

Rah Residence

29 Hardwick Road
Ashland, Ma. 01721

LIST OF DRWINGS

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Thomson Architects
344 Wood Street
Hopkinton, Ma. 01748

REVISIONS	BY

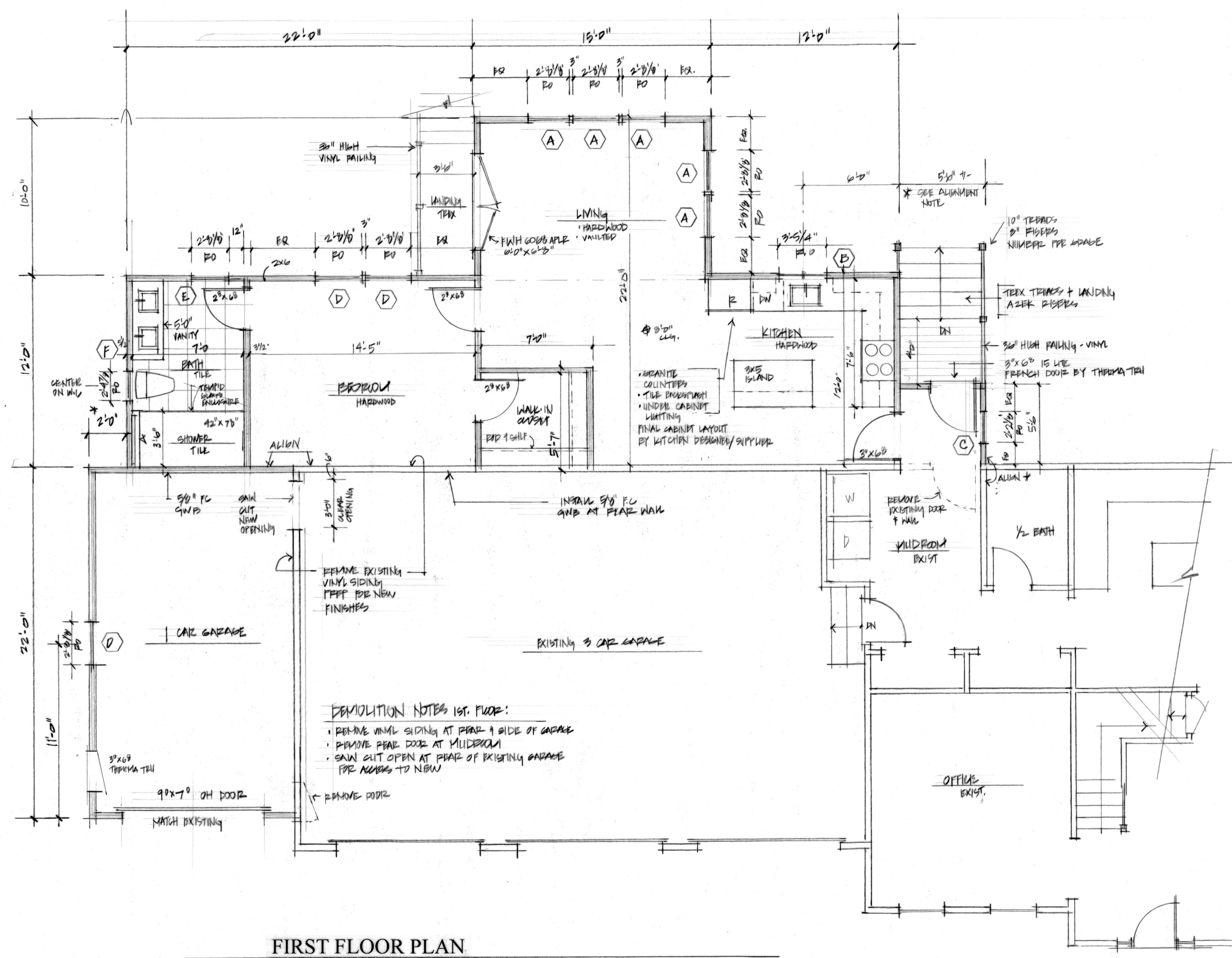
THOMSON ARCHITECTS
 HOPKINTON, MA 01748
 344 WOOD STREET
 (508) 435-2294

FIRST FLOOR PLAN

Rah Residence
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DATE	5 MAY 2025
SCALE	1/4" = 1'-0"
DRAWN	
JOB	
SHEET	

A1



FIRST FLOOR PLAN

2x4 INTERIOR WALLS
 2x6 EXTERIOR WALLS

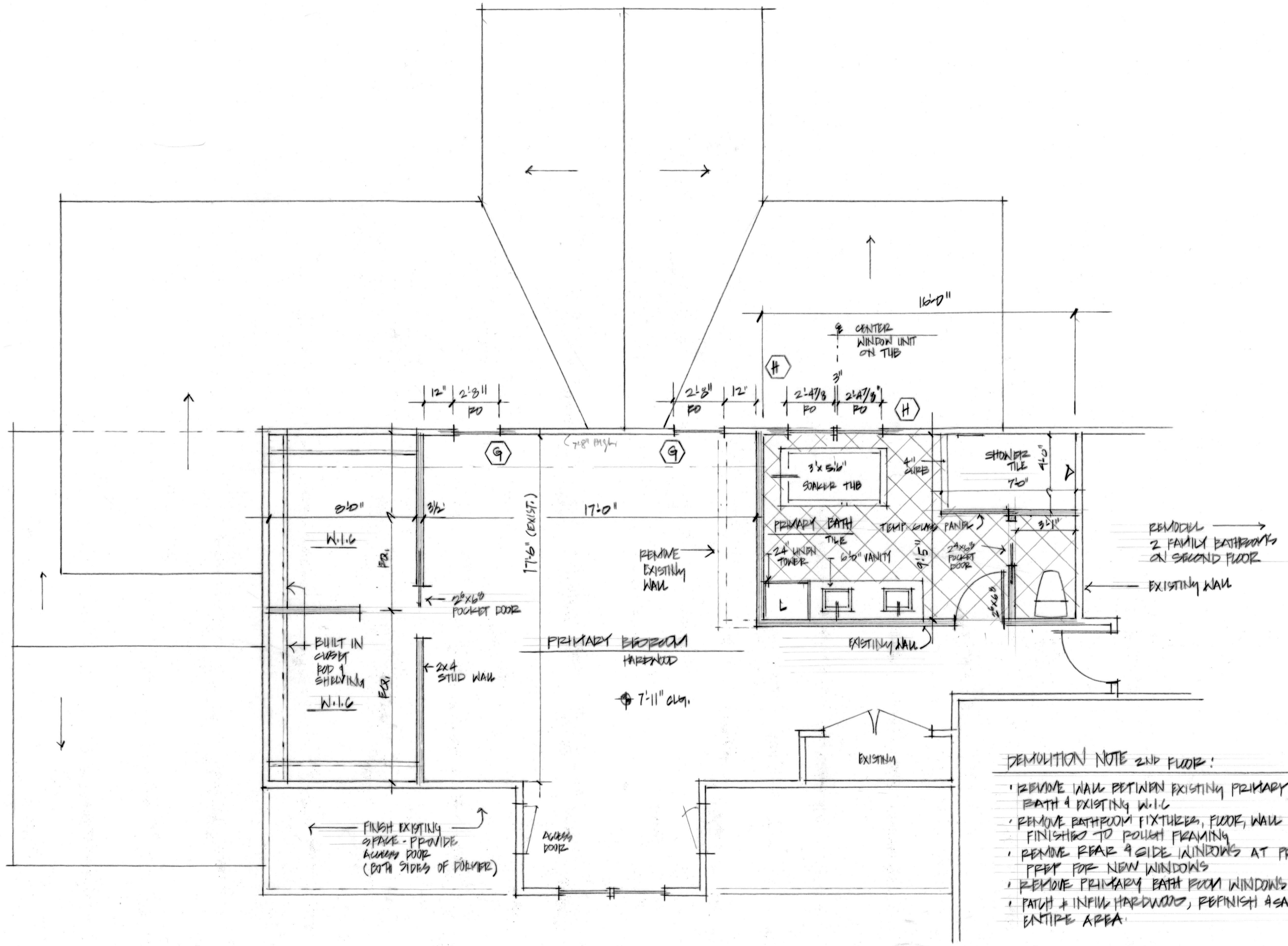
GS DIRECT

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SECOND FLOOR PLAN

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- DEMOLITION NOTE 2ND FLOOR:**
- REMOVE WALL BETWEEN EXISTING PRIMARY BATH & EXISTING W.I.C.
 - REMOVE BATHROOM FIXTURES, FLOOR, WALL & CEILING FINISHED TO POCKET FRAMING
 - REMOVE REAR & SIDE WINDOWS AT PRIMARY BEDROOM PREP FOR NEW WINDOWS
 - REMOVE PRIMARY BATH ROOM WINDOWS PREP FOR NEW PATCH & INFILL HARDWOOD, REFINISH ASAND ENTIRE AREA.

SECOND FLOOR PLAN

1/4" = 1'-0"

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WINDOW SCHEDULE					
MODEL #	POINT OPENING	TYPE	NOTES	REMARKS	
A	TW2040	2'-8 1/2" x 4'-8 7/8"	DEL. HUNG		
B	CN235	3'-5 1/4" x 3'-8 3/8"	CASMENT		
C	TW20310	2'-2 1/8" x 4'-0 7/8"	DEL. HUNG	TEMPERED	
D	TW2042	2'-8 1/8" x 4'-4 7/8"	DEL. HUNG	EXPRESS	
E	TW20320	2'-8 1/8" x 3'-8 3/8"	DEL. HUNG	TEMPERED	
F	AW251	2'-4 7/8" x 2'-8"	AWNING	TEMPERED	
G	AW251	2'-8" x 2'-4 7/8"	AWNING		
H	AW251	2'-4 7/8" x 2'-4 7/8"	AWNING	TEMPERED	
I	TW20310	2'-8 1/8" x 4'-0 7/8"	DEL. HUNG		VERIFY W/ HT. OF WALL

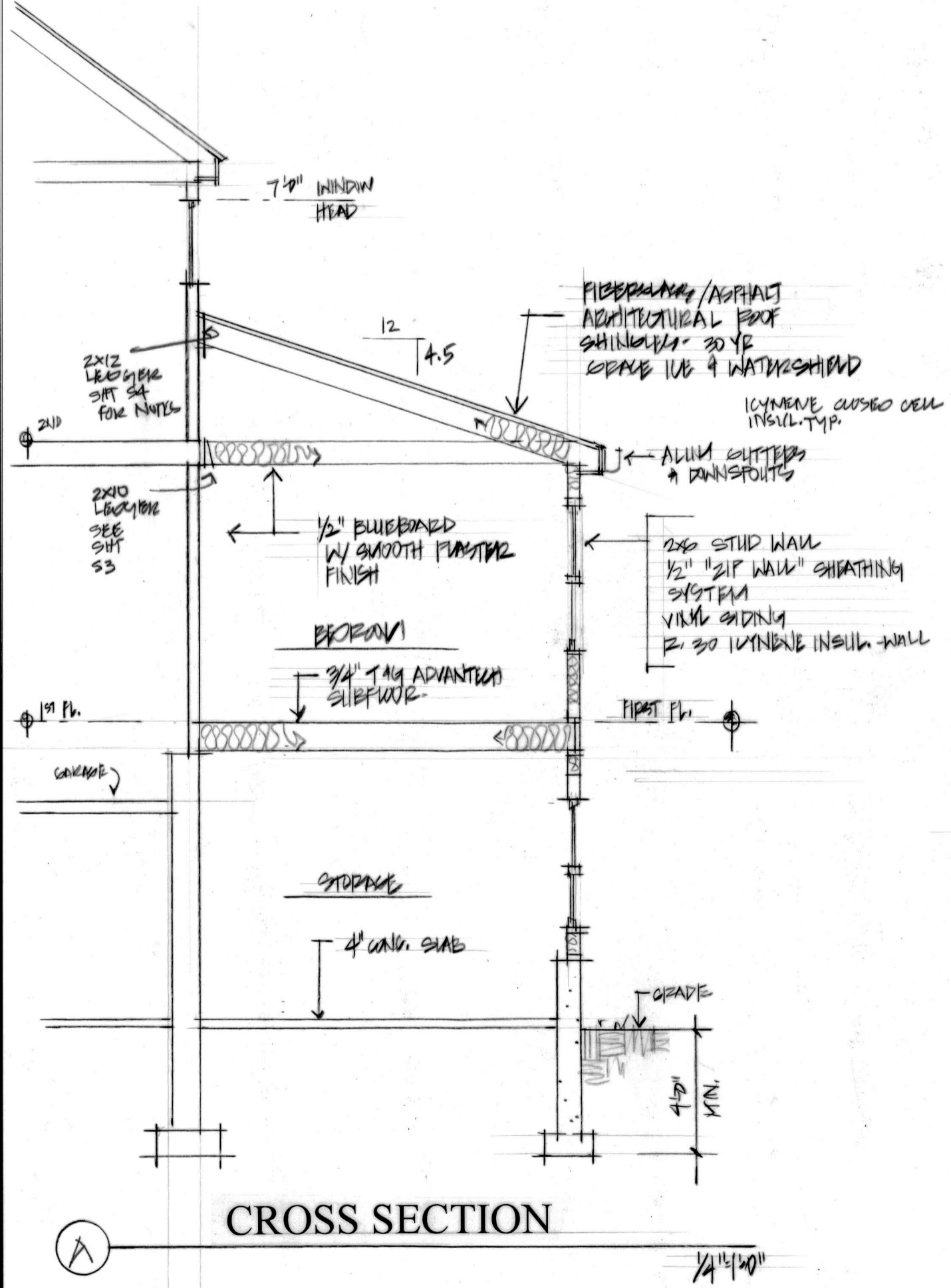
ALL WINDOW SIZES ARE BASED ON ANDERSEN 400 SERIES WINDOWS
 WHITE CLAD, GRILLS BETWEEN CURS, INSECT SCREEN, WHITE HARDWARE
 SASH LIMIT HARDWARE WHERE REQUIRED
 GENERAL CONTRACTOR SHALL VERIFY ALL SIZES & QUANTITIES PRIOR TO ORDERING.

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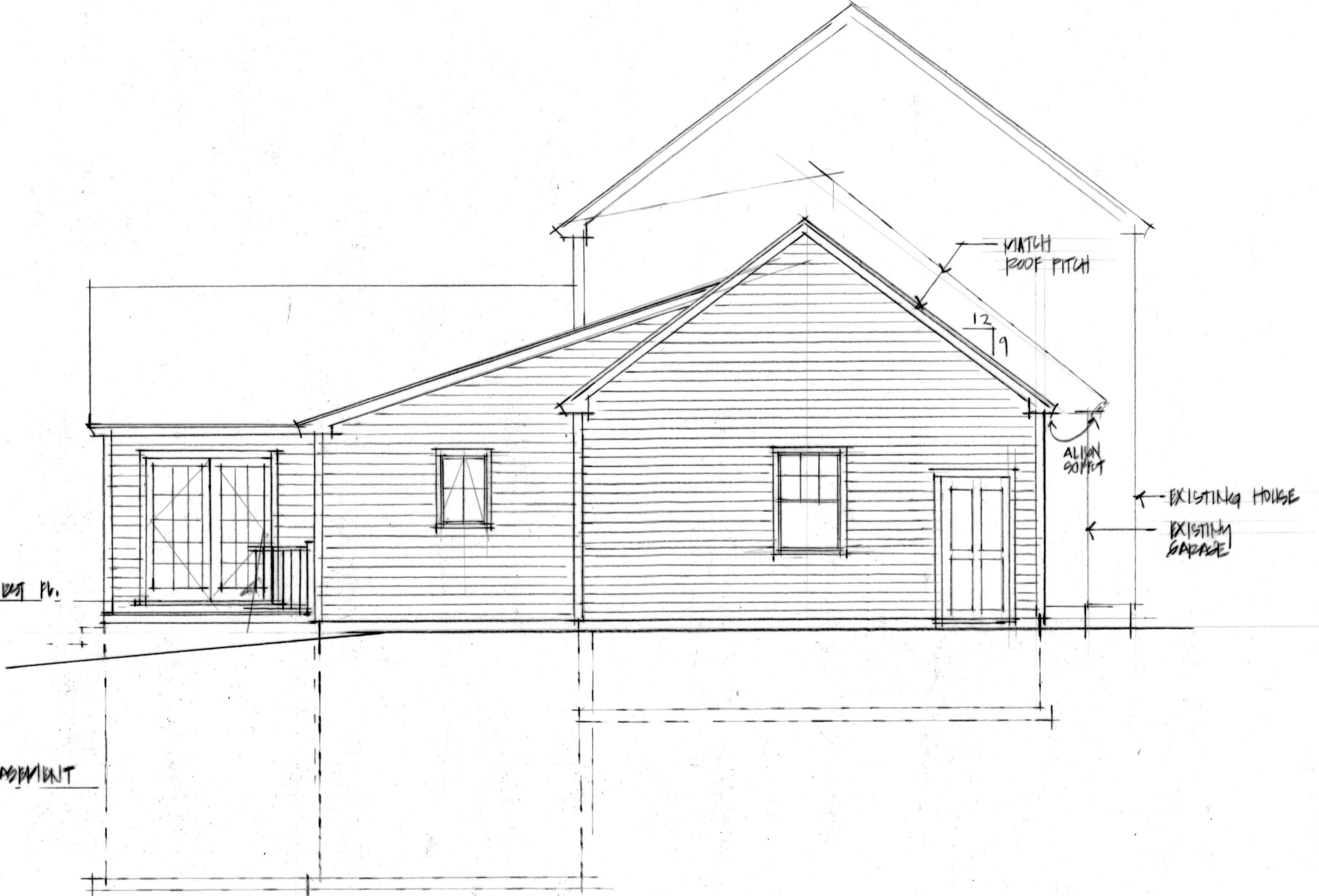
CROSS SECTION
 ELEVATIONS

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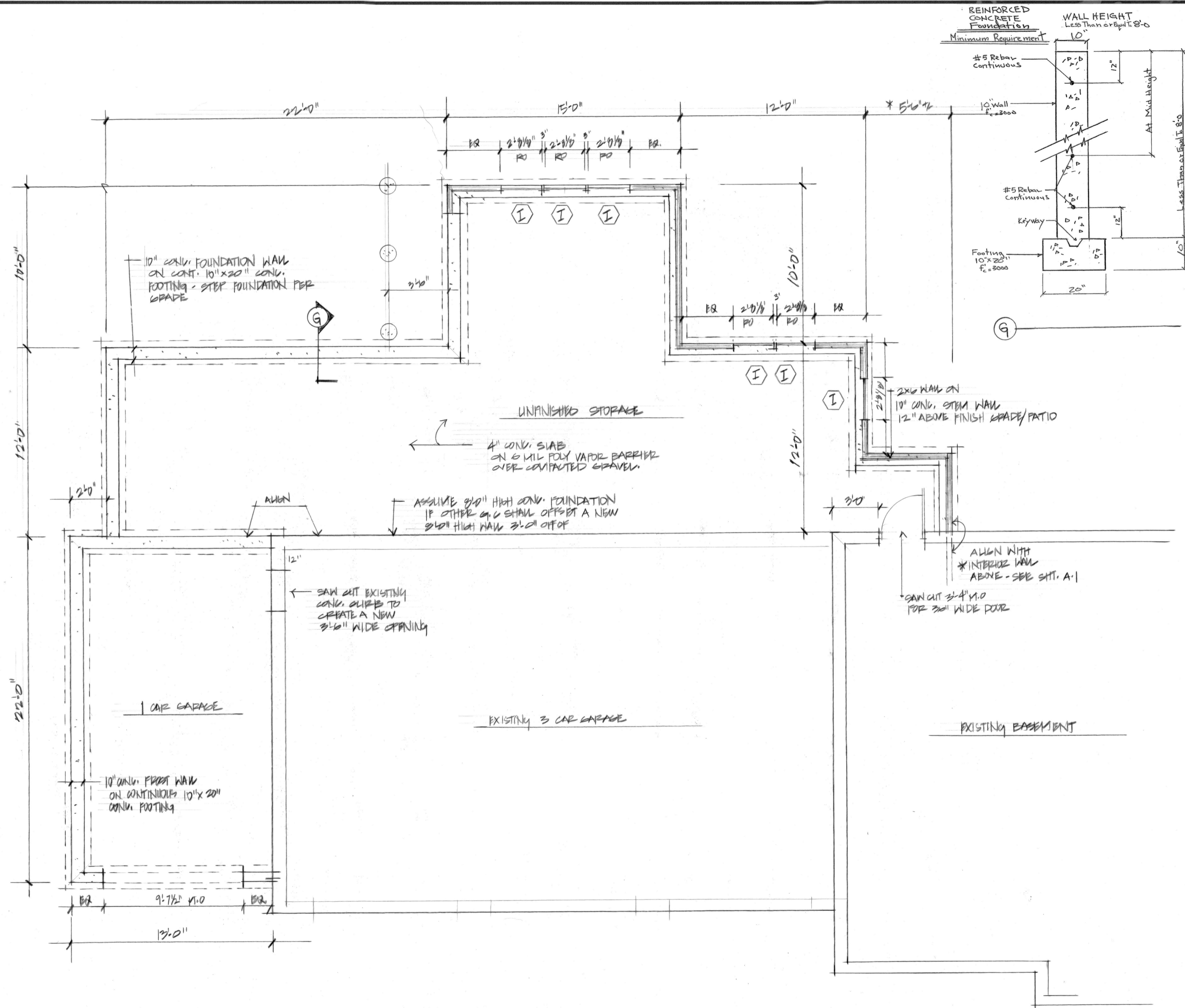


CROSS SECTION



LEFT SIDE ELEVATION

3/16"=1'-0"



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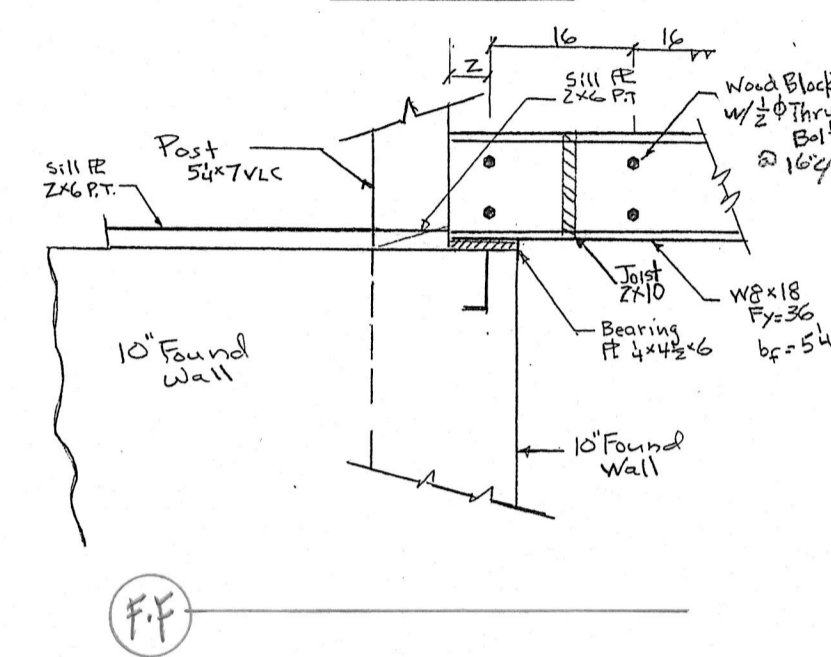
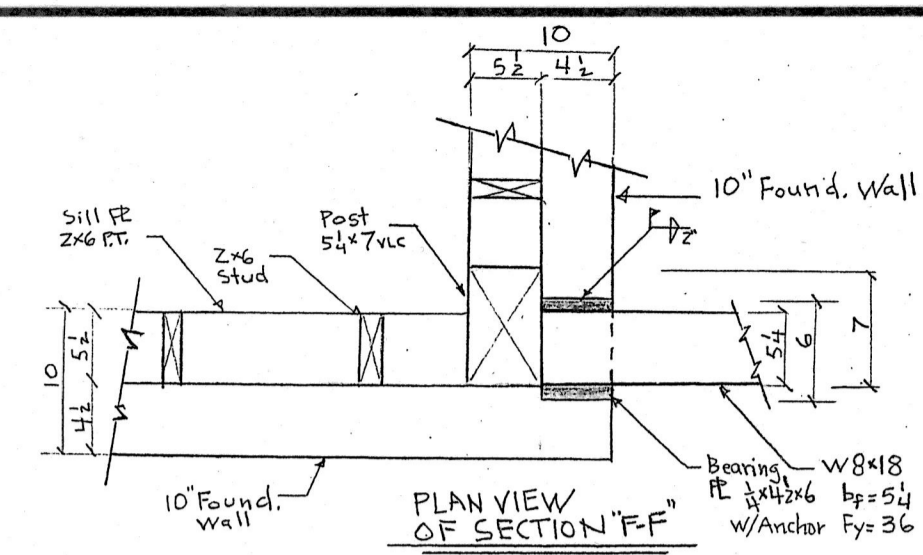
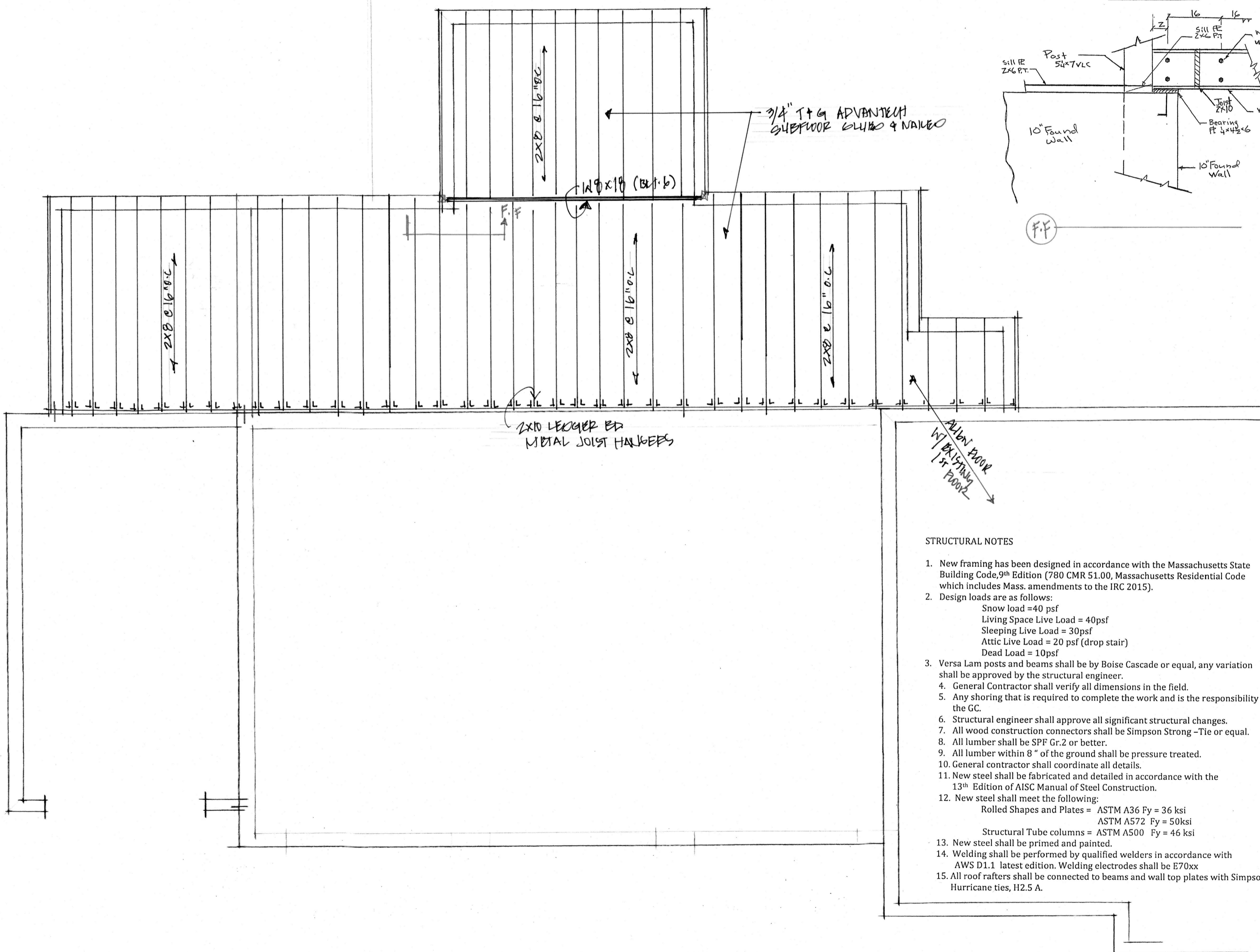
FOUNDATION PLAN

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FOUNDATION PLAN

GS DIRECT



FIRST FLOOR FRAMING

STRUCTURAL NOTES

- New framing has been designed in accordance with the Massachusetts State Building Code, 9th Edition (780 CMR 51.00, Massachusetts Residential Code which includes Mass. amendments to the IRC 2015).
- Design loads are as follows:
 Snow load = 40 psf
 Living Space Live Load = 40psf
 Sleeping Live Load = 30psf
 Attic Live Load = 20 psf (drop stair)
 Dead Load = 10psf
- Versa Lam posts and beams shall be by Boise Cascade or equal, any variation shall be approved by the structural engineer.
- General Contractor shall verify all dimensions in the field.
- Any shoring that is required to complete the work and is the responsibility of the GC.
- Structural engineer shall approve all significant structural changes.
- All wood construction connectors shall be Simpson Strong-Tie or equal.
- All lumber shall be SPF Gr.2 or better.
- All lumber within 8" of the ground shall be pressure treated.
- General contractor shall coordinate all details.
- New steel shall be fabricated and detailed in accordance with the 13th Edition of AISC Manual of Steel Construction.
- New steel shall meet the following:
 Rolled Shapes and Plates = ASTM A36 Fy = 36 ksi
 ASTM A572 Fy = 50ksi
 Structural Tube columns = ASTM A500 Fy = 46 ksi
- New steel shall be primed and painted.
- Welding shall be performed by qualified welders in accordance with AWS D1.1 latest edition. Welding electrodes shall be E70xx
- All roof rafters shall be connected to beams and wall top plates with Simpson Hurricane ties, H2.5 A.

1/4" = 1'-0"

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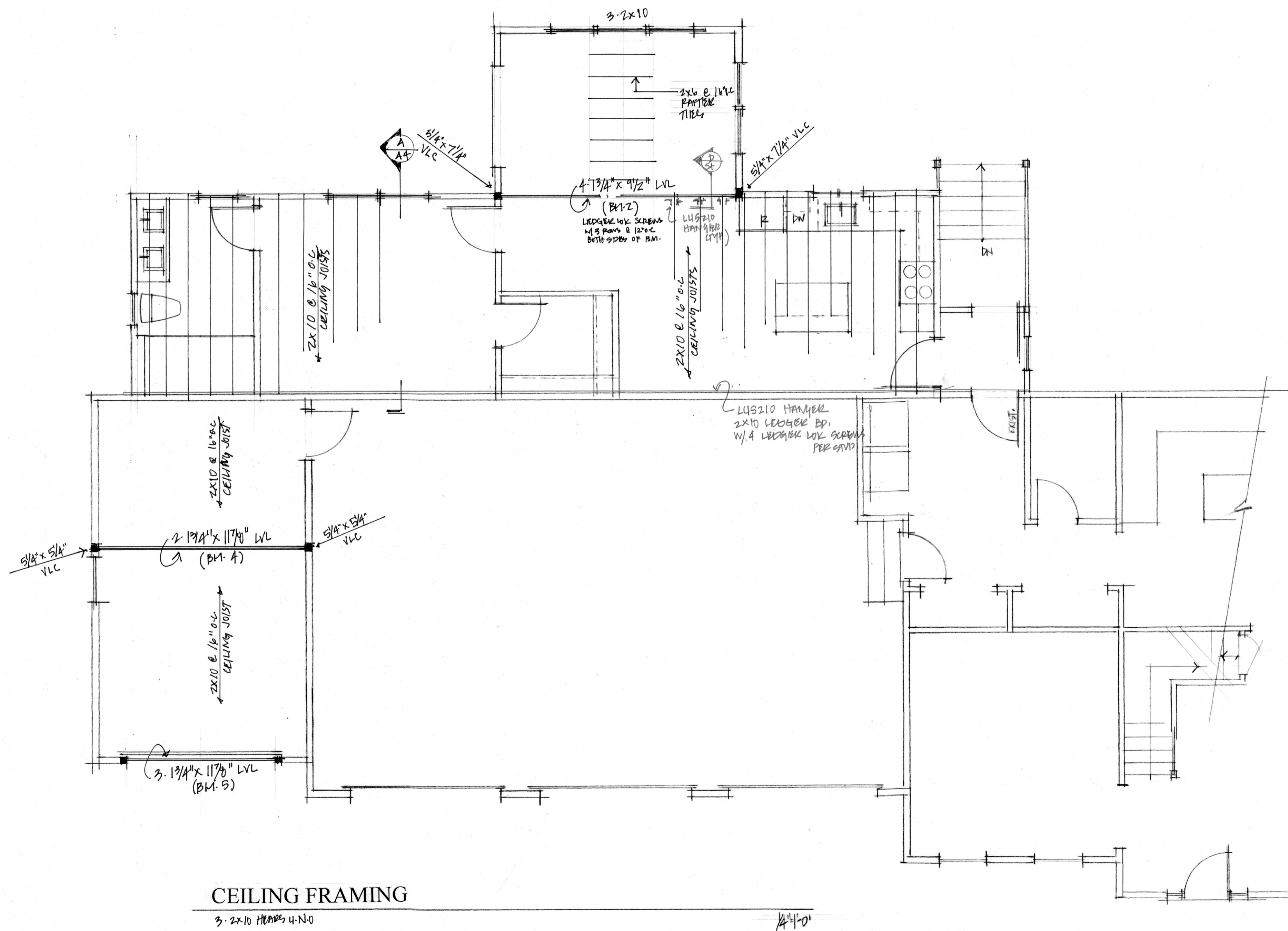
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CEILING FRAMING

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CEILING FRAMING

3-2x10 HEADS 4-N.O

4'-10"

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ELEVATIONS

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Interior Finishes

- See floor plan for floor finishes.
- All Interior trim shall be 3 1/2" and match existing in profile - painted.
- All Baseboard shall be 7 1/4" - painted.
- Interior hardware shall be selected by the homeowner.
- All walls and ceilings shall receive 1/2" blueboard with smooth plaster finish- painted finish.
- All counter tops shall be granite or quartz, style selected by homeowner.
- All cabinets shall be selected by homeowner, final cabinet layout and dimensions shall be confirmed and verified by the cabinet designer/supplier prior to ordering.
- Recessed lighting throughout.
- Interior doors shall match existing

Exterior Finishes

- All exterior siding shall be Vinyl, match existing.
- All exterior trim shall match existing house.
- All decking shall be Trex, install per mfr. Specifications.
- All railings shall be vinyl.
- Roof shingles shall be 30yr. Architectural fiberglass/asphalt roof shingles, color selected by homeowner.
- Exterior sheathing shall be "Zip wall" sheathing system, install per mfr. specifications.
- Insulation shall be Icynene spray foam insulation
R value minimums: R60 Roof/Ceiling
R 38 Floors
R 30 Walls

General Notes

- All work shall be in conformance with state and local building codes.
- The GC is responsible for all dimensional coordination. The contractor shall notify the architect immediately of any discrepancies in the contract documents and proceed only after these are resolved.
- All permits shall be applied for and secured by the General Contractor.
- The GC is responsible for all temporary heat and power as required during construction.
- All work shall be performed in accordance with the highest standards of practice.
- All materials and fixtures shall be installed according to MRF instructions.
- The contractor shall provide proper shoring and bracing during construction.
- All dimensions are subject to field adjustment.
- The owner/builder shall be responsible for properly siting the house or addition on the property so that it conforms to all applicable zoning regulations.
- Do not scale the drawings. If the dimensions need clarification, contact the architect.

Foundations

- All exterior footings shall extend a minimum of 48" below grade.
- Footings shall not be placed in water or on frozen ground.
- All footings must bear on firm undisturbed or engineered material.
- Foundation designs is based of 3000 PSF bearing capacity.
- Concrete shall have the following strength:
 - A. Walls & Footings: 3000 PSI at 28 days
 - B. Slabs: 4000 PSI at 28 days

Demolition Notes

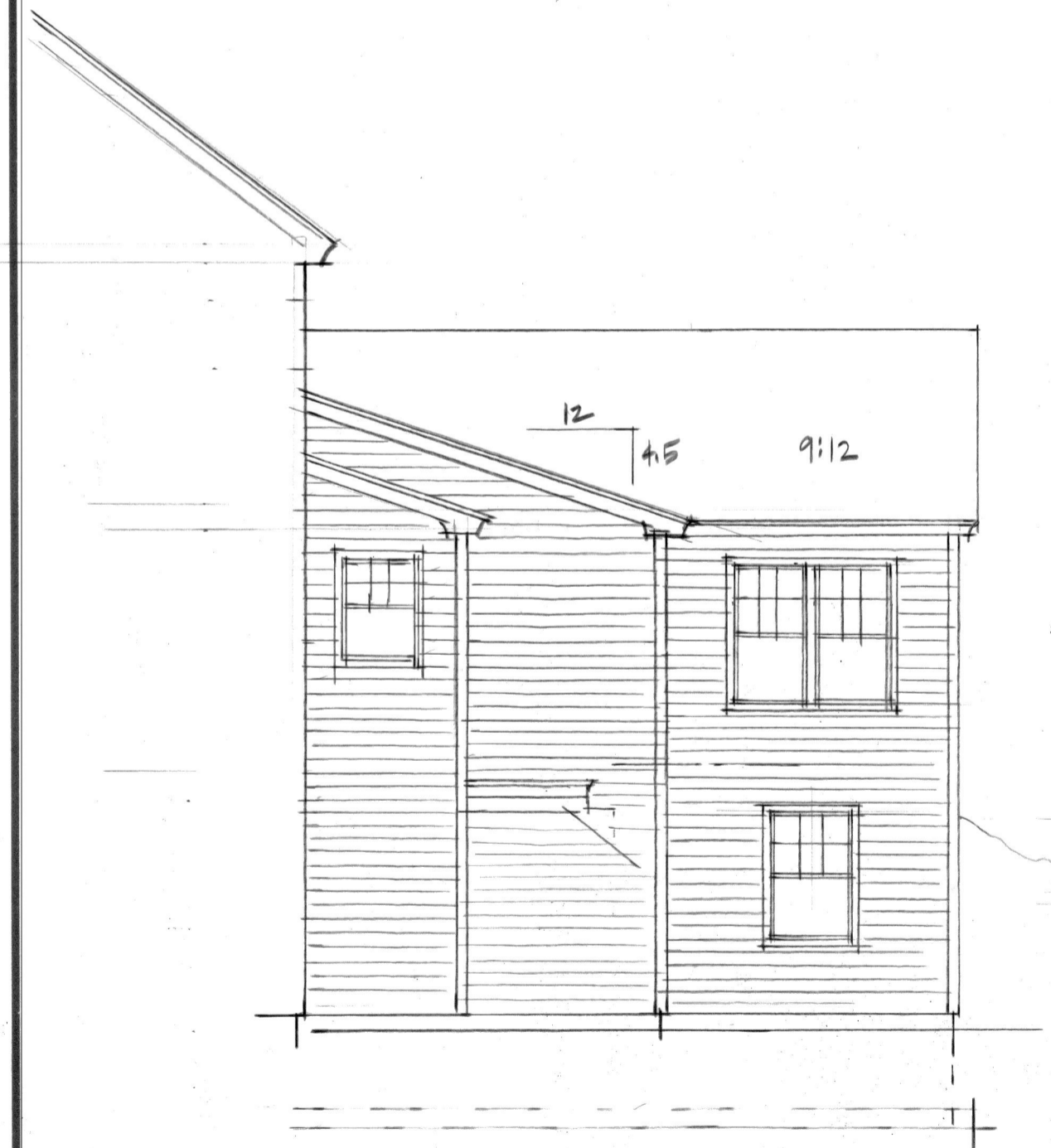
- Contractor is to locate all underground and above ground utilities and use extreme caution during construction as not to disturb them.
- GC shall provide temporary shoring and bracing at all structural bearing points that are affected during demolition.
- Re-route or remove all existing utilities with minimal disruption to the rest of the house. Properly cap off all utilizes that will no longer be in use.
- Remove all fixtures and walls as indicated on the plan.
- Patch and repair to match existing all damaged areas affected by the demolition. Prepare affected areas so that they may receive new finishes.

Plumbing

- Plumbing contractor shall provide and install all plumbing fixtures as shown on the plan according to state and local codes. Vent all fixtures.
- Conceal piping to the greatest extent possible.
- Maintain indicated fire ratings of walls, partitions, ceilings, and floors at penetrations. Seal with fire stopping to maintain fire rating.
- Test all systems for proper operations.
- **Do not cut structural elements without written permission.**

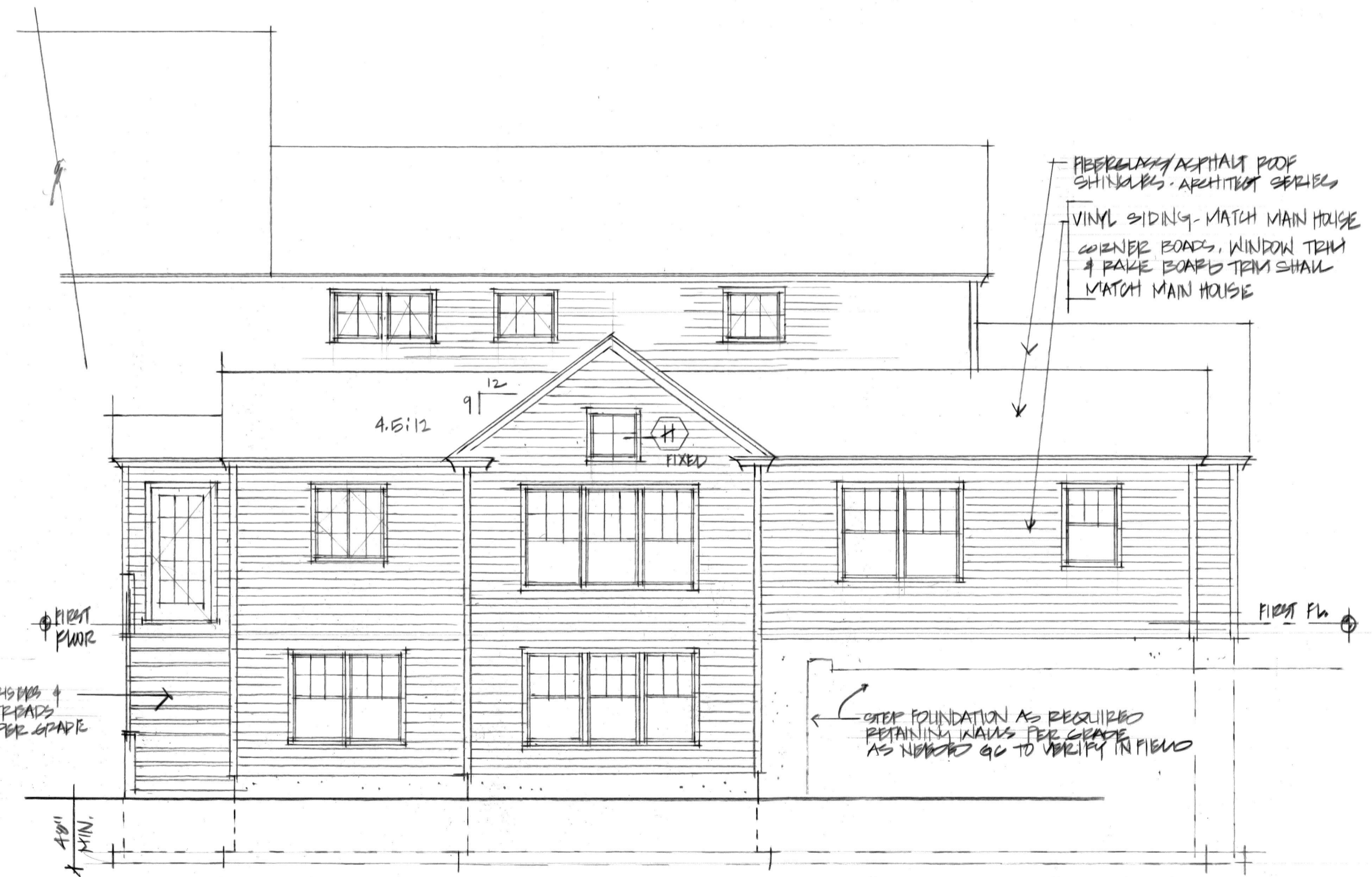
HVAC/Electrical

- Provide equipment, systems, and controls for heating, ventilation, and central air conditioning.
- Provide an electrical system and lighting that is adequate for the new addition.
- Review lighting fixtures with owner.
- Work shall conform to state and local codes.
- Coordinate location of thermostats and controls with owners' requirements.
- Coordinate location of duct work to avoid interference with location of light fixtures or furniture.
- Do not cut structural elements without written permission.
- Conceal piping and duct work to greatest extent possible. Insulate piping and duct work.
- Balance system and test system for proper operation.



RIGHT SIDE ELEVATION

3/16" = 1'-0"



REAR ELEVATION

3/16" = 1'-0"

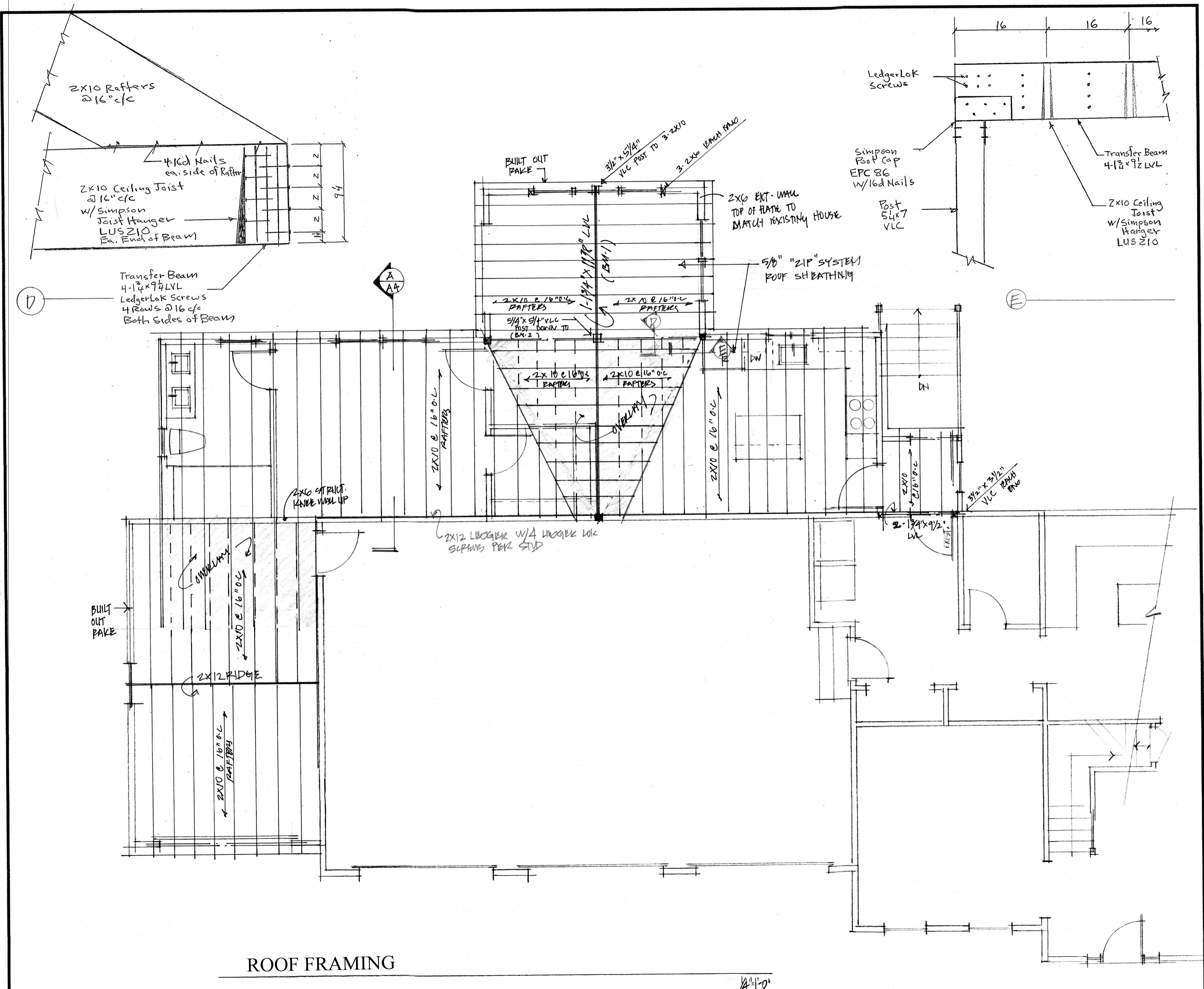
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