verify electrical requirements, if any, for any equipment or appliances shown on plans or specified by the Owner prior to the commencement of work. Provide isolated ground wires as required by equipment manufacturers.
3. Follow code guidelines for cutting and notching of framing members.
4. Schedule all inspections in a timely fashion.
5. Review layout in field with architect and General Contractor to verify locations of all switching and lighting.
6. Owner to provide all surface mount lighting fixtures for contractor to install.
   1. Recessed lights fixtures to unconditioned attics shall be airtight IC-rated and sealed to drywall with gasket, caulk or foam.
   2. A minimum 80% of all fixtures shall be Energy Star rated.
7. This contractor shall relocate/re-install existing fixtures as called for and shall re-install any existing fixtures removed to acomplish other portions of the work.
8. Verify existence of smoke detectors, carbon monoxide detctors, or combination units. Provide smoke, carbon monoxide, combination units as indicated on drawings and per Fire Marshal directive.



A 0.3
GENERAL NOTES

PROJECT FOR: 21.419

ADDITION TO
58 GREENLAWN AVE
John Scherry & Hyunsun Lee
Newton, MA

RELEASES:
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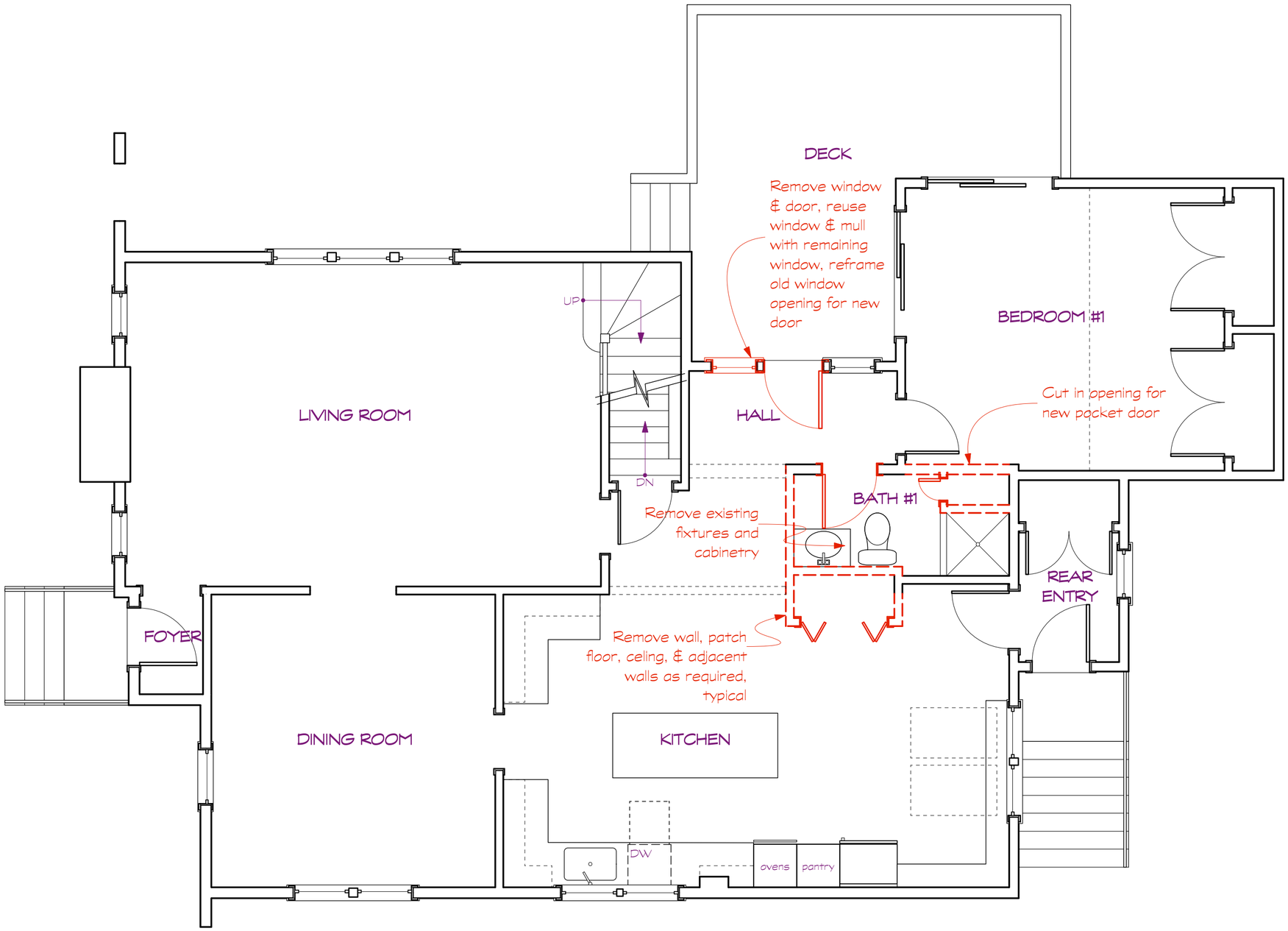

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

1

REGISTERED ARCHITECT
CHARLES M. NAVRATIL
#5066
NEWTON, MA
COMMONWEALTH OF MASSACHUSETTS

D 1.1
DEMOLITION PLAN

PROJECT FOR: 21.419

ADDITION TO

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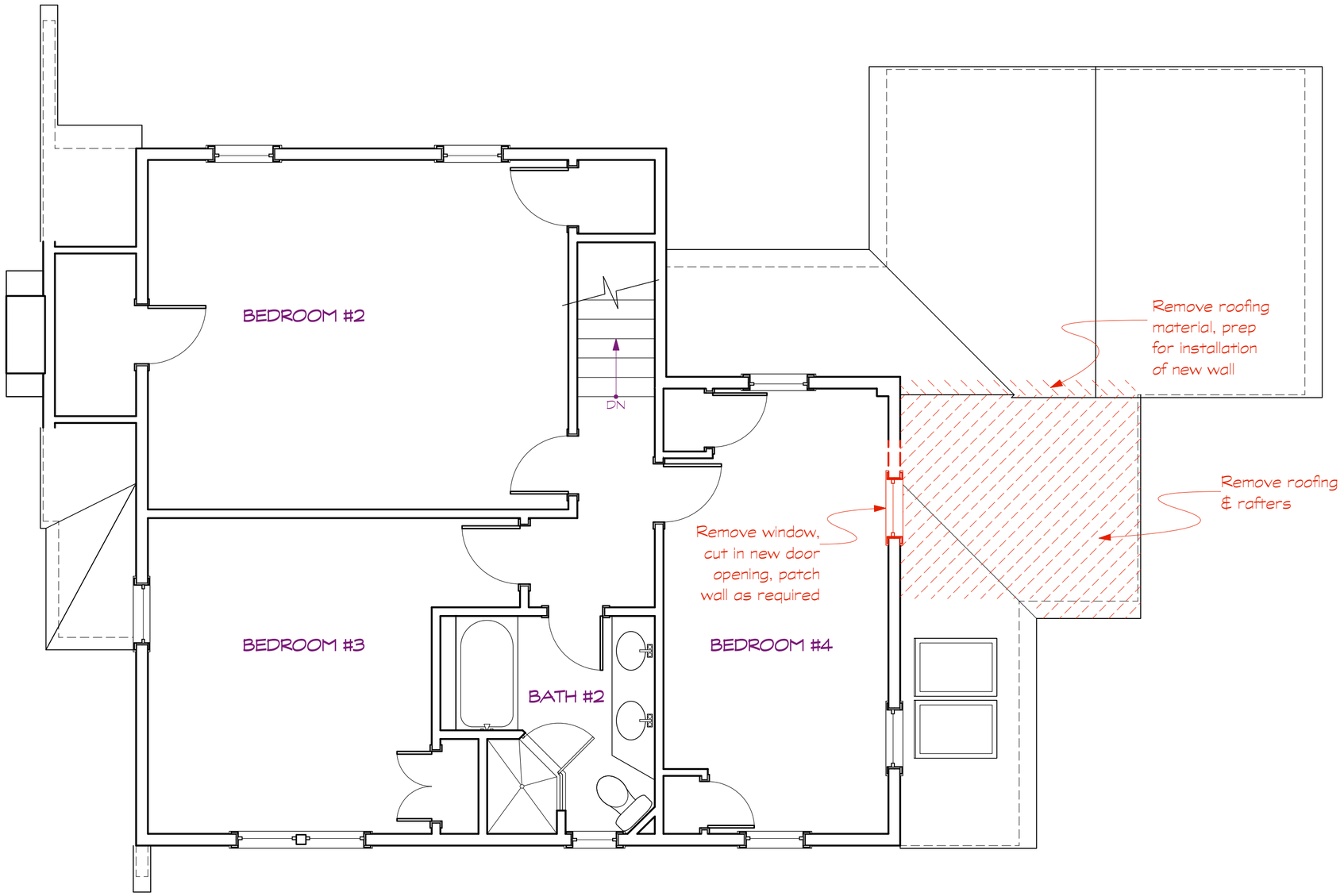

SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

2

REGISTERED ARCHITECT
CHARLES M. NAVRATIL
#5066
NEWTON, MA
COMMONWEALTH OF MASSACHUSETTS

D 1.2
DEMOLITION PLAN

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ADDITION TO

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A R C H I T E C T S 2
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LEFT SIDE ELEVATION 1

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

NOTE:
All existing siding to be removed, prep walls for installation of new siding

REGISTERED ARCHITECT
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D 2.1
DEMO ELEVATION

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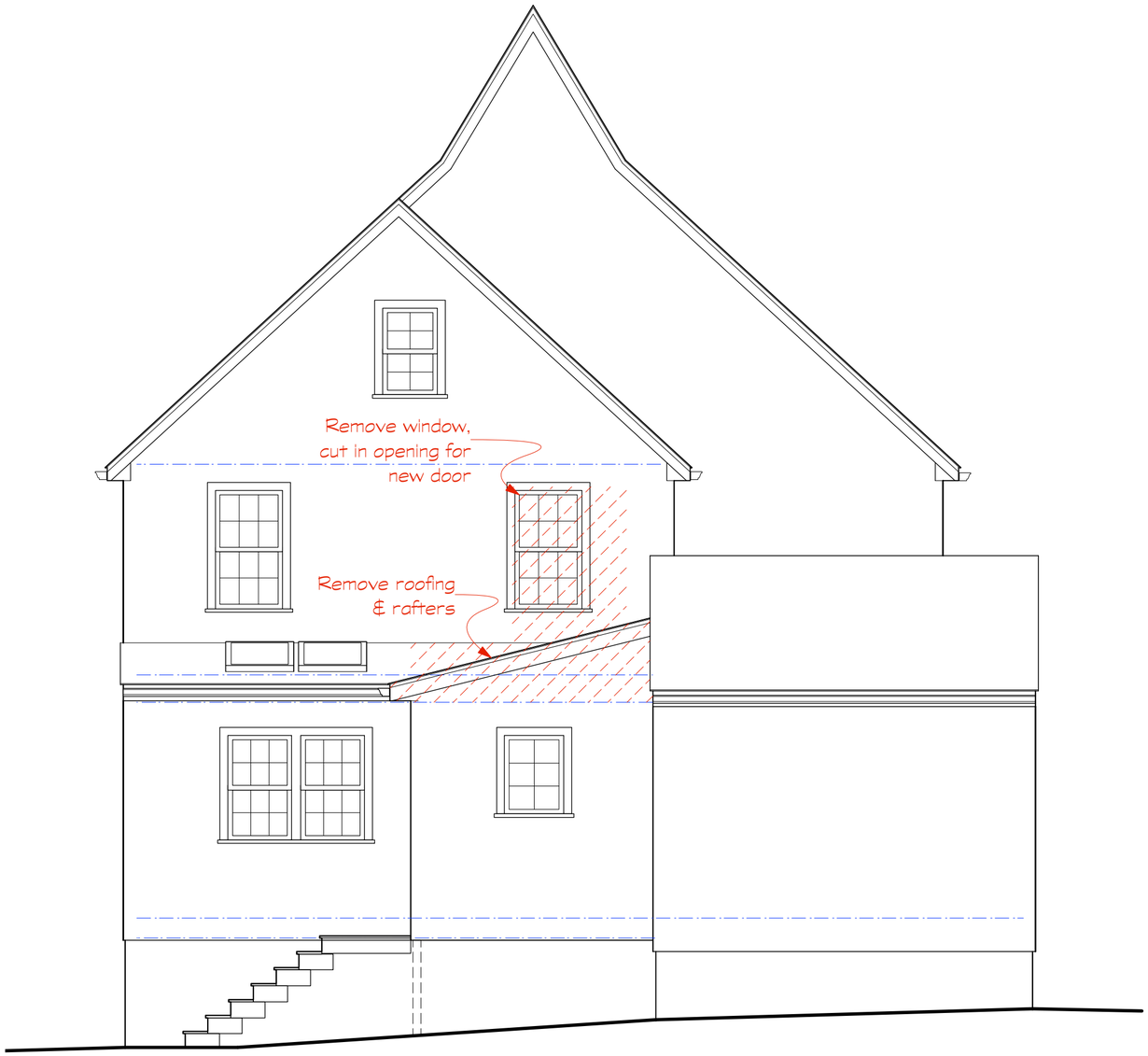

REAR ELEVATION

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

2

NOTE:
All existing siding to be removed, prep walls for installation of new siding

D 2.2

DEMO ELEVATION

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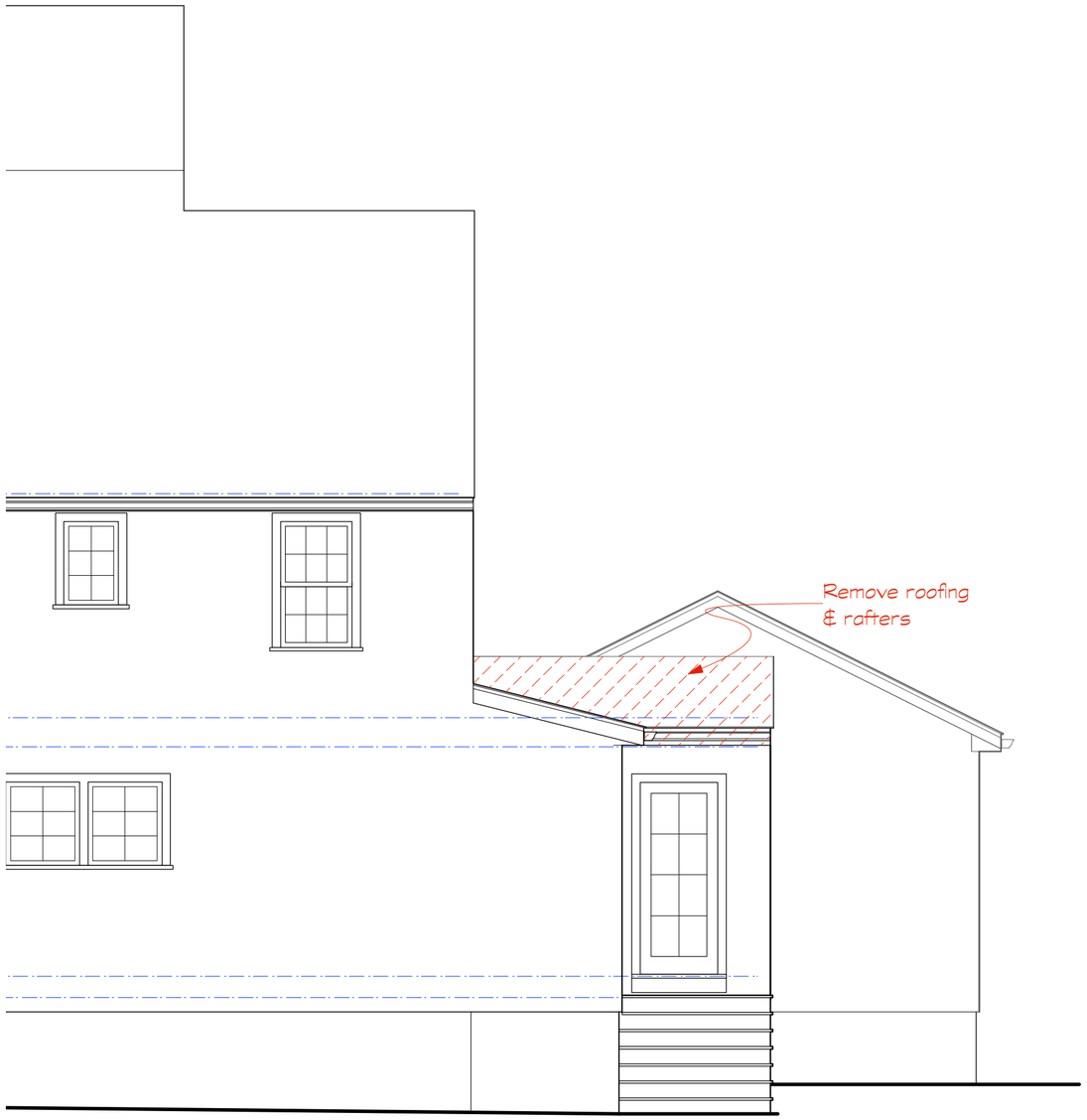
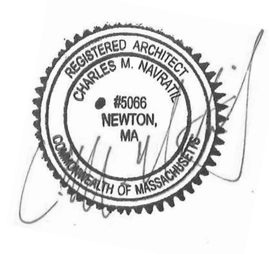


RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"
3

NOTE:
All existing siding to be removed, prep walls for installation of new siding



D 2.3
DEMO ELEVATION

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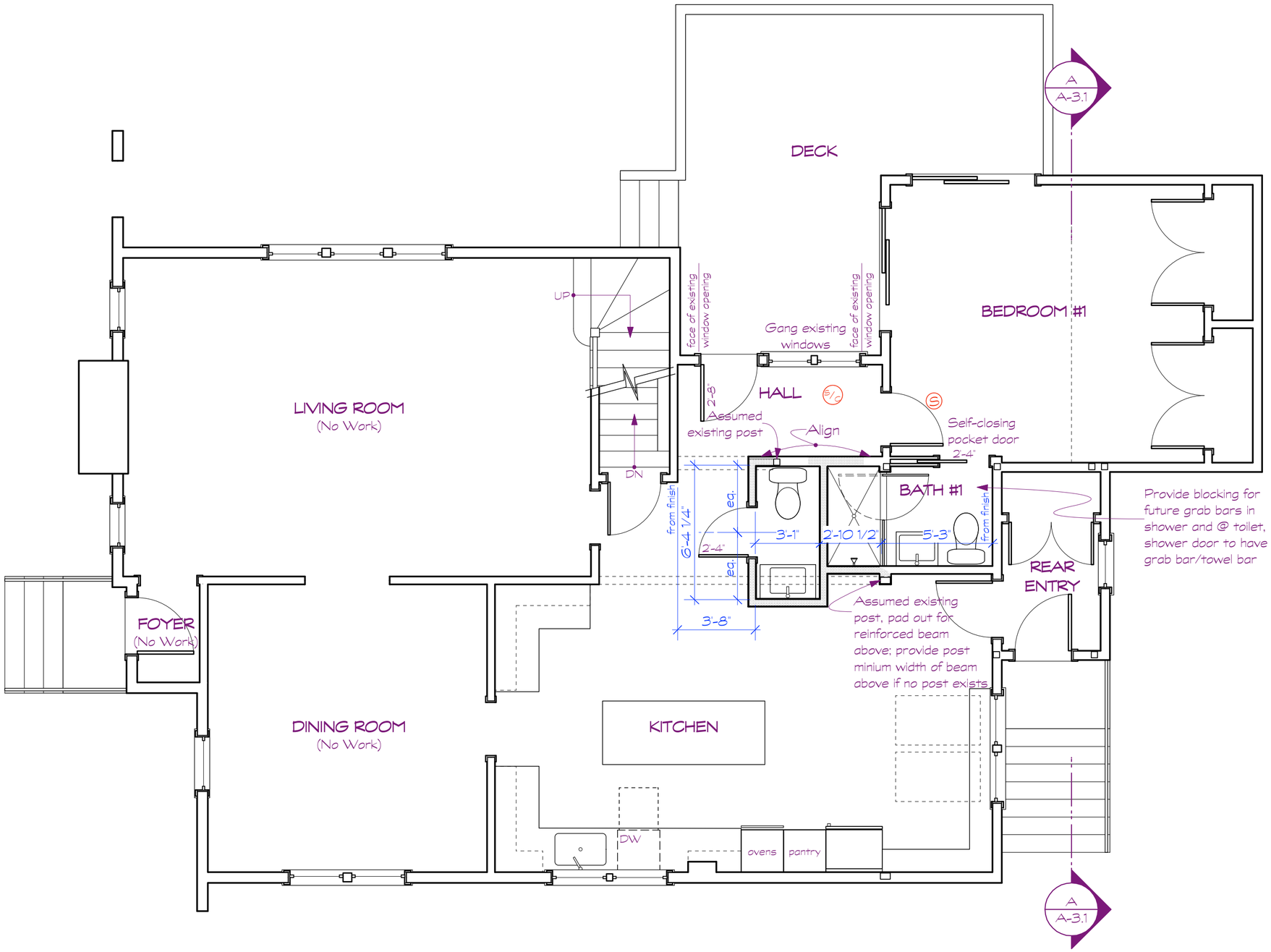

FIRST FLOOR PLAN 1

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

REGISTERED ARCHITECT
CHARLES M. NAVRATIL
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COMMONWEALTH OF MASSACHUSETTS

A 1.1
PLAN

PROJECT FOR: 21.419

ADDITION TO

58 GREENLAWN AVE

John Scherry & Hyunsun Lee
Newton, MA

RELEASES:

Permit 17 December 2021

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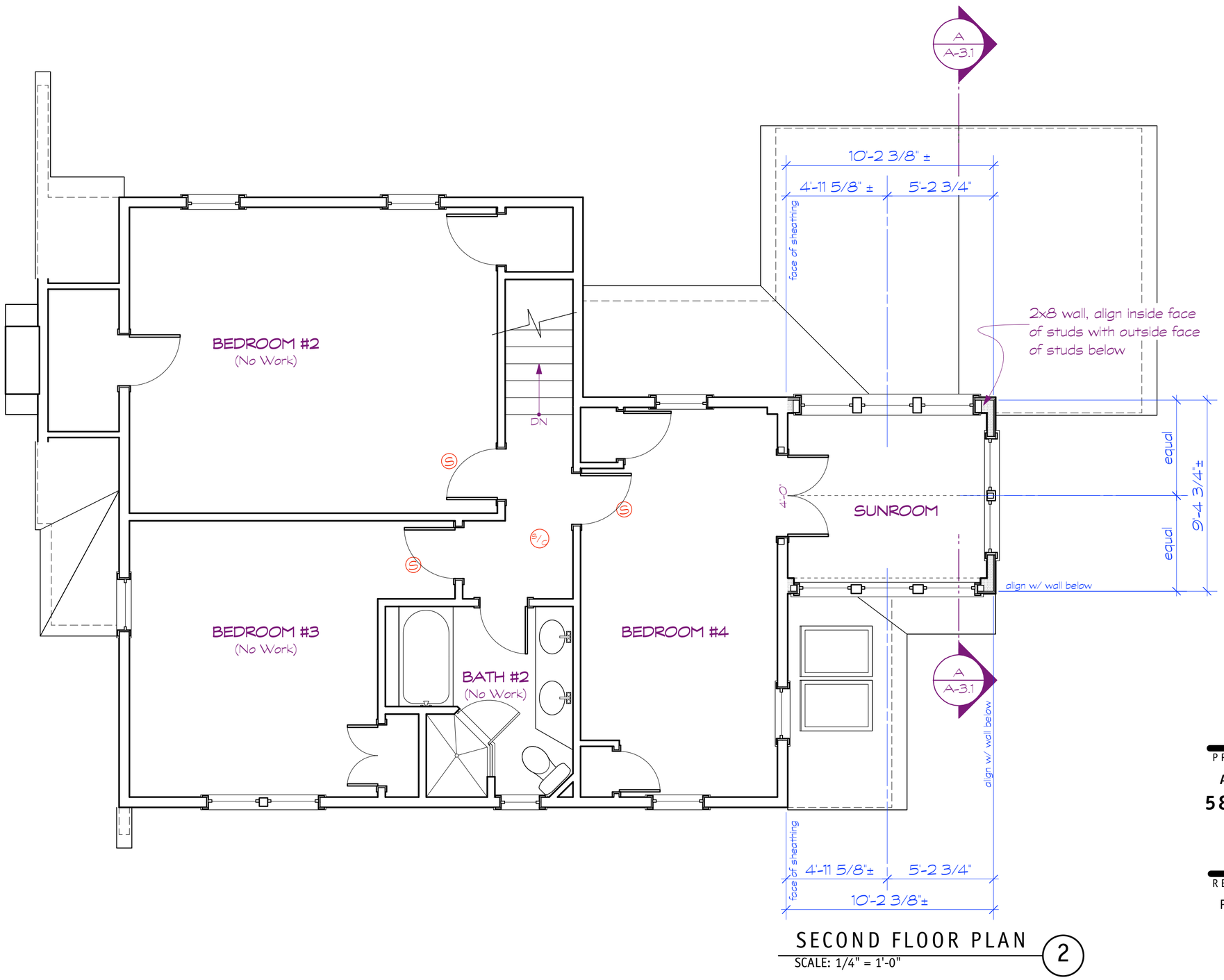

SECOND FLOOR PLAN (2)

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

REGISTERED ARCHITECT
CHARLES M. NAVRATIL
#5066
NEWTON, MA
COMMONWEALTH OF MASSACHUSETTS

A 1.2

PLAN

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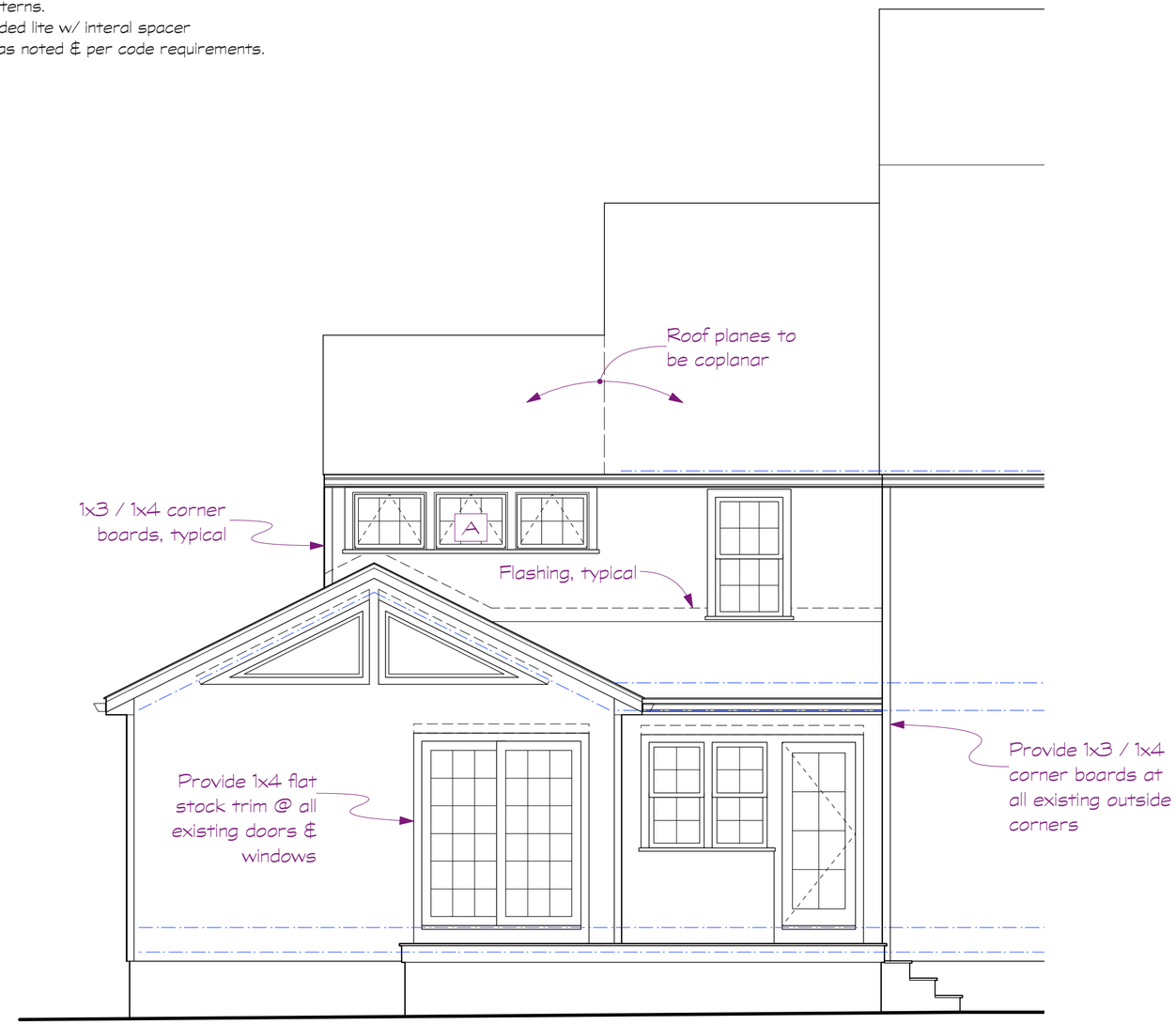
WINDOW SCHEDULE

ID	Type	Manufacturer	Catalog #	Rough Opening	Glazing	Grille	Exterior Casing	Notes
A	Awning	Pella Lifestyle Series	3225-3	8'-7 3/4" x 2'-1 3/4"	AdvancedComfort Low-E	SDL	1x4 flat stock	double stud mull
B	Double hung	Pella Lifestyle Series	3353-2	5'-10 1/4" x 4'-5 3/4"	AdvancedComfort Low-E	SDL	1x4 flat stock	double stud mull
C	Double Hung	Pella Lifestyle Series	3353-3	8'-10 3/4" x 4'-5 3/4"	AdvancedComfort Low-E	SDL	1x4 flat stock	double stud mull

WINDOW NOTES:

1. See elevations for operation of awning windows.
2. See elevations for grille patterns.
3. Grilles: SDL= simulated divided lite w/ interal spacer
4. Provided tempered glazing as noted & per code requirements.



NOTE:
Entire house to be resided, material and color as selected by owner

LEFT SIDE ELEVATION (1)
SCALE: 1/4" = 1'-0"

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A 2.1
ELEVATION

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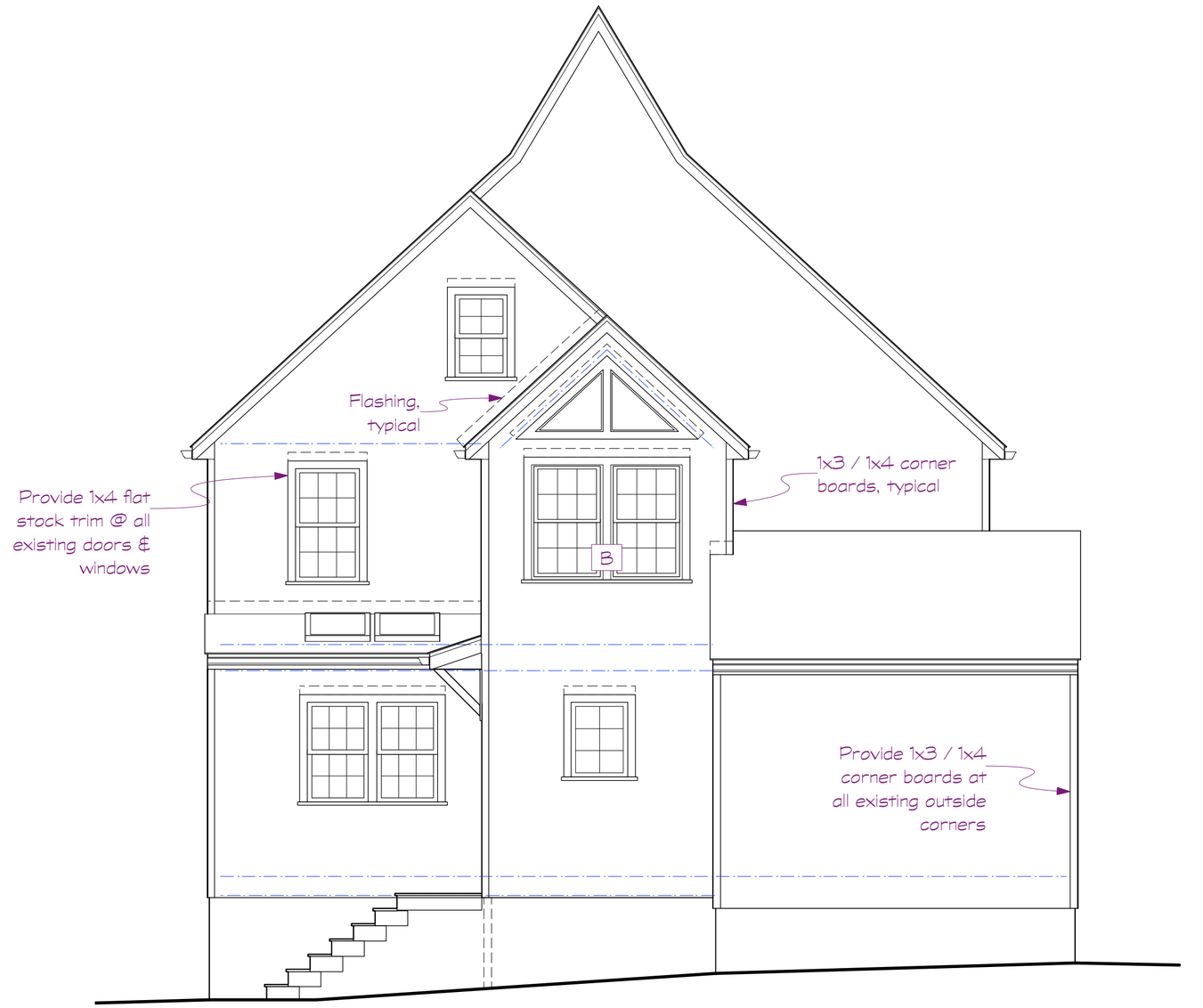

NOTE:
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REAR ELEVATION
SCALE: 1/4" = 1'-0"

2

A 2.2
ELEVATION

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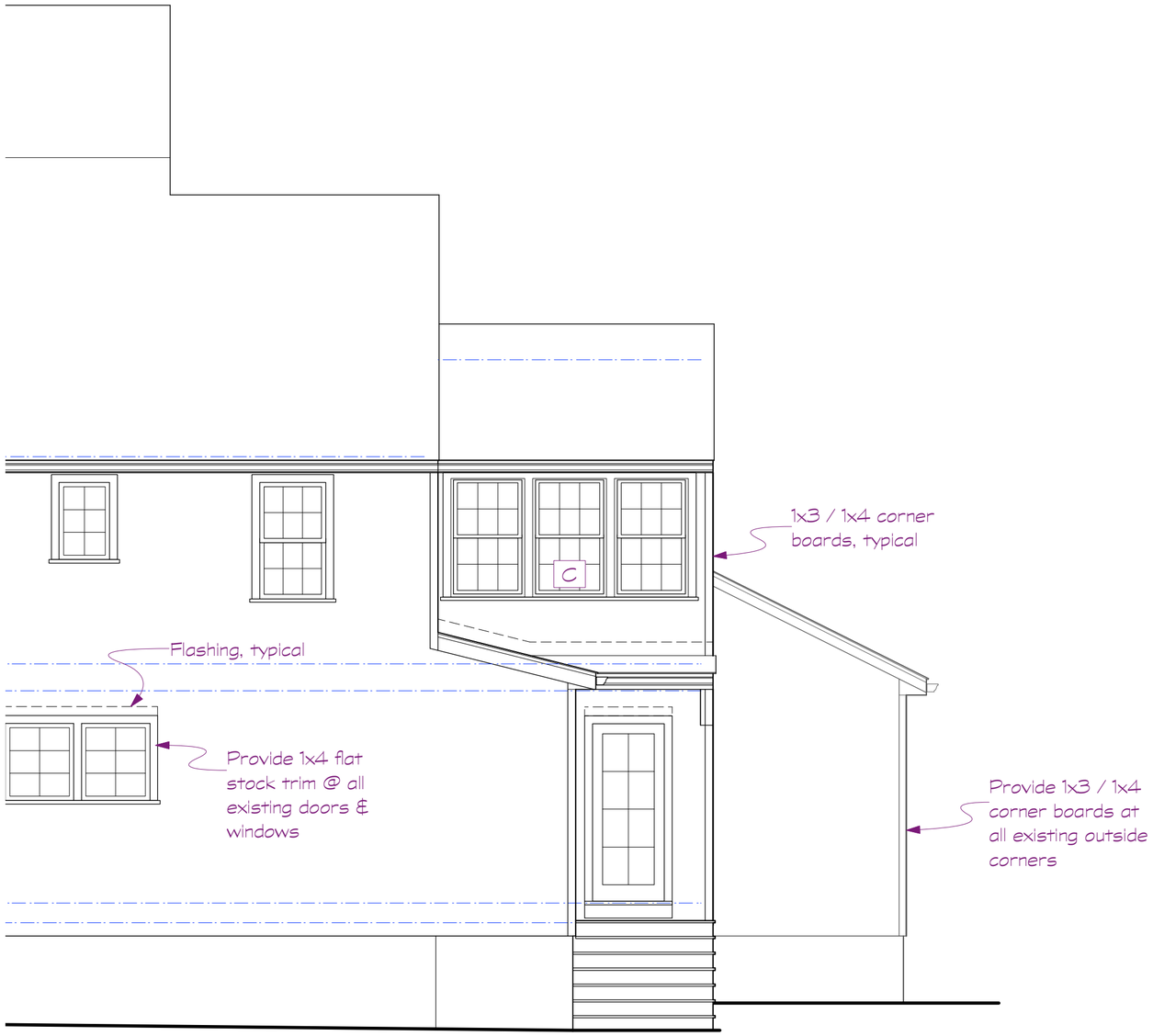

NOTE:
Entire house to be resided, material and color as selected by owner

RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"
3

REGISTERED ARCHITECT
CHARLES M. NAVRATIL
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A 2.3
ELEVATION

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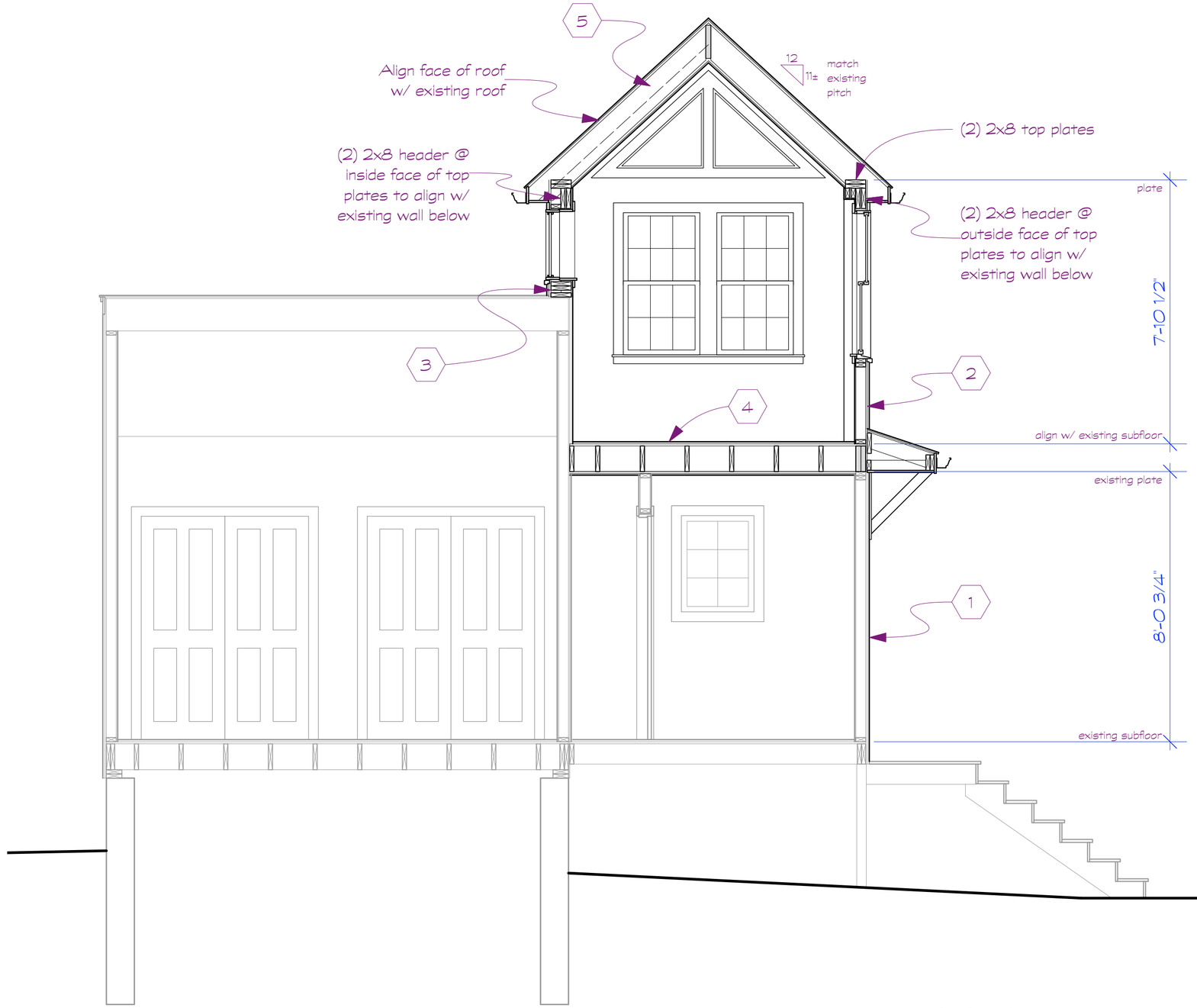

SECTION A

SCALE: 3/8" = 1'-0"

A

ASSEMBLY TYPES

1. Existing 2x4 stud wall w/ insulation; sheathing; gypsum board & skimcoat of plaster on interior
   Provide new fiber cement clapboard siding; if existing sheathing is board sheathing apply a layer of self-adhered air barrier prior to preparation for installation per siding manufacturer's specifications.
2. 2x4 stud wall w/ R-20 insulation; wall sheathing; fiber cement clapboard siding; ½" gypsum board & ⅛" skimcoat of plaster on interior
3. 2x8 stud wall w/ R-20 insulation; wall sheathing; fiber cement clapboard siding; ½" gypsum board & ⅛" skimcoat of plaster on interior
4. 2x10 joists @ 16" o.c.; t&g floor sheathing, glued & nailed to joists; 1x3 strapping @ 16" o.c. perpendicular to, and on bottom of joists w/ ½" gypsum board & ⅛" skimcoat of plaster on bottom. Provide solid blocking at sheathing panel edges perpendicular to joists in first two bays from from exterior walls, maximum 48" o.c. Provide R-40 insulation to a minimum two feet inside exterior walls.
5. 2x10 rafters @ 16" o.c. w/ R-49 insulation; roof sheathing nailed to rafters; roofing felt; architectural asphalt roof shingles. Provide solid blocking at sheathing panel edges perpendicular to rafters in first two bays from from gable end walls, maximum 48" o.c. Provide 1x3 strapping @ 16" o.c. perpendicular to, and on bottom of rafters w/ ½" gypsum board & ⅛" skimcoat of plaster on interior.

REGISTERED ARCHITECT CHARLES M. NAVRATIL #5066 NEWTON, MA COMMONWEALTH OF MASSACHUSETTS

A 3.1

SECTION

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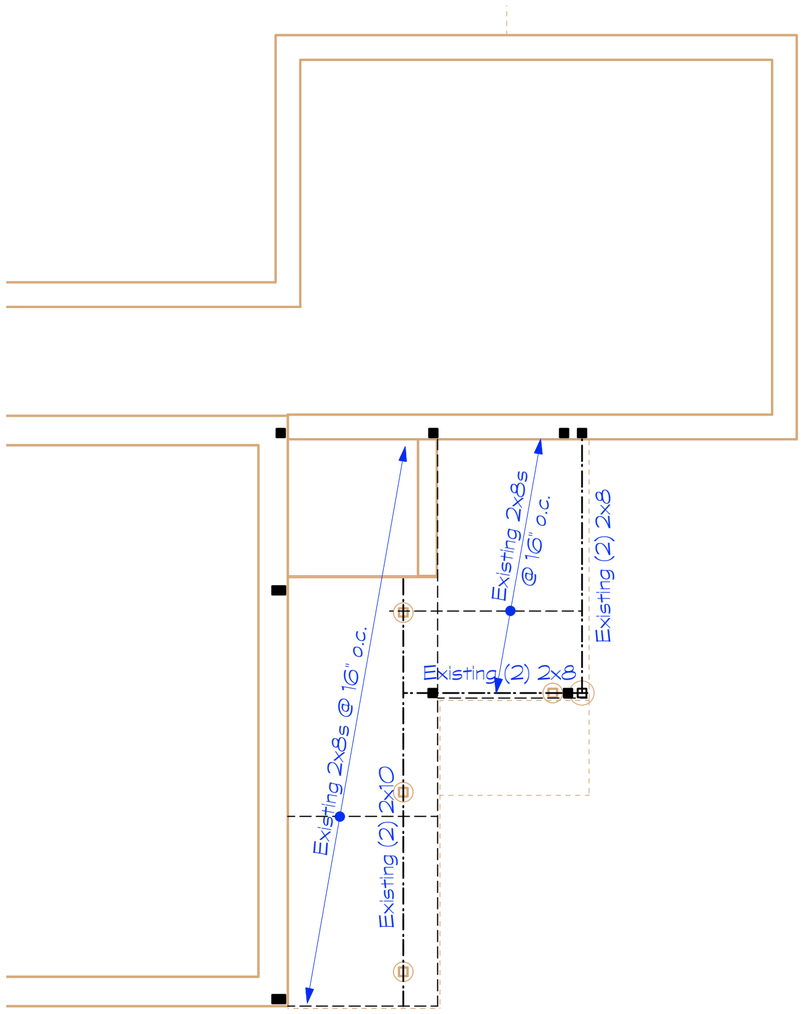
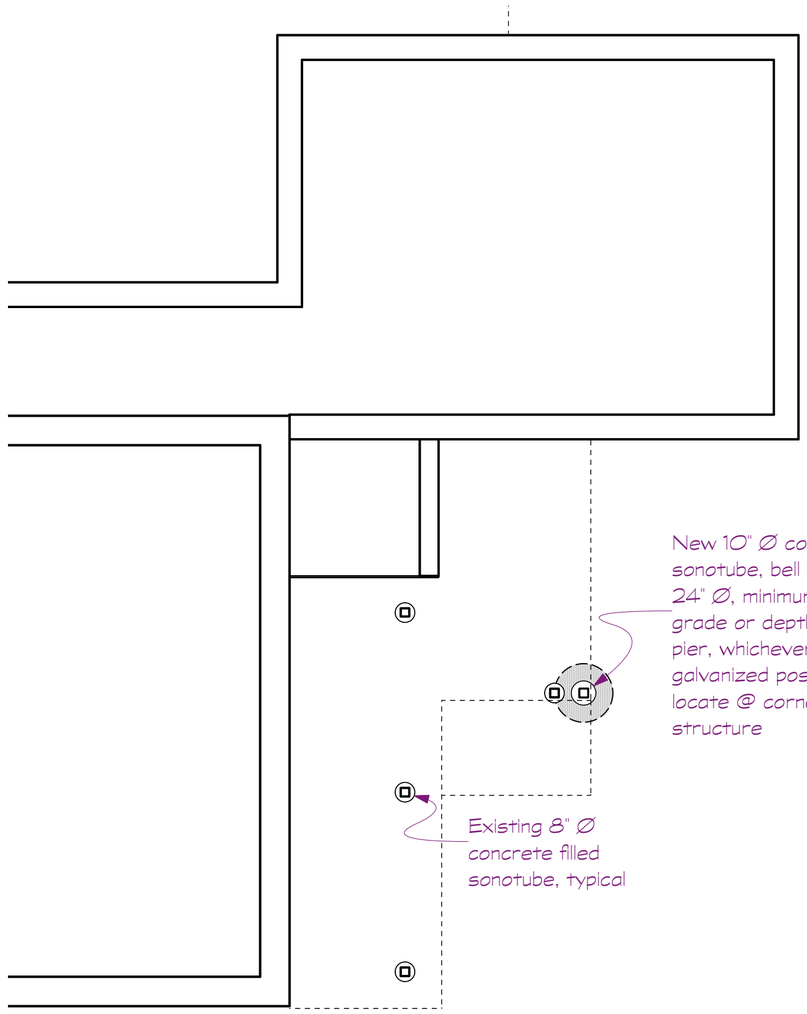


FIRST FLOOR FRAMING PLAN 1
SCALE: 1/4" = 1'-0"



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

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STRUCTURAL

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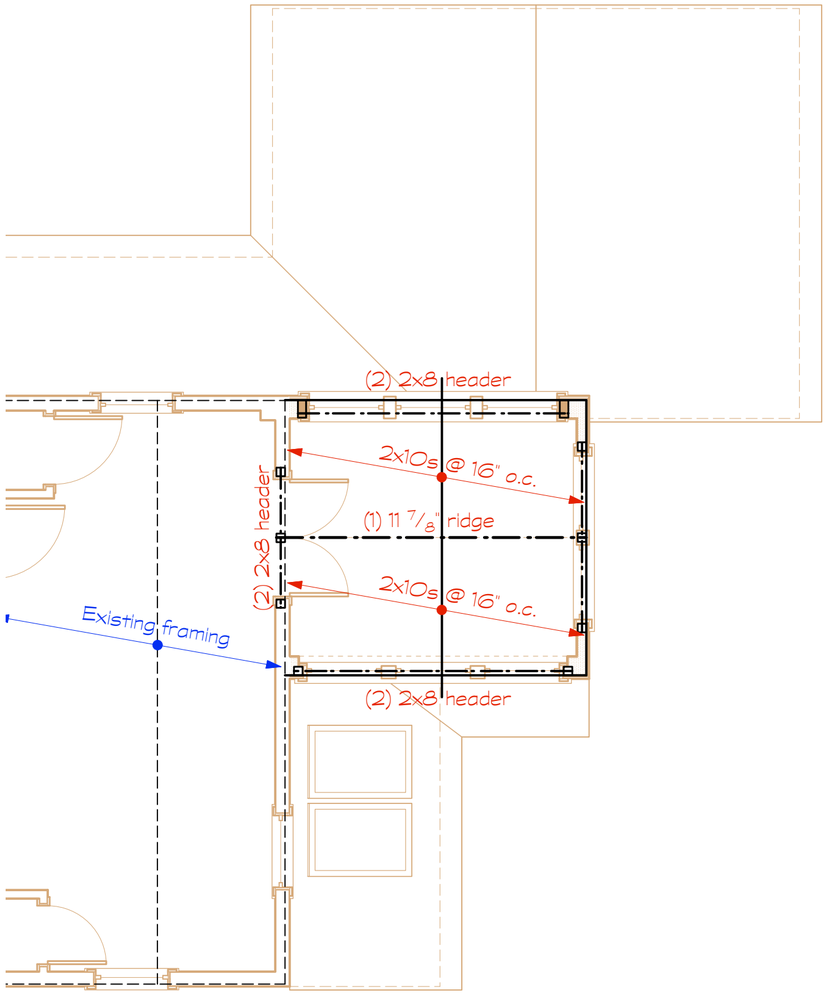
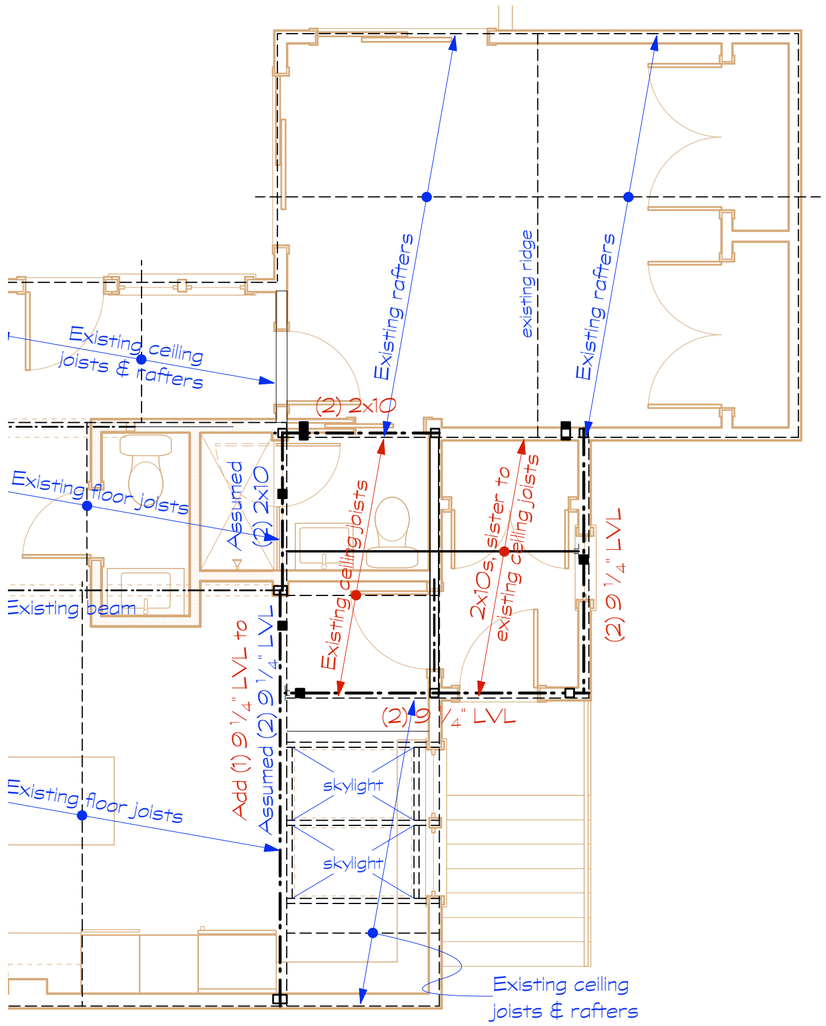


ROOF FRAMING PLAN (R)
SCALE: 1/4" = 1'-0"



SECOND FLOOR FRAMING PLAN (2)
SCALE: 1/4" = 1'-0"

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