PROPOSED ALTERATIONS TO:

135 High Street
Asland, MA

DESIGNED BY:

I.S. HERNANDEZ DESIGN SERVICES, INC.
111 BAKER STREET
WEST ROXBURY, MA 02132
TEL: 617-323-8527

SCOPE:

CONSTRUCT NEW 2-STORY GARAGE W/ 2 STORY CONNECTION BETWEEN NEW GARAGE AND EXISTING SINGLE FAMILY STRUCTURE

ZONING ANALYSIS:

DIMENSIONAL TABLE - NR ZONING DISTRICT

ZONING TABLE		
ZONING	RA DISTRICT	
	REQUIRED	PROVIDED
LOT SIZE	30,000 SQ. FT.	152,895 SQ. FT.
FRONTAGE	150 SQ. FT.	281 SQ. FT.
FRONT SETBACK	40 FT.	
SIDE SETBACK	10 FT.	
REAR SETBACK	30 FT.	

EXISTING LIVING AREA = 4,109 SQ.FT.
PROPOSED LIVING AREA = 5,143 SQ. FT.

INDEX:

ABBREVIATIONS

AB	Anchor Bolt	DW	Dishwasher	JT	Joint	RFL	Reflected
AC	Acoustical	DWG	Drawing	KIT	Kitchen	RH	Right Hand
A/C	Air Conditioning	DWR	Drawer	KO	Knockout	RL	Rail
ACT	Acoustical Tile	E	East	LDR	Ladder	RM	Room
ADJ	Adjacent/Adjustable	EA	Each	LAM	Laminate	RO	Rough Opening
AFF	Above Finish Floor	EF	Each Face	LAUND	Laundry	ROW	Right of Way
AL	Aluminum	EL	Elevation	LAV	Lavatory	RR	Restroom
ASPH	Asphalt	ELEC	Electrical	LBL	Label	RWD	Redwood
AUTO	Automatic	EWC	Electric Water Cooler	LH	Left Hand	S	South
BDRM	Bedroom	ELEV	Elevator	LIV RM	Living Room	SC	Solid Core
BD	Board	EMERG	Emergency	LOC	Locate/Location	SCH	Schedule
BEL	Below	ENCL	Enclose/Enclosure	M	Master	SCN	Screen
BET	Between	EQ	Equal	MAS	Masonry	SEC	Section
BIT	Bituminous	EQP	Equipment	MAX	Maximum	SERV	Service
BLK	Block	ESC	Escalator	MECH	Mechanical	S4S	Sanded Four Sides
BLDG	Building	EX	Existing	MED	Medium	SHR	Shower
BLKG	Blocking	EXH	Exhaust	METL	Metal	SHT	Sheet
BM	Beam	EXT	Exterior	MFR	Manufacturer	SIM	Similar
BOT	Bottom	FD	Floor Drain	MILWK	Millwork	SL	Slide(ing)
BRG	Bearing	FIN	Finish	MIN	Minimum	SOFT	Soffit
BRZ	Bronze	FFCE	Finish Face	MIR	Mirror	SPEC	Specification
BRK	Brick	FF	Finish Floor	MISC	Miscellaneous	SPK	Speaker
BSMT	Basement	FFE	Finished Floor Elevation	MLD	Molding	SQ	Square
BVL	Bevel	FHS	Fire hose Station	MOD	Modular	S&R	Shelf and Rod
CAB	Cabinet	FIX GL	Fixed Glass	MTL	Material	SS	Service Sink
CEM	Cement	FLR	Floor	MULL	Mullion	STD	Standard
CER	Ceramic	FLUR	Fluorescent	N	North	STL	Steel
CI	Cast Iron	FND	Foundation	NO or #	Number	STR	Structure(al)
CIR	Circle	FOC	Face of Concrete	NIC	Not in Contract	SUSP	Suspended
CJ	Control Joint	FOM	Face of Masonry	NOM	Nominal	SYM	Symmetrical
CK	Check	FOS	Face of Studs	NTS	Not to Scale	SYN	Synthetic
CLG	Ceiling	FPL	Fireplace	OC	On Center	SYS	System
CLK	Caulk	FR	Frame	OD	Outside Diameter	T	Tread
CLOS	Closet	FTG	Footing	OH	Overhead	TEL	Telephone
CLR	Clear	FURR	Furred / Furring	OPG	Opening	TEMP	Tempered
CLS	Close / Closure	GA	Gauge	OPP	Opposite	T&G	Tongue and Groove
CMU	Concrete Masonry Unit	GB	Grab bar	PAR	Parallel	THK	Thick(ness)
CNTR	Counter	GC	General Contractor	PED	Pedestrian	THR	Threshold
C.O.	Cleanout	GFI	Ground Fault Interrupter	PERI	Perimeter	THRU	Through
COL	Column	GFIC	Ground Fault Interrupter	PFB	Prefabricate	TRTMT	Treatment
CONC	Concrete		Circuit	PKT	Pocket	TV	Television
CONST	Construction	GI	Galvanized Iron	PL	Plate	TYP	Typical
CONT	Continuous	GLS	Glass	PLAS	Plastic	UNF	Unfinished
CONTR	Contractor	GYP	Gypsum	PLAST	Plaster	UTIL	Utility
CPT	Carpet	GYP BD	Gypsum Board	PNL	Panel	V	Volts
CS	Counter Sink	HB	Hose Bib	PT	Paint	VAT	Vinyl Asbestos Tile
CSMT	Casement	HBD	Hardboard	PTN	Point	VERT	Vertical
CT	Ceramic Tile	HC	Hollow Core	PVC	Polyninyl Chloride	VTR	Vent Thru Roof
CTR	Center	HDR	Header	PWD	Plywood	VTW	Vent Thru Wall
D	Drain	HDW	Hardware	QT	Quarry Tile	VNR	Veneer
DBL	Double	HM	Hollow Metal	R	Riser	W	Welded Wire Fabric
DEM	Demolish	HOR	Horizontal	RA	Return Air	W/	With
DH	Double Hung	HT	Height	RAD	Radius	WWF	West
DIA	Diameter	HT'G	Heating	RAG	Return Air Grille	WC	Water Closet
DIAG	Diagonal	HVAC	Heating, Ventilation, Air	RAFT	Rafter	WD	Wood
DIM	Dimension		Conditioning	REF	Reference	W/D	Washer/Dryer
DIN RM	Dining Room	HWD	Hardwood	REFR	Refrigerator	WG	Wire Glass
DISP	Garbage Disposal	ID	Inside Diameter	REM	Remove	WH	Water Heater
DN	Down	INCL	Include	REQD	Required	WU	Wall Hung
DP	Dam Proof	INSUL	Insulation	RET	Return	WM	Wire Mesh
DR	Door	INT	Interior	REV	Revise/Revision	WSCT	Wainscot
DTL	Detail	JST	Joist	RFG	Roofing		

MATERIALS LEGEND

- Earth
- Brick
- Concrete
- Concrete Block
- Gypsum Board
- Gypsum Sheathing
- Insulation - Blanket or Batt
- Insulation Rigid
- Gravel or Crushed Rock
- Metal
- Plywood
- Ceramic Tile
- Water Proofing
- Wood Blocking
- Rough Frame
- Wood Finished

GENERAL NOTES

1. ALL WORK PERFORMED PER THESE DRAWINGS MUST CONFORM WITH THE LATEST EDITION OF THE STATE BUILDING CODE, LOCAL ORDINANCES, AND THE ADA. LOCAL BUILDING INSPECTOR TO HAVE JURISDICTION. THE CONTRACTORS SHALL BE FULLY FAMILIAR WITH APPROPRIATE DOCUMENTS. CONTRACTORS SHALL REVIEW CONTRACT DOCUMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES IN WRITING BEFORE STARTING WORK.
2. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND DIMENSIONS OF EXISTING WORK IN FIELD BEFORE STARTING WORK. THE CONTRACTOR SHALL COORDINATE ALL DISCREPANCIES WITH THIS WORK, AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES. WORK INCLUDES COORDINATION WITH EXISTING CONDITIONS.
3. CONTRACTOR SHALL COORDINATE ALL THE WORK. ALL COORDINATION REQUIRED BY FIELD CONDITIONS, CLARIFICATION BY THE ARCHITECT / ENGINEER OR CHANGE TO THE WORK IS THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR INFORMING ALL INSPECTING AND APPROVAL OFFICIALS OF RELEVANT CLARIFICATION OR CHANGES TO THE WORK.
4. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL REVIEW DOCUMENTS AND IDENTIFY IN WRITING TO THE ARCHITECT / ENGINEER ADDITIONAL DIMENSIONS OR CLARIFICATIONS REQUIRED BEFORE STARTING WORK.
5. MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION SYMBOLS REFLECT EXISTING AND DESIRED LOCATIONS
6. REPAIR AND FINISH ALL EXISTING SURFACES AS REQUIRED BY NEW CONSTRUCTION FOR REMOVAL OF EXISTING PARTITIONS AS SHOWN.
7. PROVIDE FIRE RATED WOOD BLOCKING, AS REQUIRED BY CODE.
8. THESE DRAWINGS SHOW DESIGN INTENT ONLY. MEANS AND METHODS OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. REQUESTS FOR CLARIFICATION OF THE DESIGN INTENT SHALL BE MADE IN WRITING TO THE ARCHITECT / ENGINEER.

REVISED SET:	No.	Date:
REVISED SET	1	8-20-2020
REVISED SET		8-23-2020

Drawn by: MJ
Checked by: ISH
Project Start Date: 08/03/20
Sheet #: A-1 of 12
Scale: AS NOTED

Project:
135 High Street
Ashland, MA

A1 - COVER SHEET

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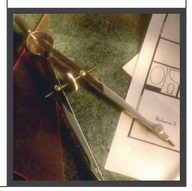

GENERAL NOTES:

1. THE GOVERNING BUILDING CODE FOR THE DESIGN AND CONSTRUCTION IS THE MASSACHUSETTS STATE BUILDING CODE FOR 1 & 2 FAMILY DWELLINGS (9th EDITION)
2. ARCHITECTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, ELECTRICAL, AND SHOP DRAWINGS
3. THE CONTRACTOR SHALL CONFIRM ALL DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES, AMBIGUITIES, OR ILL CONSISTENCIES PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL ALSO NOTIFY THE ARCHITECT, PRIOR TO PROCEEDING WITH THE WORK IF ANY CONSTRUCTION NEEDS TO BE ADJUSTED DUE TO FIELD CONDITIONS.
4. ALL FLASHING IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE CORROSION RESISTANT.
5. ALL DUCTWORK AND HOT WATER PIPING SHALL BE INSULATED AND WHERE NECESSARY, A VAPOR BARRIER FOR THE DUCTWORK WILL BE PROVIDED TO PREVENT CONDENSATION.
6. ALL CHIMNEYS TO BE CONSTRUCTED SO THE TOP OF THE FLUE IS 2'-0" ABOVE ANY ROOFWALL WITHIN 10'-0"
7. PROVIDE CONTINUOUS PITCH BREAK VENTS AT ALL ROOFWALL INTERSECTIONS WHERE SOFFIT VENTS ARE INSTALLED.

DIMENSIONS

1. DIMENSIONING STANDARDS WITHIN THE DOCUMENTS ARE AS FOLLOWS UNLESS OTHERWISE NOTED:
   A. DIMENSIONS TO THE EXTERIOR WALLS ARE FROM OUTSIDE FACE OF STUD OR CONCRETE WALL.
   B. DIMENSIONING AT WINDOWS AND EXTERIOR DOORS REPRESENTS A DIMENSION TO THE CENTER OF THAT OPENING FROM THE CENTER OF ANOTHER OPENING OR THE OUTSIDE FACE OF A STUD OR CONCRETE WALL.
2. INTERIOR DIMENSIONING AT STUD WALLS REPRESENTS A DIMENSION TO FACE OF THE FINISH WALL.
3. INTERIOR DIMENSIONING AT STAIRS REPRESENTS A DIMENSION TO THE FINISHED FACE OF THE STAIR.
4. DIMENSION/ LOCATIONS OF WALLS ENCLOSING TUB/ SHOWER UNITS, PRE-MANUFACTURED FIREPLACES AND ALL OTHER BUILT-INS, MUST BE CONFIRMED WITH THE FIXTURE MANUFACTURER FOR THE REQUIRED R.O. AND ATTACHMENT.
5. DIMENSIONS DEPICTING THE BUILDING HEIGHT, SHOWN ON THE ARCHITECTURAL AND STRUCTURAL DRAWINGS ARE FOR THE BUILDING AND BUILDING COMPONENTS ONLY. THE OVERALL BUILDING HEIGHT DEPICTED IS FROM THE 1ST FLOOR DECK. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND ESTABLISHING THE GRADE RELATIVE TO THE 1st FLOOR, TO ENSURE COMPLIANCE WITH ZONING AND BUILDING CODE HEIGHT REQUIREMENTS.
6. ALL DIMENSIONS FROM EXISTING SURFACES ARE FROM FACE OF EXISTING SURFACE.
7. CLOSET DOORS THAT ARE NOT DIMENSIONED ARE TYPICALLY CENTERED WITHIN THE CLOSET.
8. ALL OTHER DOORS THAT ARE SHOWN TIGHT TO PERPENDICULAR WALL AND ARE NOT DIMENSIONED ARE TYPICALLY 4" TO 6" OFF FACE OF FINISH WALL (DEPENDING ON THE FINISH CASING WIDTH).
9. DIMENSIONS LOCATING CASED OPENINGS ARE TYPICALLY DIMENSIONED TO THE CENTER OF THAT OPENING. (TYP.)

STAIRWAYS/ BALCONIES

1. STAIRWAYS SHALL NOT BE LESS THAT 3'-0" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. MAXIMUM RISER HEIGHT SHALL BE 8-1/4", MINIMUM TREAD DEPTH SHALL BE 9" WITH NOSING NOT TO EXCEED 1-1/2". WINDER TREADS SHALL HAVE A MINIMUM DEPTH EQUAL TO THE STRAIGHT RUN TREAD DEPTH AT A DISTANCE OF 12" FROM THE NARROWER SIDE WITH A MINIMUM TREAD DEPTH 3" AT ANY POINT. MINIMUM HEADROOM SHALL BE 6'-6" MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF A LANDING OR PLATFORM.
2. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH 3 OR MORE RISERS. MINIMUM HEIGHT SHALL NOT BE LESS THAN 34" WITH A MAXIMUM NOT TO EXCEED 38". HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT.
3. GUARDRAILS, 36" MINIMUM IN HEIGHT, SHALL BE INSTALLED IN FLOOR, PORCH, AND/OR BALCONY AREA MORE THAN 30" ABOVE A FLOOR OR GRADE BELOW. GUARDRAILS ON OPEN SIDES OF STAIRS, WITH A TOTAL RISE OF MORE THAN 30" ABOVE A FLOOR OR GRADE BELOW, SHALL BE NOT LESS THAN 34" IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. THE MAXIMUM CLEAR OPENING BETWEEN RAILS, BALUSTERS, AND FLOORS SHALL NOT EXCEED 5".

   EXCEPTION:

   THE TRIANGULAR OPENINGS FORMED BY THE RISER TREAD AND BOTTOM RAIL OF A GUARDRAIL AT THE OPEN SIDE OF A STAIRWAY MAY BE OF SUCH A SIZE THAT A 6 SPHERE CANNOT PASS THROUGH. OPENINGS FOR REQUIRED GUARDS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW A SPHERE 5-3/8" TO PASS THROUGH.
4. AN INSULATED DOOR SHALL BE PROVIDED AT THE TOP OF THE UNFINISHED BASEMENT STAIRS OR INSULATE THE WALLS AND THE UNDERSIDE OF STAIRS AND PROVIDE AN INSULATED DOOR AT THE BOTTOM OF BASEMENT STAIRS.
5. AN INSULATED DOOR SHALL BE PROVIDED AT THE TOP OF ATTIC STAIRS OR INSULATE THE WALLS AND THE UNDERSIDE OF STAIRS AND PROVIDE AN INSULATED DOOR AT THE BOTTOM OF ATTIC STAIRS.

EMERGENCY ESCAPE AND RESCUE OPENINGS

1. WINDOW SIZES SHOWN ON THE DRAWINGS ARE BASED GENERICALLY ON PELLA AND THE OWNER OR (GENERAL CONTRACTOR WHERE APPLICABLE) SHALL CHOOSE THE FINAL MANUFACTURER. WINDOW SIZES SHALL BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO ORDERING. ROUGH OPENING SIZES SHALL BE PROVIDED BY THE MANUFACTURER.
2. BASEMENTS WITH HABITABLE SPACE AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN MORE THAN ONE SLEEPING ROOM, EACH SHALL HAVE AN EMERGENCY ESCAPE AND RESCUE OPENING BUT ADJOINING AERAS SHALL NOT REQUIRE ONE. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL MEET THE FOLLOWING CRITERIA:
   A. SILL HEIGHT SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR.
   B. WHERE A DOOR HAVING A THRESHOLD BELOW THE ADJACENT GROUND ELEVATION IS USED AS AN EMERGENCY ESCAPE AND RESCUE OPENING AND IS PROVIDED WITH A BULKHEAD ENCLOSURE, THE BULKHEAD SHALL PROVIDE DIRECT ACCESS TO THE BASEMENT AND WHEN THE BULKHEAD IS FULLY OPENED IT SHALL PROVIDE THE MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET.
   C. EMERGENCY ESCAPE AND RESCUE OPENINGS WITH A SILL ELEVATION BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL WITH A MINIMUM HORIZONTAL AREA OF 9 SQUARE FEET AND A MINIMUM HORIZONTAL PROJECTION OF 36 INCHES. THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND EGRESS OPENING TO BE FULLY OPENED.
   D. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET.

      EXCEPTIONS:

1. GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET.
2. DOUBLE HUNG WINDOWS USED FOR EMERGENCY ESCAPE SHALL BE PERMITTED TO HAVE A NET CLEAR OPENING OF 33 SQUARE FEET PROVIDED THAT AT LEAST ONE OPERABLE SASH MEETS THE MINIMUM HEIGHT AND WIDTH REQUIREMENTS AND OPERATIONAL CONSTRAINTS.
   E. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES.
   F. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES.
   G. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE WITHOUT THE USE OF KEYS OR TOOLS.

EGRESS

1. STAIRWAYS, RAMPS, EXTERIOR EXIT BALCONIES, HALLWAYS AND DOORS SHALL MEET ALL MINIMUM EGRESS REQUIREMENTS.
2. ALL REQUIRED EXITS SHALL BE POSITIVELY ANCHORED TO THE PRIMARY STRUCTURE TO RESIST BOTH VERTICAL AND LATERAL FORCES.
3. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH GYPSUM BOARD.
4. HALLWAYS SHALL BE A MINIMUM OF 3 FOOT CLEAR.
5. EGRESS FROM DWELLING UNITS SHALL BE BY MEANS OF TWO EXIT DOORS. THE MINIMUM NOMINAL WIDTH OF AT LEAST ONE OF THE REQUIRED EXIT DOORS SHALL BE NOT LESS THAT 36" WITH A NOMINAL HEIGHT OF 6 FOOT 8 INCHES IN NOMINAL HEIGHT AND MAY BE SLIDING OR SIDE-HINGED.
6. EGRESS THROUGH AN ATTACHED GARAGE IS PERMITTED PROVIDED THAT THE ATTACHED GARAGE IS ALSO PROVIDED WITH A 32 INCH EXIT DOOR.
7. ALL OTHER EXTERIOR DOORS IN EXCESS OF THE TWO REQUIRED EXIT DOORS ARE NOT REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS.
8. ALL INTERIOR DOORS PROVIDING ACCESS TO HABITABLE ROOMS SHALL HAVE A NOMINAL WIDTH OF 30 INCHES AND NOMINAL HEIGHT OF 6'-6" EXCEPT BATHROOMS WHICH ARE PERMITTED TO BE 24 INCHES IN NOMINAL WIDTH.
9. A FLOOR OR LANDING SHALL BE PROVIDED ON EACH SIDE OF AN EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED AND HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL.

MINIMUM ROOM REQUIREMENTS

1. HABITABLE ROOMS, HALLWAYS, CORRIDORS, BATHROOMS, TOILET ROOMS, LAUNDRY ROOMS AND BASEMENTS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET MEASURED FROM THE FINISH FLOOR TO THE LOWEST PROJECTION FROM THE CEILING.

   EXCEPTIONS:

1. BEAMS AN GIRDERS SPACED NOT LESS THAN 4 FEET ON CENTER MAY PROJECT NOT MORE THAN 6 INCHES BELOW THE REQUIRED CEILING HEIGHT.
2. CEILINGS IN BASEMENTS WITHOUT HABITABLE SPACE MAY PROJECT TO WITHIN 6 FEET 8 INCHES OF THE FINISHED FLOOR EXCEPT THAT BEAMS, GIRDERS, DUCTS AND OTHER OBSTRUCTIONS MAY PROJECT TO WITHIN 6 FEET 4 INCHES OF THE FINISHED FLOOR.
3. NOT MORE THAN 50% OF THE REQUIRED FLOOR AREA OF A ROOM IS PERMITTED TO HAVE A SLOPED CEILING LESS THAN SEVEN FEET IN HEIGHT WITH NO PORTION OF THE REQUIRED FLOOR AREA LESS THAN 5 FEET IN HEIGHT.
4. ELEVATIONS SHALL HAVE A MINIMUM CEILING HEIGHT OF 6 FEET 8 INCHES OVER THE FIXTURE AND AT THE FRONT CLEARANCE AREA FOR THE FIXTURES. A SHOWER OR TUB WITH A SHOWERHEAD SHALL HAVE A MINIMUM CEILING HEIGHT OF 6 FEET 8 INCHES ABOVE A MINIMUM 30" X 60" AREA AT THE SHOWERHEAD.
2. EVERY DWELLING SHALL HAVE AT LEAST ONE HABITABLE ROOM WITH GROSS FLOOR AREA OF AT LEAST 150 SQUARE FEET.
3. OTHER HABITABLE ROOMS SHALL HAVE A FLOOR AREA OF NOT LESS THAN 10 SQUARE FEET EXCEPT KITCHEN.
4. HABITABLE ROOMS SHALL NOT BE LESS THAN 7 FEET OR A FURRED CEILING MEASURING LESS THAN 7 FEET SHALL NOT BE CONSIDERED AS CONTRIBUTING TO THE MINIMUM REQUIRED HABITABLE AREA FOR THAT ROOM.

ROOFING AND SIDING

1. PROVIDE CONTINUOUS 3'-0" WIDE FIBERGLASS REINFORCED, BITUTHENE, ICE AND WATER SHIELD AT ALL ROOF EDGES, CENTERED ON ALL VALLEYS AND AT ROOF WALL INTERSECTIONS CARRIED 1'-0" UP THE WALL/RAFTER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. PROVIDE ALUMINUM STEP FLASHING AT ROOF/WALL AND ROOF/CHIMNEY INTERSECTIONS.
3. PROVIDE ALUMINUM FLASHING OVER ALL WINDOW AND DOOR HEAD TRIM AND AT THE CONNECTION BETWEEN ALL EXTERIOR WALLS AND EXTERIOR DECKS.
4. PROVIDE CONTINUOUS SOFFIT VENTS OR CONTINUOUS VENTED DRIP EDGE AT ALL SOFFIT OVERHANGS.
5. PROVIDE 15# FELT UNDER ALL ROOF SHINGLES
6. PROVIDE CONTINUOUS RIDGE VENTS (UNLESS SPECIFIED OTHERWISE). SEE BUILDING ELEVATION FOR EXTENT.
7. ALL GUTTERS AND DOWNSPOUTS TO BE PREFINISHED ALUMINUM. COLOR TO BE SELECTED BY OWNER.

LIGHT/VENTILATION AND INSULATION

1. ALL HABITABLE ROOM SHALL BE PROVIDED WITH AGGREGATE GLAZING OF NOT LESS THAN 8% OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH DOORS, WINDOWS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED.

   EXCEPTIONS:

1. THE GLAZED AREAS NEED NOT BE OPENABLE WHEN THE OPENING IS NOT REQUIRED TO BE AN EMERGENCY ESCAPE AND RESCUES OPENING AND AN APPROVED MECHANICAL VENTILATION SYSTEM IS PROVIDED AND CAPABLE OF PRODUCING 0.35 AIR EXCHANGE PER HOUR IN THE ROOM OR A WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM IS INSTALLED CAPABLE OF SUPPLYING OUTDOORS VENTILATION AIR OF 15 CFM PER OCCUPANT WITH 2 FOR THE FIRST BEDROOM AND ONE FOR EVERY ADDITIONAL BEDROOM.
2. THE GLAZED AREAS NEED NOT BE PROVIDED IN ROOMS WHERE THE ABOVE EXCEPTION IS MET, AND ARTIFICIAL LIGHT IS PROVIDED AND CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30".
2. ALL BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA OF NOT LESS THAN 3 SQUARE FEET, OF WHICH MUST BE OPENABLE.

   EXCEPTION:

   THE GLAZED AREA SHALL NOT BE REQUIRED WHERE ARTIFICIAL LIGHT AND MECHANICAL VENTILATION SYSTEM ARE PROVIDED. VENTILATION AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE.

3. EXHAUST FANS ARE NOT REQUIRED IN HALF-BATHROOMS (TOILET AND SINK ONLY) PER 1 & 2 FAMILY CODE. REFER TO THE MASSACHUSETTS SANITARY AND FUEL GAS AND PLUMBING CODES FOR ANY ADDITIONAL REQUIREMENTS.
4. ATTIC VENTILATION WITH A CEILING VAPOR BARRIER, PROVIDE AT LEAST 1 SQUARE FOOT OF FREE AREA FOR EACH 300 SQUARE FEET OF CEILING AREA.
5. ATTIC VENTILATION WITHOUT A CEILING VAPOR BARRIER, PROVIDE AT LEAST 1 SQUARE FOOT OF FREE AREA FOR EACH 150 SQUARE FEET OF CEILING AREA.
6. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE A MOISTURE BARRIER AND PROPERLY INSULATE ALL WALLS AND CEILINGS TO AIR LEAKAGE INTO UNCONDITIONED SPACES.
7. IF MECHANICAL, ELECTRICAL OR PLUMBING EQUIPMENT IS TO BE PLACED IN ATTICS, EVES, OVERHANGS AND OTHER SIMILAR UNCONDITIONED, UNINSULATED SPACES, THE CONTRACTOR IS RESPONSIBLE TO PROVIDE A PROPER ENCLOSURE, INSULATION, DIRECT VENTILATION, ETC. TO AVOID MOISTURE, CONDENSATION, FREEZE THAW, ICE DAMMING, AND OTHER SIMILAR ISSUES.

PLUMBING

1. ALL SANITARY LINES WITHIN WALLS AND FLOORS ADJOINING LIVING SPACES ARE TO BE SOUND INSULATED.
2. ALL PLUMBING WITHIN WALL OR FLOOR CAVITIES WHICH BORDER UNCONDITIONED SPACES, ARE TO BE INSULATED AND ON THE WARM SIDE OF THE CAVITY INSULATION TO AVOID FREEZING.

SMOKE & CARBON MONOXIDE

1. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS ARE ACCEPTABLE PROVIDED SAID ALARMS HAVE SIMILAR VOICE AND TONE ALARMS THAT CLEARLY DISTINGUISH BETWEEN THE TWO TYPES OF EMERGENCIES. IF COMBINATION ALARMS ARE TO BE USED THAN ALL REQUIRED CRITERIA FOR SMOKE AND CARBON MONOXIDE DETECTORS NEED TO BE MET.
2. FIRE DEPARTMENTS ARE REQUIRED TO INSPECT, UPON SALE OR TRANSFER, ALL DWELLING UNITS FOR REQUIRED SMOKE AND CARBON MONOXIDE DETECTORS.
3. CONSUMERS SHALL CHECK WITH LOCAL BUILDING AND/OR FIRE OFFICIALS FOR ACCEPTED ALARM TYPES AND LOCATIONS FOR PROPER INSTALLATION IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.

SMOKE ALARMS/DETECTORS

1. ALL ONE AND TWO FAMILY DWELLINGS SHALL BE EQUIPPED WITH A HOUSEHOLD FIRE WARNING SYSTEM. ALL DEVICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ALL APPLICABLE CODES, MANUFACTURERS, INSTRUCTIONS AND LISTING CRITERIA.
2. SMOKE DETECTORS ARE REQUIRED TO BE PERMANENTLY WIRED TO AN AC PRIMARY POWER SOURCE AND SHALL HAVE SECONDARY (STANDBY) POWER.
3. WHERE MORE THAN ONE SMOKE DETECTOR IS REQUIRED, ALL REQUIRED DETECTORS SHALL BE INSTALLED SO THAT THE ACTIVATION OF ANY DETECTOR SHALL CAUSE THE ALARM IN ALL REQUIRED SMOKE DETECTORS IN THE DWELLING UNIT TO SOUND (MIN. 85 OBA AT 10 FEET, 75 OBA IN BEDROOMS).
4. SMOKE DETECTORS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS
   A. IN THE IMMEDIATE VICINITY OF BEDROOMS
   B. IN ALL BEDROOMS
   C. IN EACH STORY OF A DWELLING UNIT (INCLUDING BASEMENTS & CELLARS) FOR EACH 1200 SQUARE FEET OR PART THEREOF.
   D. NEAR THE BASE OF ALL STAIRS WHERE SUCH STAIRS LEAD TO ANOTHER OCCUPIED FLOOR.
5. PHOTO ELECTRIC SMOKE DETECTORS ARE REQUIRED IF LOCATED WITHIN 10 FEET OF A KITCHEN OR BATHROOM.
6. WHEN ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED TO AN EXISTING DWELLING, THE ENTIRE BUILDING SHALL BE PROVIDED WITH SMOKE DETECTORS DESIGNED AND LOCATED AS REQUIRED FOR NEW DWELLINGS.

CARBON MONOXIDE ALARMS/DETECTORS

1. ALL ONE AND TWO FAMILY DWELLINGS SHALL BE EQUIPPED WITH A HOUSEHOLD CARBON MONOXIDE WARNING SYSTEM. ALL DEVICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ALL APPLICABLE CODES, MANUFACTURERS INSTRUCTIONS AND LISTING CRITERIA.
2. CARBON MONOXIDE DETECTORS SHALL BE LOCATED ON EVERY LEVEL OF THE DWELLING UNIT INCLUDING BASEMENTS AND CELLARS (BUT NOT INCLUDING CRAWL SPACES AD UNINHABITABLE ATTICS).
3. ALL ALARM-SOUNDING APPLIANCES SHALL HAVE A MINIMUM RATING OF DBA AT 10 FEET.

HEAT DETECTORS

1. HEAT DETECTORS SHALL BE INSTALLED IN ANY INTEGRAL OR ATTACHED GARAGE TO THE MAIN HOUSE.
2. A NEW ADDITION ATTACHED GARAGE TO AN EXISTING DWELLING INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CRITERIA. IF THE EXISTING DWELLING CONTAINS A FIRE DETECTION SYSTEM THAT IS COMPATIBLE WITH THE GARAGE HEAT DETECTOR THAT THE GARAGE HEAT DETECTOR SHALL BE INTERCONNECTED TO THE EXISTING DWELLING FIRE DETECTION SYSTEM. IF THE DETECTOR IS NOT COMPATIBLE THAN THE DETECTOR SHALL BE CONNECTED TO A SOUNDER OR A COMPATIBLE HEAT DETECTOR CONTAINING A SOUNDING DEVICE, LOCATED IN THE DWELLING UNIT AND WITHIN 20 FEET OF THE NEAREST DOOR THROUGH THE GARAGE.
3. FOR FLAT-FINISHED GARAGE CEILINGS, THE DETECTOR SHALL BE LOCATED ON OR NEAR THE CENTER OF THE GARAGE CEILING, FOR VAULTED/SLOPED CEILINGS, THE DETECTOR SHALL BE PLACED IN THE APPROXIMATE CENTER OF THE VAULTED SPACE.
4. THE REQUIRED HEAT DETECTOR SHALL BE LISTED AND REQUIRED TO BE INTERCONNECTED TO ALL SMOKE DETECTORS OF THE REQUIRED HOUSEHOLD FIRE ALARM SYSTEM SUCH THAT THE ACTIVATION OF THE HEAT DETECTOR WILL ACTIVATE ALL OF THE AUDIBLE ALARMS OF THE HOUSEHOLD FIRE ALARM SYSTEM THROUGHOUT THE DWELLING.

SPRINKLERS

1. ALL ONE AND TWO FAMILY DWELLINGS HAVING AN AGGREGATE AREA GREATER THAN 14,400 SQUARE FEET, INCLUDING BASEMENTS BUT NOT INCLUDING GARAGES AND UNFINISHED ATTICS SHALL BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM AND SHALL BE INSTALLED IN ACCORDANCE WITH NPPA 13D

		Date:	
		REVISED SET:	8-20-2020
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Project Start Date	08/03/20		
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Scale	AS NOTED		

Project: 135 High Street, Ashland, MA

A2 - GENERAL NOTES

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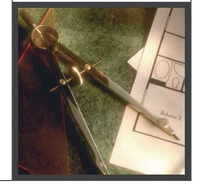

GENERAL CONDITIONS

1. ALL STRUCTURAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST ADDITION OF THE MASSACHUSETTS STATE BUILDING CODE AND THE INTERNATIONAL BUILDING CODE. CONTRACTOR MUST BUILD EXACTLY WHAT IS SHOWN ON STRUCTURAL DRAWINGS.
2. ANY PROPOSED DEPARTURES FROM WHAT IS INDICATED MUST BE REVIEWED AND APPROVED WITH THE ENGINEER PRIOR TO CONSTRUCTION. ALL UNAUTHORIZED CHANGES TO THE APPROVED DRAWINGS MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
3. CONTRACTOR SHALL REVIEW ALL THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS FOR THE PROJECT AND IS ENTIRELY RESPONSIBLE FOR: COORDINATING THE WORK OF ALL TRADES, VERIFYING ALL THE PROPOSED AND EXISTING BUILDING AND SITE CONDITIONS. MEASUREMENTS AND ALL OTHER RELATED PROPOSED AND EXISTING BUILDING CONDITIONS.
4. ENGINEER'S DESIGN IS DERIVED FROM ASSUMED FIELD CONDITIONS. ANY DISCREPANCIES BETWEEN MUST BE IMMEDIATELY BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO ANY CONSTRUCTION.
5. THE CONTRACTOR SHALL CAREFULLY VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS PRIOR TO COMMENCEMENT OF WORK AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ENGINEER AND ARCHITECTURAL DOCUMENTS.
6. PRINCIPAL OPENINGS THROUGH THE FRAMING ARE SHOWN ON THESE DRAWINGS.
7. THE GENERAL CONTRACTOR SHALL EXAMINE THE STRUCTURAL AND MECHANICAL DRAWINGS FOR THE REQUIRED OPENINGS AND SHALL VERIFY SIZE AND LOCATION OF ALL OPENINGS WITH THE MECHANICAL CONTRACTOR.
8. PROVIDING ALL OPENINGS REQUIRED BY THE MECHANICAL, ELECTRICAL, OR PLUMBING TRADES SHALL BE A PART OF THE GENERAL CONTRACT, WHETHER OR NOT SHOWN IN THE STRUCTURAL DRAWINGS. ANY DEVIATION FROM THE OPENINGS SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION FOR REVIEW.
9. TYPICAL DETAILS AND NOTES SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE APPLICABLE TO ALL [ARTS OF THE STRUCTURAL WORK UNLESS SPECIFICALLY NOTED OTHERWISE.
10. THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF TEMPORARY SHORING, BRACING, OR OTHERWISE PROTECTING ANY CONDITION ONLY. WITHOUT ASSUMING KNOWLEDGE NOR RESPONSIBILITY FOR HOW THE CONTRACTOR WILL ACHIEVE THIS RESULT.
11. FOR EXACT LOCATIONS OF FLOOR AND ROOF OPENINGS, POSTS, ETC. SEE ARCHITECTURAL DRAWINGS.

CONCRETE

1. ALL CONCRETE WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE LATEST EDITION OF ACI-318. "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
2. ALL CONCRETE SHALL BE CONTROLLED CONCRETE, MIXED AND PLACED UNDER THE SUPERVISION OF A CONCRETE TESTING AGENCY APPROVED BY THE OWNER. CONCRETE SHALL BE NORMAL WEIGHT OR LIGHT WEIGHT CONCRETE, AS INDICATED WITH A SAND AND GRAVEL AGGREGATE. TYPE I OR TYPE II PORTLAND CEMENT AND HAVING A MINIMUM COMPRESSIVE STRENGTH (F'C) IN 28 DAYS AS FOLLOWS UNLESS INDICATED ON PLANS.

FOOTINGS	4000 PSI (NORMAL WT.)
BASEMENT WALLS & PIERS	3000 PSI (NORMAL WT.)
INTERIOR SLABS	4000 PSI (NORMAL WT.)
EXT. SLABS EXPOSED TO WEATHER	4000 PSI (NORMAL WT.)
CONCRETE NOT OTHERWISE SPECIFIED	300PSI (NORMAL WT.)

1. MAXIMUM DENSITY OF NORMAL WEIGHT CONCRETE SHALL BE 150 POUNDS PER CUBIC FOOT. MAXIMUM DENSITY OF LIGHT WEIGHT CONCRETE SHALL BE 11 POUNDS PER CUBIC FOOT.
2. REINFORCING STEEL: TYPICAL - ASTM A615. GRADE 60. FIELD BENT - ASTM 615. GRADE 40 WELDED WIRE FABRIC - ASTM A185.
3. REINFORCING STEEL SHOP DRAWINGS SHALL BE PREPARED AND SUBMITTED TO THE ARCHITECT FOR APPROVAL. THESE DRAWINGS SHALL SHOW COMPLETE AND ACCURATE BAR LAYOUT, SIZES, OPENINGS, ACCESSORIES, AND ALL OTHER INFORMATION NECESSARY FOR COMPLETE AND ACCURATE FABRICATION AND PLACEMENT OF REINFORCING STEEL.
4. THE CONTRACTOR SHALL SUBMIT A CONCRETE MIX DESIGN TO THE OWNER FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO THE FIRST PLACEMENT.
5. CONTRACTOR SHALL PROVIDE A CONCRETE POURING SEQUENCE TO THE ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL 7 DAYS PRIOR TO CONCRETE PLACEMENT.
6. INSPECTION AND TESTING OF CAST-IN-PLACE CONCRETE WORK WILL BE PERFORMED BY AN INDEPENDENT TESTING AGENCY, UNDER A SEPARATE CONTRACT WITH THE OWNER. IF CONCRETE FAILS, CONTRACTOR SHALL PROMPTLY REPLACE CONCRETE MATERIALS OR REDO WORK WHICH HAS BEEN REJECTED BY ARCHITECT AND/OR TESTING AGENCY, AT ON EXPENSE TO THE OWNER.
7. INSPECTION AND APPROVAL BY THE OWNER OR THEIR REPRESENTATIVE SHALL IN NO WAY RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY TO PROVIDE QUALITY CONTROL, MATERIALS AND WORKMANSHIP FULLY INSURING THAT THIS WORK WILL CONFORM TO THE CONTRACT REQUIREMENTS.
8. SAMPLING AND TESTING FOR QUALITY ASSURANCE DURING THE PLACEMENT OF CONCRETE MAY INCLUDE THE FOLLOWING, AS DIRECTED BY THE ARCHITECT. SAMPLES WILL BE MADE AT THE POINT OF DISCHARGE FROM THE READY-MIX TRUCK.
9. SLUMP TEST, COMPLYING WITH ASTM C143; ONE TEST FOR EACH SET OF COMPRESSION STRENGTH TEST SPECIMENS. SLUMP AT THE POINT OF DISCHARGE FROM THE READY-MIX TRUCK SHALL BE 3-5 DEGREES.
10. COMPRESSION TEST SPECIMENS COMPLYING WITH ASTM C31; ONE SET OF 4 STANDARD CYLINDERS FOR EACH COMPRESSION STRENGTH TEST. ONE INTERVAL CHOSEN BY THE ARCHITECT.
11. COMPRESSION STRENGTH TESTS SHALL COMPLY WITH ASTM C39; ONE SPECIMEN TESTED AT 7 DAYS, 2 SPECIMEN TESTED AT 28 DAYS, AND ONE CEMENT. SEE NOTE 3 ABOVE.
12. ALL CONCRETE EXPOSED TO THE WEATHER OR POSSIBLE FREEZE/THAW ACTION SHALL CONTAIN AN AIR ENTRAINMENT ADMIXTURE,
13. CONCRETE FLOOR SLABS ON METAL DECK SHALL HAVE LIGHT-WEIGHT COARSE AGGREGATE, SAND FINE AGGREGATE AND TYPE I OR TYPE II PORTLAND CEMENT. SEE NOTE 3 ABOVE.
14. ALL CONCRETE SHALL BE PLACED WITHOUT HORIZONTAL CONSTRUCTION JOINTS, EXCEPT WHERE SPECIFICALLY NOTED. VERTICAL CONSTRUCTION JOINTS AND STOPS IN SHORED CONCRETE WORK SHALL BE MADE AT MIDSPAN. HORIZONTAL REINFORCEMENT SHALL BE CONTINUOUS THROUGH VERTICAL CONSTRUCTION JOINTS.
15. GROUT UNDER COLUMN BASE PLATES AND UNDER OTHER BEARING PLATES SHALL BE NON-SHRINK, NONMETALLIC GROUT WITH A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI AT 3 DAYS. NON-SHRINK GROUT SHALL BE "EMBECO 153" BY MASTER BUILDERS, "SONOGROUT" BY SONNEBORN BUILDING PRODUCTS, "FIVE STAR GROUT" BY U.S. GROUT CORPORATION, OR EQUAL AS APPROVED BY THE ARCHITECT AND ENGINEER.
16. ALL KEYS SHALL BE 2X4 (NOMINAL) UNLESS OTHERWISE SHOWN ON THE DRAWINGS.
17. REFER TO THE ARCHITECTURAL DRAWINGS FOR CONCRETE FINISHES. WHERE FINISH IS NOT SPECIFIED. CONFORM TO REQUIREMENTS OF ACI 301-SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS.
18. SEE ARCHITECTURAL DRAWINGS FOR DOOR AND WINDOW OPENINGS, DRIPS, WASHES, REGLETS, CONCRETE FINISHES, MASON ANCHORS, AND FOR MISCELLANEOUS EMBEDDED PLATES, BOLTS, ANCHORS, ANGLES, ETC.
19. THE PLACEMENT OF SLEEVES, OUTLET BOXES, BOX-OUTS, ANCHORS, ETC. FOR THE MECHANICAL, ELECTRICAL, AND PLUMBING TRADES IS THE RESPONSIBILITY OF THE TRADE INVOLVED. HOWEVER, ANY BOX-OUTS NOT COVERED BY TYPICAL DETAILS IN THE STRUCTURAL DRAWINGS SHALL BE SUBMITTED FOR APPROVAL.
20. UNLESS OTHERWISE NOTED, COVER REINFORCING BARS SHALL BE AS INDICATED BELOW.

CONCRETE CAST AGAINST AND PERMANENTLY IN CONTACT WITH EARTH……..3"

CONCRETE IN CONTACT WITH EARTH OR WEATHER……2"

CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH, FOR SLABS, WALLS & BEAMS……..1-1/2"

ROUGH CARPENTRY

1. ALL ROUGH CARPENTRY WORK SHALL BE EXECUTED IN CONFORMANCE WITH THE 9th EDITION OF THE MASSACHUSETTS BUILDING CODE FOR ONE AND TWO FAMILY DWELLINGS (MBC 1 & 2) AND THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS (IRC 1 & 2).
2. REFER TO THE MBC 1 & 2 AND IRC 1 & 2 FOR FRAMING COMPONENTS NOT SPECIFIED IN PLANS AND SECTIONS. NOTIFY THE ENGINEER OF ANY COMPONENT NOT DEFINED IN EITHER THE MBC 1 & 2 AND IRC 1 & 2 OR IN THESE DRAWINGS.
3. REFER TO THE IRC 1 & 2 FASTENER SCHEDULE FOR STRUCTURAL MEMBERS TABLE 602.3 FOR CONNECTION FASTENING NOT IDENTIFIED IN THESE PLANS OR DETAILS.
4. WHEN NOT OTHERWISE IDENTIFIED, ALL WOOD BEAMS, JOISTS, RAFTERS, HEADERS, STRINGERS, PLATES, AND SILLS SHALL BE SPRUCE PINE FIR #2 OR BETTER, WITH A MINIMUM FB = 875 PSI (SINGLE USE) AND FB = 1000 PSI (REPETITIVE USE) AND E SHALL BE 1,400,000 PSI OR BETTER.
5. WOOD STUDS MAY BE EASTERN HEMLOCK, EASTERN SPRUCE, OR HEM-FIR, GRADED "STUD" GRADE #2 OR BETTER.
6. LVL BEAMS, AS NOTED ON PLANS, SHALL HAVE A MINIMUM FB = 3100 PSI, E = 2,000,000 PSI, AND FV = 285 PSI. LVL BEAMS SHALL BE "VERSALAM" BY BOISE CASCADE. NO SUBSTITUTIONS WILL BE ACCEPTED UNLESS THE ENGINEER RECOMMENDATIONS FOR BEARING, REINFORCING, CUTS, CANTILEVERS, FASTENING, ETC. SHALL BE STRICTLY ADHERED TO.
7. WOOD "I" BEAMS SHALL BE BY BOISE CASCADE. NO SUBSTITUTIONS WILL BE ACCEPTED UNLESS THE ENGINEER SPECIFICALLY APPROVES ANOTHER PRODUCT SUBMITTED BY THE CONTRACTOR. MANUFACTURER'S RECOMMENDATIONS FOR BEARING, REINFORCING, CUTS, CANTILEVERS, FASTENING, ETC. SHALL BE STRICTLY ADHERED TO.
8. PLYWOOD WALL SHEATHING, ROOF SHEATHING AND SUBFLOOR SHALL BE APA GRADE, TRADEMARKED C-D INTERIOR WITH EXTERIOR GLUE. SUBFLOORING SHALL BE ¾" THICK TONGUE AND GROOVE AND SHALL BE GLUED TO FLOOR JOISTS WITH AN APPROVED ADHESIVE PRIOR TO NAILING. ROOF SHEATHING SHALL BE ½" THICK AND WALL SHEATHING SHALL BE ½" THICK.
9. ALL WOOD HAVING DIRECT CONTACT WITH CONCRETE OR MASONRY, AND WHEREVER WOOD IS WITHIN 8" OF FINISHED GRADE OR PART OF OPEN DECK CONSTRUCTION SHALL BE PRESSURE TREATED.
10. ALL METAL CONNECTORS INCLUDING JOIST AND BEAM HANGERS AND COLUMN CAP AND BASES SHALL BE BY SIMPSON STRONG-TIE CORP. THE CONTRACTOR SHALL STRICTLY ADHERE TO MANUFACTURER'S FASTENING REQUIREMENTS. CONTRACTOR TO VERIFY ALL CONNECTOR SIZES TO FRAMING ELEMENTS BEFORE ORDERING,
11. UNLESS DETAILED OR SPECIFIED OTHERWISE ON THE PLANS, HEADERS AND BEAMS SHALL BE SUPPORTED BY AT LEAST ON JACK STUD AND ONE KING STUD.
12. FOR WOOD JOIST SPANS UP TO 14 FEET, PROVIDE A SINGLE ROW OF FULL DEPTH BLOCKING BETWEEN JOISTS AT MIDSPAN. FOR SPANS EXCEEDING 14 FEET, PROVIDE TWO ROWS OF FULL DEPTH BLOCKING BETWEEN JOISTS AT THIRD POINTS OF THE SPAN.
13. MEMBERS WITHIN BUILT-UP BEAMS, WHETHER MADE OF SAWN OR ENGINEERED LUMBER, SHALL ONLY BE SPLICED OVER SUPPORTS.
14. PROVIDE SIMPSON H8 HURRICANE TIES BETWEEN EACH RAFTER BOTTOM AND ITS BEARING POINT.
15. CONTRACTOR SHALL CAREFULLY COORDINATE THE WORK OF ALL TRADES TO MINIMIZE THE NEED FOR CUT, BORED OR NOTCHED IN FRAMING LUMBER. STRUCTURAL FLOOR MEMBERS SHALL NOT BE CUT, BORED OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN THE BUILDING CODE WITHOUT WRITTEN APPROVAL FROM THE ENGINEER.
16. AT WOOD POSTS LANDING ON FLOOR DECK, PROVIDE SOLID VERTICAL WOOD BLOCKING WITHIN DECK SANDWICH TO LINK UPPER POSTS WITHER LOWER SUPPORT. BLOCKING TO MATCH UPPER POST SIZE.
17. SET LVL BEAMS THAT FRAME FLUSH WITH DIMENSIONED LUMBER JOISTS 3/8" BELOW THE TOP OF JOISTS TO ALLOW FOR JOIST SHRINKAGE. WHERE BEARING WALLS OR POSTS LAND ON THESE BEAMS, INFILL GAP WITH 3/8" PLYWOOD FOR SOLID BEARING.
18. BEAMS COMPRISED OF 3 LVLS OR MORE SHALL BE BOLTED TOGETHER WITH A MINIMUM OF 2-½" BOLTS AT 16" ON CENTER OR 3-1/4" DIAMETER SELF-TAPPING LAG SCREWS AT 16" ON CENTER, ALTERNATING INSERTION SIDES. FOLLOW MANUFACTURERS SPECIFICATIONS UNLESS NOTED OTHERWISE ON DRAWINGS.
19. IN ADDITION TO THE FLOOR JOIST SHOWN IN THE PLANS, CONTRACTOR SHALL INSTALL DOUBLE JOISTS UNDER ALL PARTITION WALLS RUNNING PARALLEL TO THE DIRECTION OF FRAMING.
20. MINIMUM BEAM BEARING TO BE 3 INCHES UNLESS NOTED OTHERWISE ON PLANS.

FOUNDATIONS

1. WHERE FOUNDATIONS ARE EXISTING, DESIGN HAS BEEN COMPLETED ASSUMING FOUNDATIONS ARE SUITABLE TO SUPPORT PROPOSED RENOVATION. CONTRACTOR RESPONSIBLE FOR VERIFYING THAT THE EXISTING FOUNDATION CONFORMS TO BUILDING CODE REQUIREMENTS AND REPORT FOOTING CONDITIONS TO ENGINEER FOR VERIFICATION.
2. EXCAVATE TO LINES AND GRADES REQUIRED TO PROPERLY INSTALL THE FOUNDATIONS ON THE INORGANIC, UNDISTURBED SOIL OR CONTROLLED STRUCTURAL BACKFILL AS REQUIRED BY THE ARCHITECT. ALL EXCAVATIONS SHALL BE DRY BEFORE PLACING AN CONCRETE.
3. EXTERIOR FOOTINGS SHALL BE PLACED ON APPROVED SOIL AT A MINIMUM DEPTH OF 4 FEET OR AS MODIFIED BY THE STRUCTURAL ENGINEER BELOW THE LOWEST ADJACENT GROUND EXPOSED TO FREEZING. ANY ADJUSTMENT OF FOOTING ELEVATIONS DUE TO FIELD CONDITIONS MUST HAVE THE APPROVAL OF THE ARCHITECT.
4. SOIL BEARING CAPACITY: FOOTINGS MUST BE PLACED ON SOIL WITH A MINIMUM BEARING CAPACITY OF 4000 POUNDS PER SQUARE FOOT.
5. BACKFILL BELOW FOOTINGS AND SLABS SHALL BE MADE WITH APPROVED GRANULAR MATERIALS PLACED IN 6" LAYERS. LAYERS SHALL BE COMPACTED TO 96% DENSITY AT OPTIMUM MOISTURE CONTENT, AS DEFINED BY ASTM D1557.
6. BACKFILLING AGAINST WALLS OR PIERS MAY ONLY BE DONE AFTER WALLS OR PIERS ARE BRACED TO PREVENT MOVEMENT FOR WOOD FRAMED CONSTRUCTION, NO BACKFILLING OF WALLS MAY TAKE PLACE UNTIL THE FIRST-FLOOR DECK HAS BEEN FRAMED AND SHEATHED. UNLESS WRITTEN APPROVAL IS GIVEN BY THE ARCHITECT OR ENGINEER.
7. PROVIDE FOUNDATION DRAINAGE, WATERPROOFING/DAMP-PROOFING AND FOUNDATION WALL INSULATIONS AS INDICATED ON THE ARCHITECTURAL DRAWINGS.

LIVE LOADS PER MASSACHUSETTS STATE BUILDING CODE

LIVE LOADS

GROUND SNOW LOAD:	40 PSF
STAIRS:	100 PSF
CORRIDORS:	100 PSF
CORRIDORS ABOVE THE 1ST FLOOR:	80PSF
RESIDENTIAL AREAS:	40 PSF
EXTERIOR DECKS (SERVING A SINGLE UNIT)	40 PSF

WIND LOADS

MASSACHUSETTS STATE BUILDING CODE 100 MPH.
EXPOSURE B

DEAD LOADS

WEIGHT OF MATERIALS AND CONSTRUCTION

EARTHQUAKE LOAD - PER 2009 IBC WITH MASSACHUSETTS STATE BUILDING CODE AMENDMENTS

SEISMIC SITE CLASS: D
SEISMIC DESIGN CATEGORY: B
SEISMIC RESISTING SYSTEM:
LIGHT FRAME (WOOD) WALL SHEATHING WITH WOOD STRUCTURAL PANELS
R = 6.5
CD = 3
CD = 4
ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE
SEISMIC COEFFICIENT: SS= 0.29 SI= 0.068

LATERAL FRAMING NOTES

1. THE STRUCTURAL DESIGN OF THIS RESIDENCE WAS PERFORMED IN COMPLIANCE WITH THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS. THE PRESCRIPTIVE REQUIREMENTS OF THIS CODE DO NOT APPLY PER SECTIONS 301,1,3 ALTERNATIVE PROVISIONS AND 301.1.3 ENGINEERED DESIGN.
2. FRAMING COMPONENTS AND FASTENERS AS IDENTIFIED IN THESE DRAWINGS AND NOTES ADEQUATELY RESIST THE LATERAL LOAD REQUIREMENTS AS DEFINED BY THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS.
3. ALL EXTERIOR WALLS TO FOLLOW SHEARWALL CRITERIA FOR SHEARWALL SET FORTH IN TABLES IN PROCEEDING PAGES.
4. ALL PLYWOOD SEAMS IN A SHEARWALL SHALL BE BLOCKED WITH DIMENSIONAL LUMBER OF THE SAME SIZE AS THE WALL STUDS.
5. REFER TO PLANS AND SECTIONS FOR STUD SIZES. STUDS SHALL BE SPACED AT 16 INCHES ON CENTER UNLESS NOTED OTHERWISE ON PLAN.
6. CARE SHOULD BE TAKEN TO ADJUST NAIL GUN PRESSURE SO AS NOT TO OVERDRIVE NAILS INTO PLYWOOD. NAIL HEADS SHOULD BE FLUSH WITH PLYWOOD FACE. OVER DRILLING NAILS GREATLY REDUCES THE EFFECTIVENESS OF THE SHEARWALL.
7. FOR FRAMING SIZES REFER TO FRAMING PLANS.

No.	REVISED SET:	Date:
1	REVISED SET	8-20-2020
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Drawn by	MJ
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A3 - GENERAL CONDITIONS

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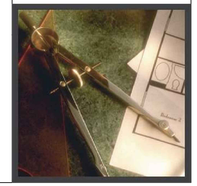
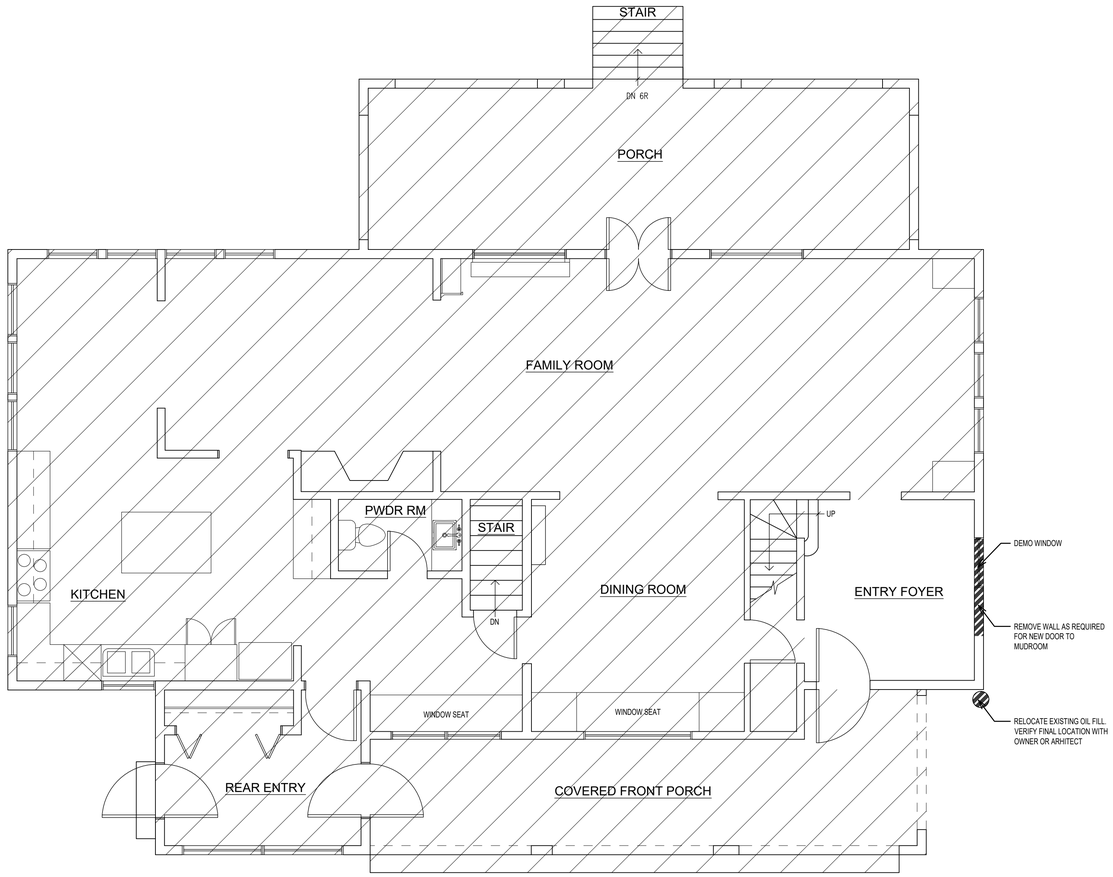
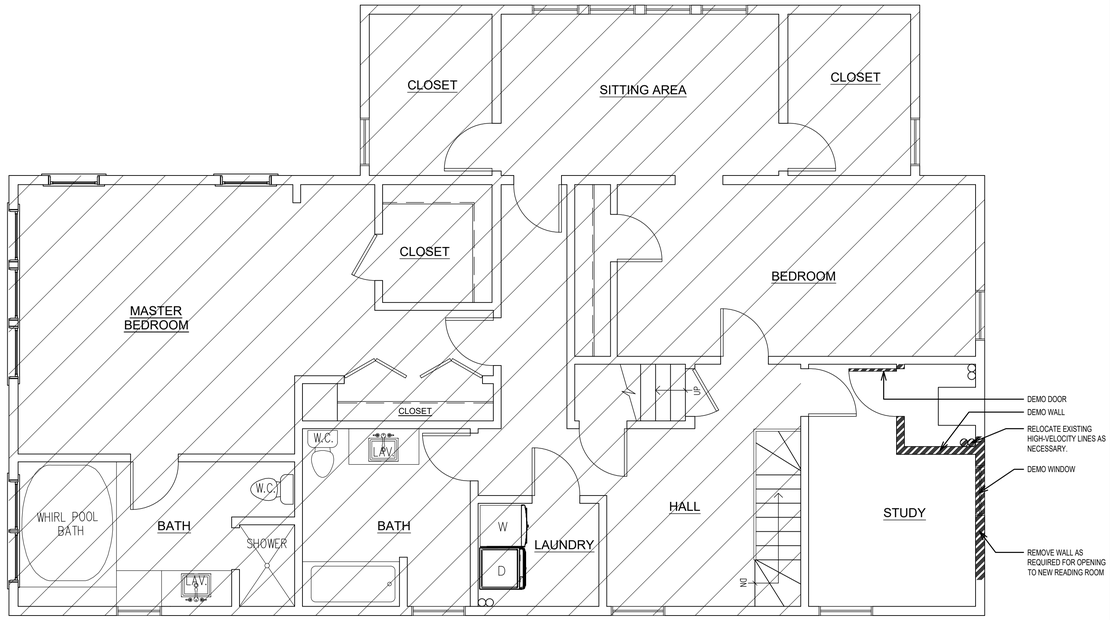




FIRST FLOOR EXISTING / DEMO PLAN

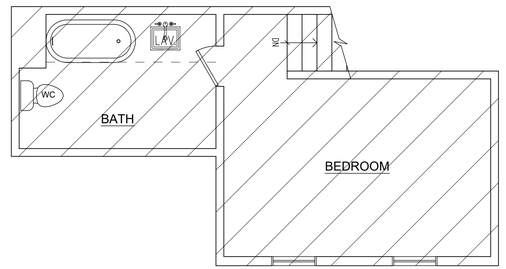
SCALE : 1/4" = 1'-0"

EXISITNG BASEMENT IS COMPLETELY UNFINISHED.



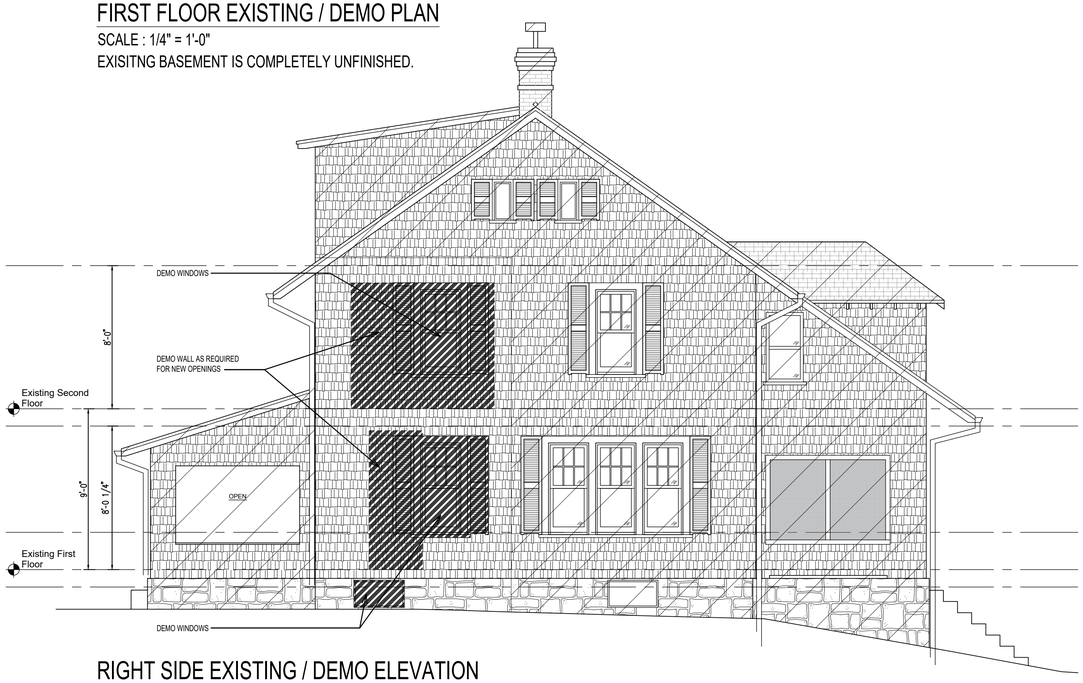
SECOND FLOOR EXISTING / DEMO PLAN

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



EXISTING THIRD FLOOR PLAN

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



RIGHT SIDE EXISTING / DEMO ELEVATION

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

DEMOLITION NOTES

1. ALL MECHANICAL AND ELECTRICAL SERVICE LINES TO BE REMOVED SHALL BE CUT OFF BY THEIR RESPECTIVE TRADES.
2. DEMOLITION CONTRACTOR TO COORDINATE REMOVALS WITH THE MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.
3. ALL EXISTING STRUCTURAL ITEMS TO REMAIN UNLESS OTHERWISE NOTED. REMOVE NO MATERIAL OR ELEMENT WHICH PROVIDES SUPPORT OR STRUCTURE FOR OTHER PORTIONS OF THE BUILDING WITHOUT FIRST NOTIFYING THE ARCHITECT. TEMPORARY SHORING OR BRACING MUST BE PROVIDED AND PERMANENT SUPPORT INSTALLED PRIOR TO THE REMOVAL OF THE SUPPORT ELEMENT. GC TO PROVIDE ALL STRUCTURAL ENGINEERING FOR SHORING AND TO SUBMIT CALCULATIONS AND DRAWINGS TO THE ARCHITECT FOR APPROVAL.
4. NOTIFY OWNER OR PROJECT MANAGER 14 DAYS IN ADVANCE OF ANY INTENDED SHUTDOWNS OF EXISTING SYSTEMS OF ANY SORT - PER SECTION 01500. NOTIFY OWNER OR PROJECT MANAGER 14 DAYS IN ADVANCE OF REQUIRED ACCESS TO ADJACENT SPACES WHERE WORK IS TO BE PERFORMED. OWNER OR PROJECT MANAGER TO CONFIRM WITH USERS TIME AND DURATION OF SHUTDOWNS AND REQUIRED ACCESS TO ADJACENT SPACES AND TO INFORM CONTRACTOR IN WRITING OF APPROVAL OF ALL SHUTDOWNS AND WORK ACCESS TO SPACES.
5. DURING DEMOLITION, MAINTAIN FIRE RATING AT REMAINING STRUCTURAL ELEMENTS, BEAMS & FLOOR SLABS. EXISTING FIRE RATED ASSEMBLIES DAMAGED DURING CONSTRUCTION MUST BE REPAIRED AND CONFORM TO CURRENT FIRE PROTECTION STANDARDS. OPENINGS IN CONCRETE SLABS TO BE INFILLED, SEE STRUCTURAL.
6. THE GENERAL CONTRACTOR SHALL BE REQUIRED TO PROPERLY REMOVE AND DISPOSE OF ALL PCB CONTAINING AND NON-PCB CDIETHYLHEXT PHTHALATE (DEHP) CONTAINING BALLASTS AND MERCURY CONTAINING LAMPS LOCATED WITHIN THE WORK AREAS SUBJECT TO RENOVATION ACTIVITIES OUTLINED BY THE DRAWINGS. ALL BALLASTS AND LAMPS SHALL BE REMOVED BY PROPERLY TRAINED PERSONNEL IN ACCORDANCE WITH LOCAL, STATE & FEDERAL REGULATIONS. ALL MATERIALS SHALL BE PROPERLY PACKAGED, TRANSPORTED AND DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE & FEDERAL REGULATIONS. PRIOR TO COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL PROVIDE A SUBMITTAL THAT DETAILS THE WORK PROCEDURES TO BE IMPLEMENTED FOR REMOVAL, PACKAGING TRANSPORT, ND DISPOSAL OF THE MATERIALS.
7. COORDINATE SALVAGE OF ITEMS TO BE DEMOLISHED WITH OWNER OR PROJECT MANAGER PRIOR TO DEMOLITION.
8. GC TO REMOVE AND RE-INSTALL CEILINGS AS REQUIRED TO PERFORM WORK SHOWN ON DRAWINGS. REPLACE BROKEN, STAINED AND OTHERWISE DAMAGED TILES EFFECTED BY WORK TO MATCH EXISTING TO REMAIN. PATCH, REPAIR AND PAINT EXISTING GWB AS REQUIRED.
9. GC TO COORDINATE DEMOLITION WITH SEPARATE UML CONTRACTED HAZMAT CONTRACTOR.

REVISED SET:	No.	Date:
REVISED SET	1	8-20-2020
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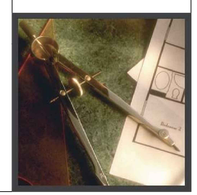
135 High Street
Ashland, MA

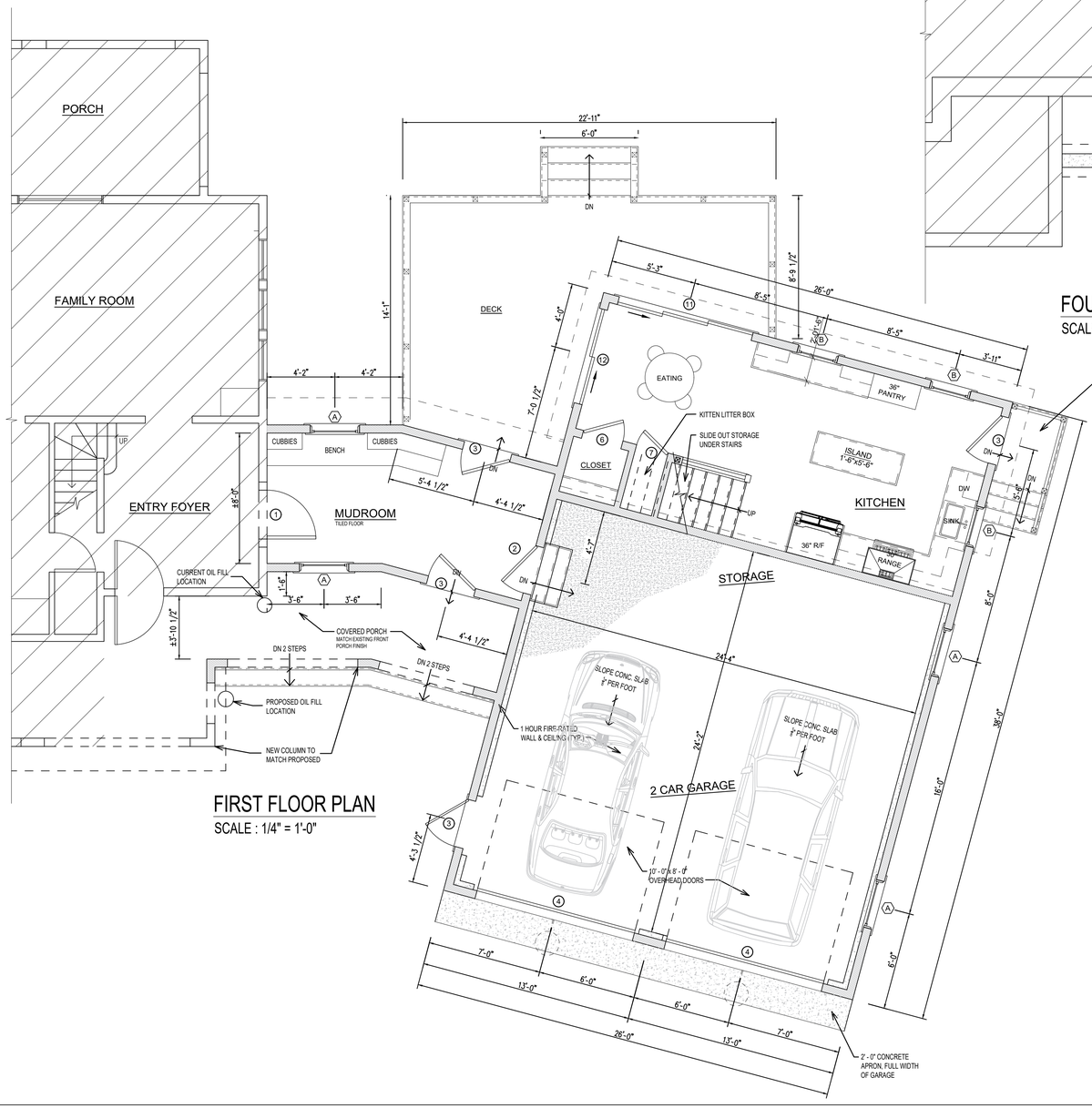
A4 - EXISTING - DEMO
PLANS & ELEVATION

I.S. Hernandez Services INC.
111 Baker Street
West Roxbury, MA 02132
www.ishdesignservices.com
TEL: (617)323-8527



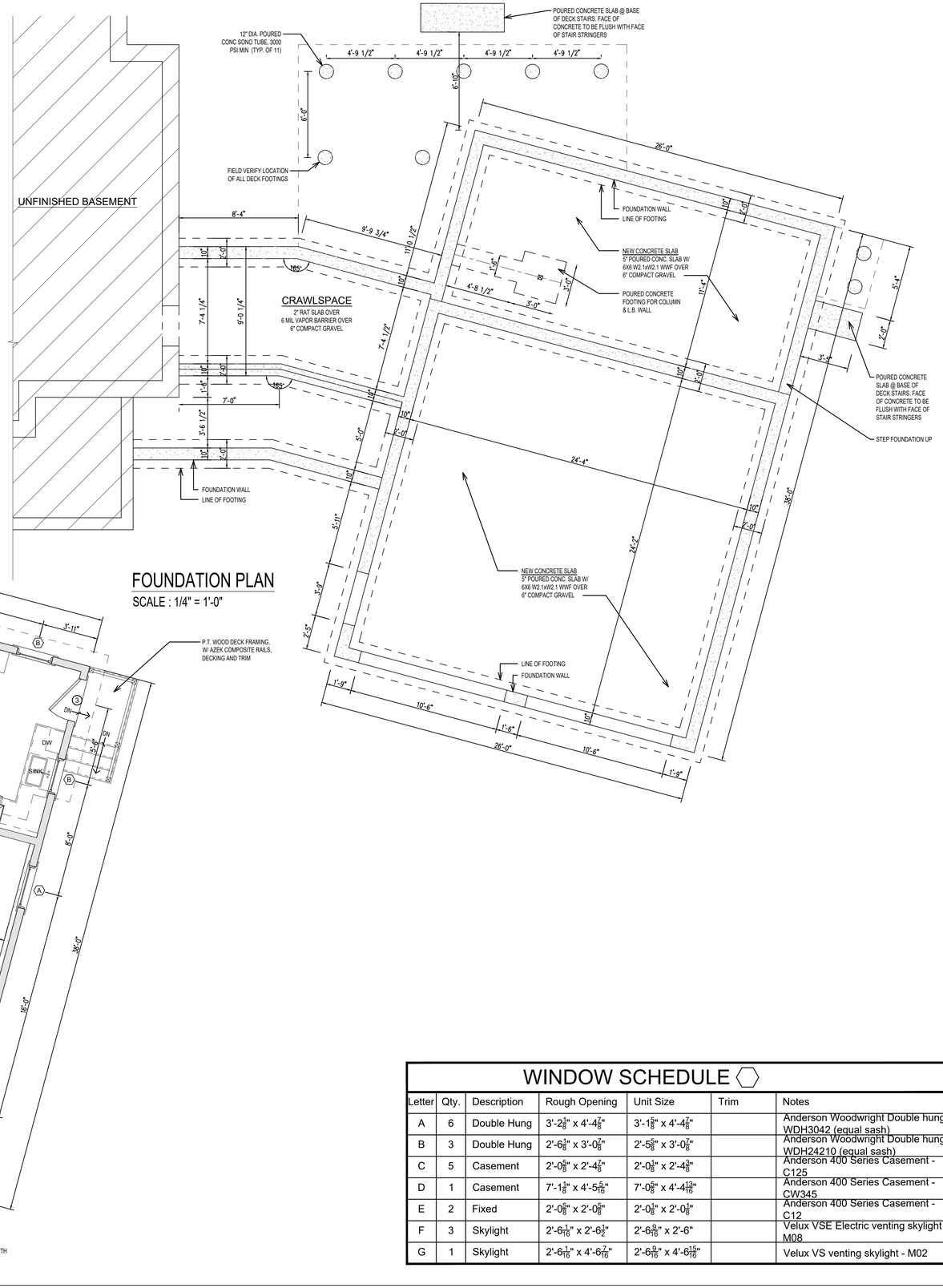
DOOR SCHEDULE

#	Qty.	Description	Rough Opening	Unit Size	Trim	Manuf.	Notes
1	1	Btwn house & mudroom	3'-2" x 6'-10"	3'-0" x 6'-8"			9 Lite Interior Door
2	1	Garage Entry door	3'-2" x 6'-10"	3'-0" x 6'-8"			Fire-rated Interior Door
3	4	Entry Door	3'-2" x 6'-10"	3'-0" x 6'-8"			9 Lite Entry Door
4	2	Overhead Garage door	10'-6" x 8'-2"	10'-0" x 8'-0"			Steel Overhead Garage Door
5	2	Sliding Barn Door		3'-0" x 6'-6"			
6	1		2'-8" x (Verify)	2'-6" x (Verify)			Verify height of door under stair
7	1		2'-2" x (Verify)	2'-0" x (Verify)			Verify height of door under stair
8	2		2'-10" x 6'-10"	2'-8" x 6'-8"			
9	3	Pocket Door	5'-2" x 6'-10 1/2"	2'-6" x 6'-8"			
10	1			5'-0" x 6'-8"			
11	1	Multi-Slide Door	8'-5 5/16" x 6'-7 9/16"	8'-4 5/16" x 6'-7 9/16"			Weather Shield Premium Series - 1 3/4" Panel (8719) - 3-3068
12	1	Multi-Slide Door	5'-10 3/16" x 6'-7 9/16"	5'-9 3/16" x 6'-7 1/16"			Weather Shield Premium Series - 1 3/4" Panel (8719) - 2-3068



FIRST FLOOR PLAN

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



FOUNDATION PLAN

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

WINDOW SCHEDULE

Letter	Qty.	Description	Rough Opening	Unit Size	Trim	Notes
A	6	Double Hung	3'-2 1/8" x 4'-4 7/8"	3'-1 5/8" x 4'-4 7/8"		Anderson Woodwright Double hung - WDH3042 (equal sash)
B	3	Double Hung	2'-6 1/8" x 3'-0 7/8"	2'-5 5/8" x 3'-0 7/8"		Anderson Woodwright Double hung - WDH24210 (equal sash)
C	5	Casement	2'-0 5/8" x 2'-4 7/8"	2'-0 1/8" x 2'-4 3/8"		Anderson 400 Series Casement - C125
D	1	Casement	7'-1 1/8" x 4'-5 5/16"	7'-0 5/8" x 4'-4 13/16"		Anderson 400 Series Casement - CW345
E	2	Fixed	2'-0 5/8" x 2'-0 5/8"	2'-0 1/8" x 2'-0 1/8"		Anderson 400 Series Casement - C12
F	3	Skylight	2'-6 1/16" x 2'-6 1/2"	2'-6 9/16" x 2'-6"		Velux VSE Electric venting skylight - M08
G	1	Skylight	2'-6 1/16" x 4'-6 7/16"	2'-6 9/16" x 4'-6 15/16"		Velux VS venting skylight - M02

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Project:

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A5 - FLOOR PLANS

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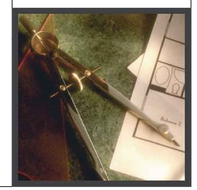
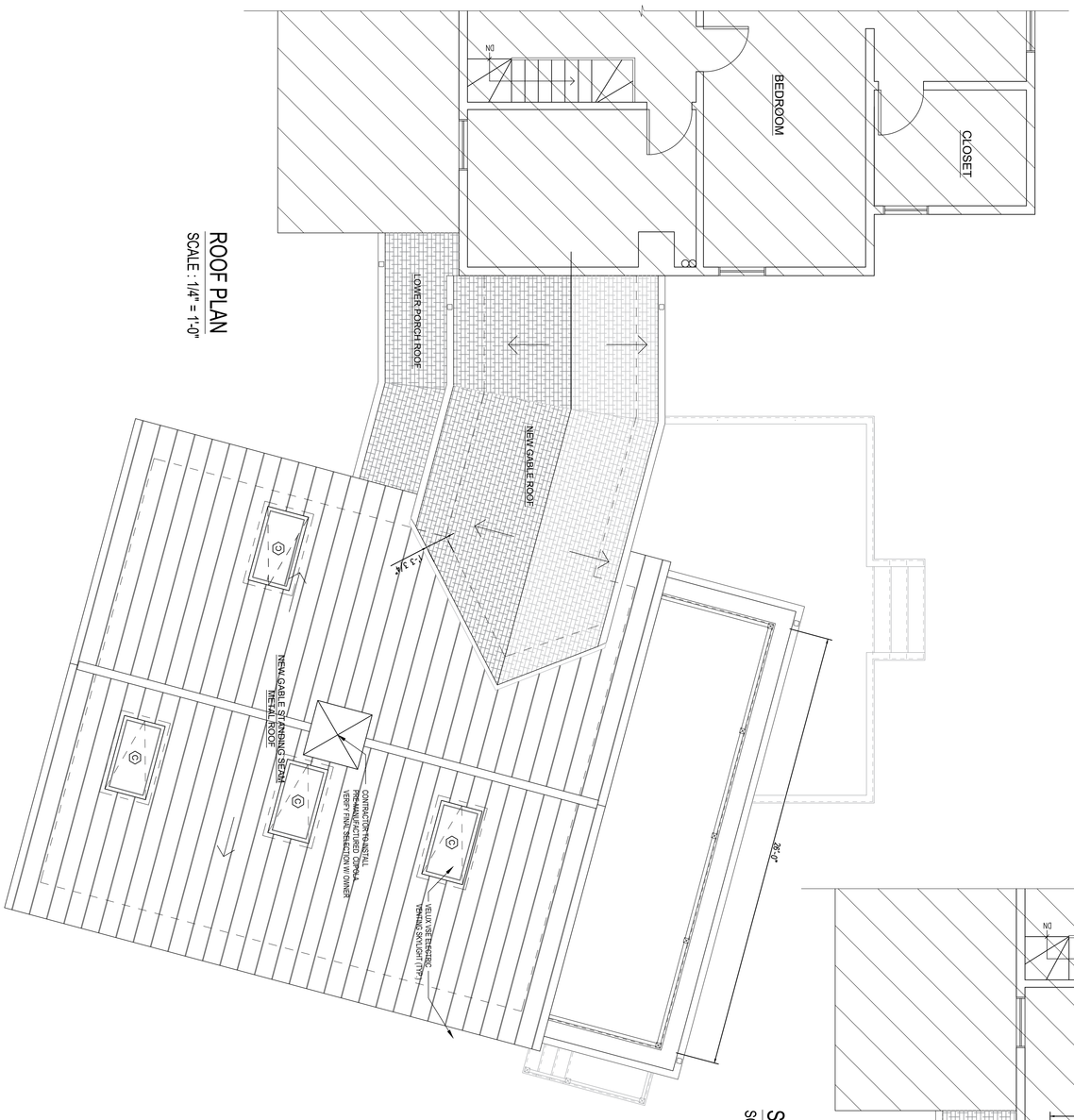
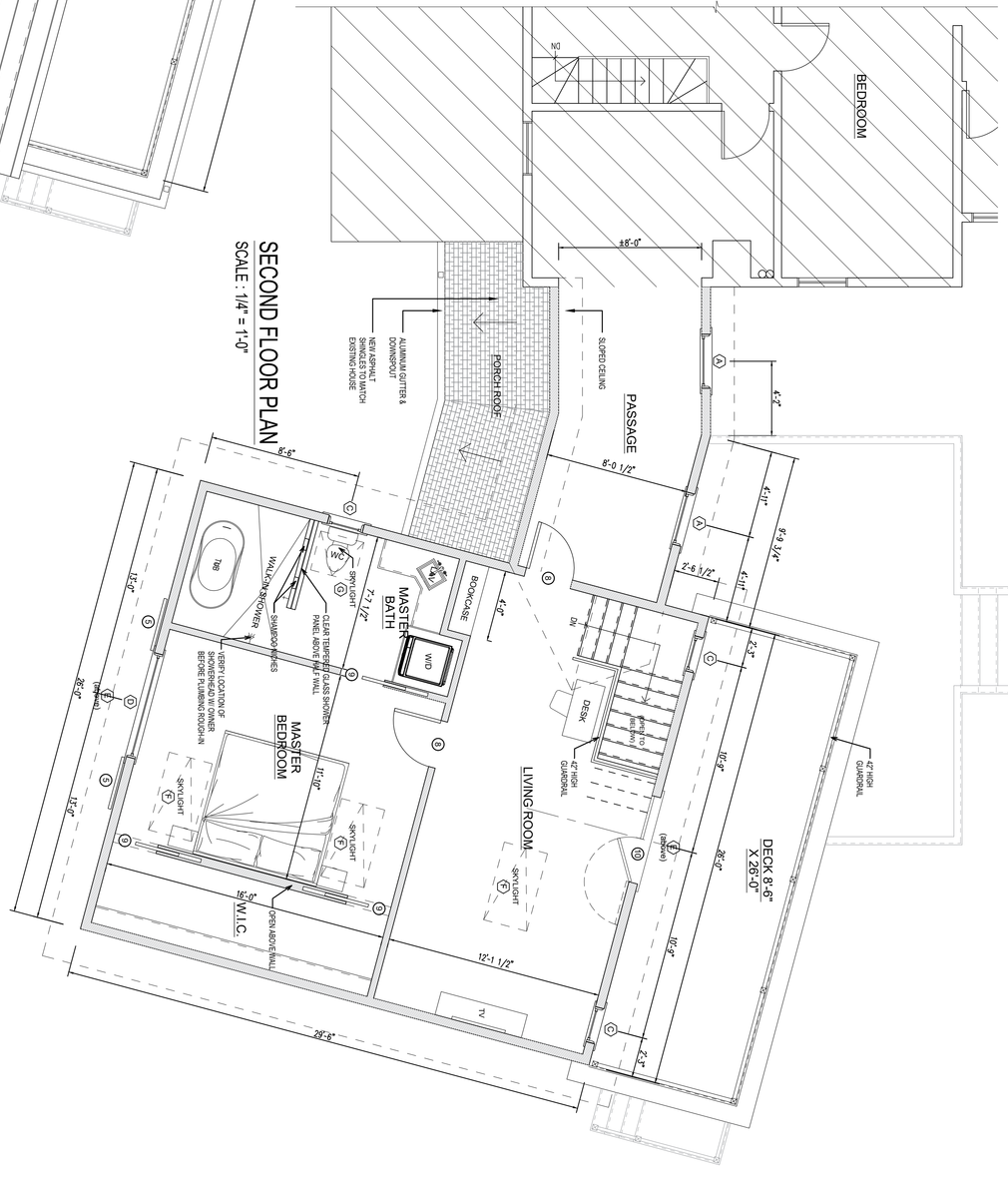
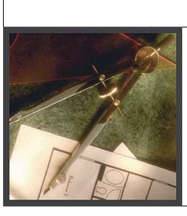




ROOF PLAN
SCALE : 1/4" = 1'-0"



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



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A6 - FLOOR PLANS

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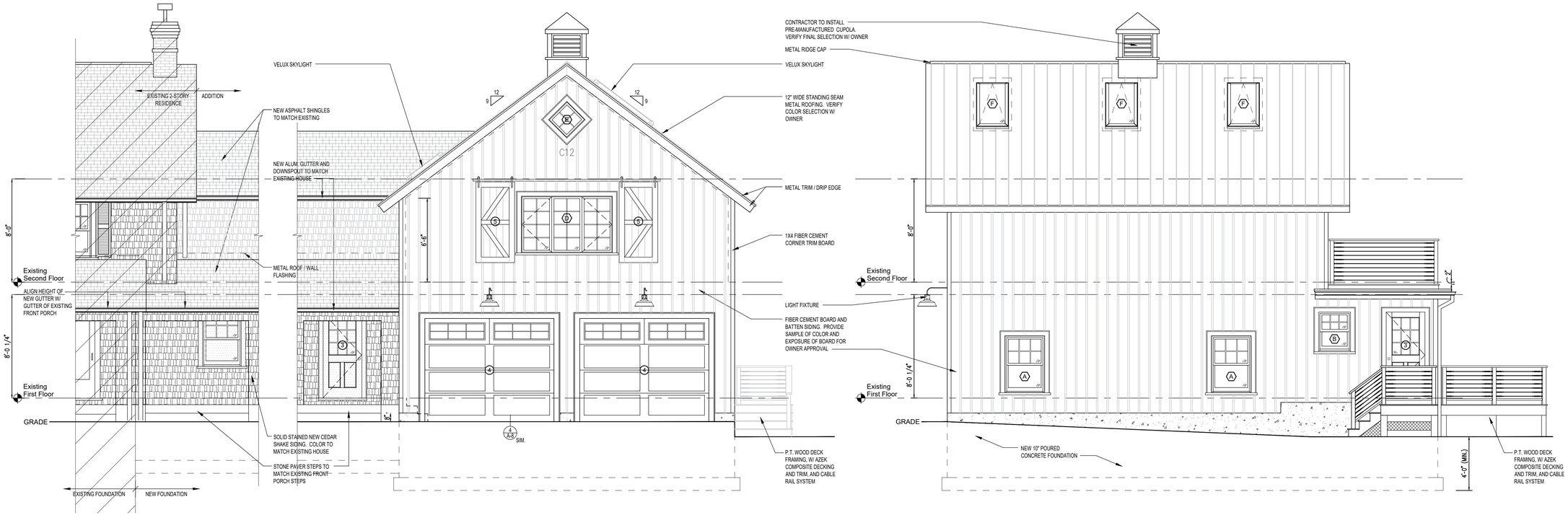
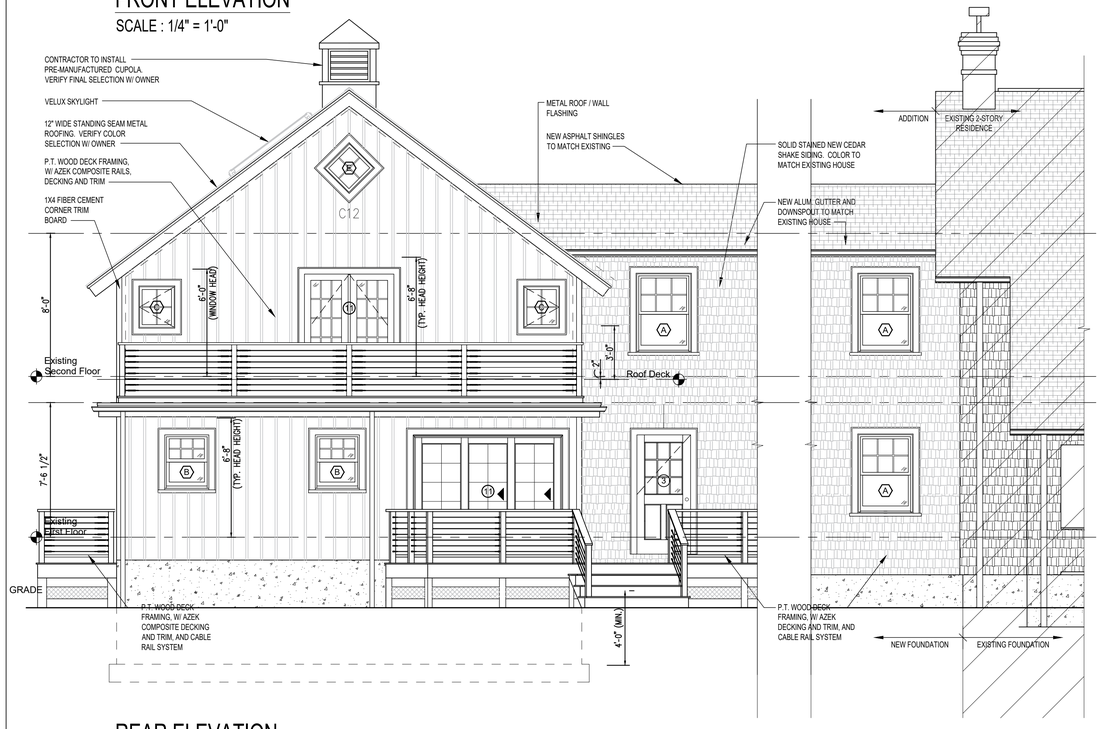


FRONT ELEVATION

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

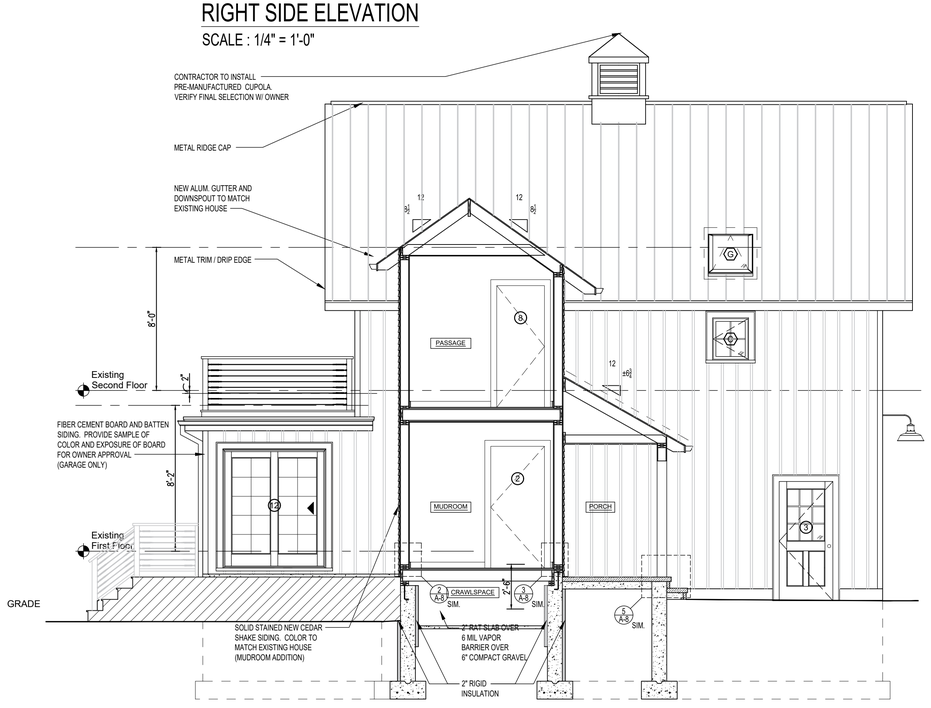
RIGHT SIDE ELEVATION

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



REAR ELEVATION

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



LEFT SIDE ELEVATION

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

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Project:

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A7 - EXTERIOR ELEVATIONS

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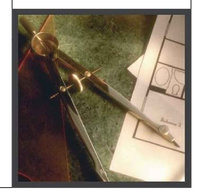
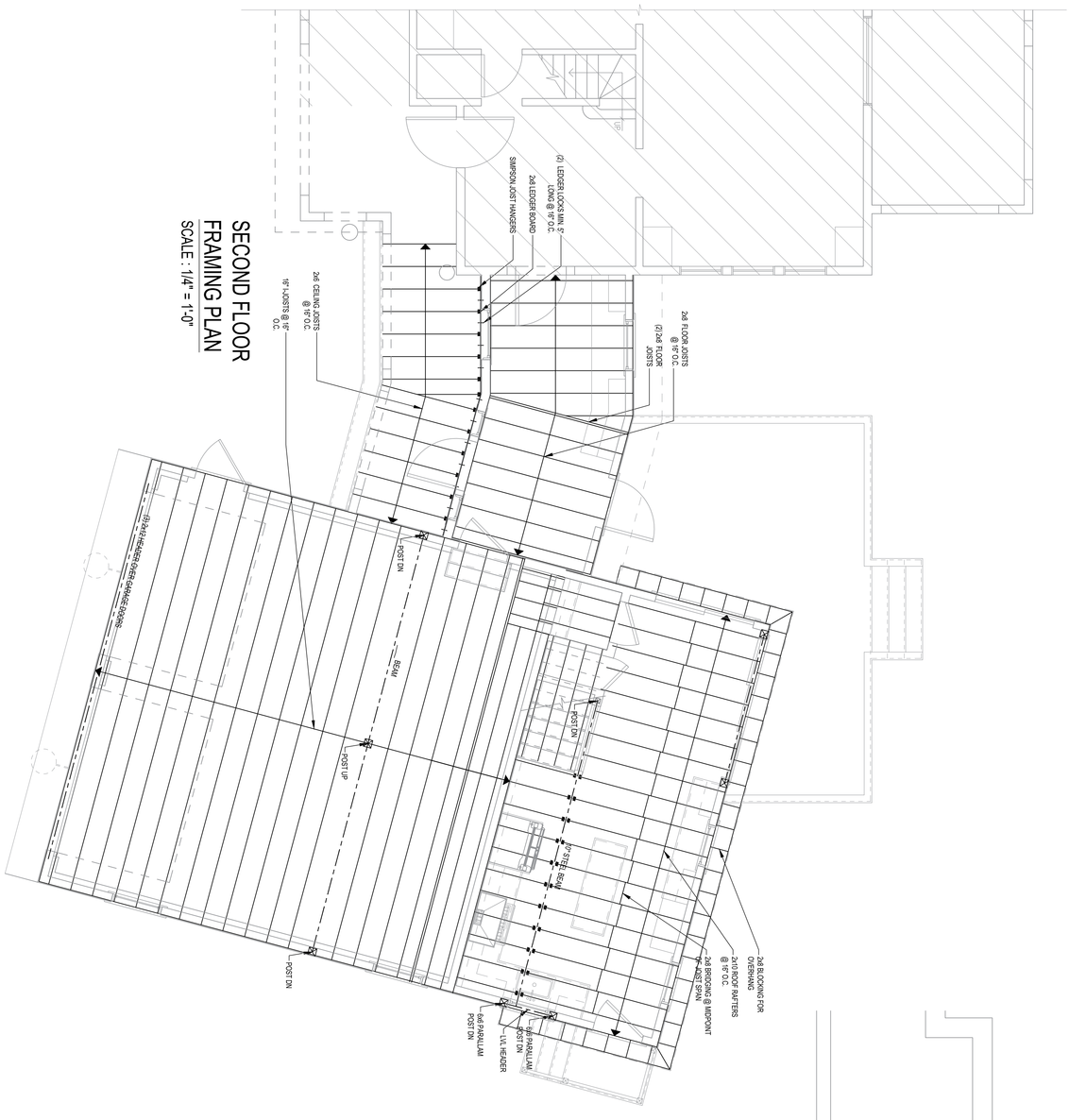


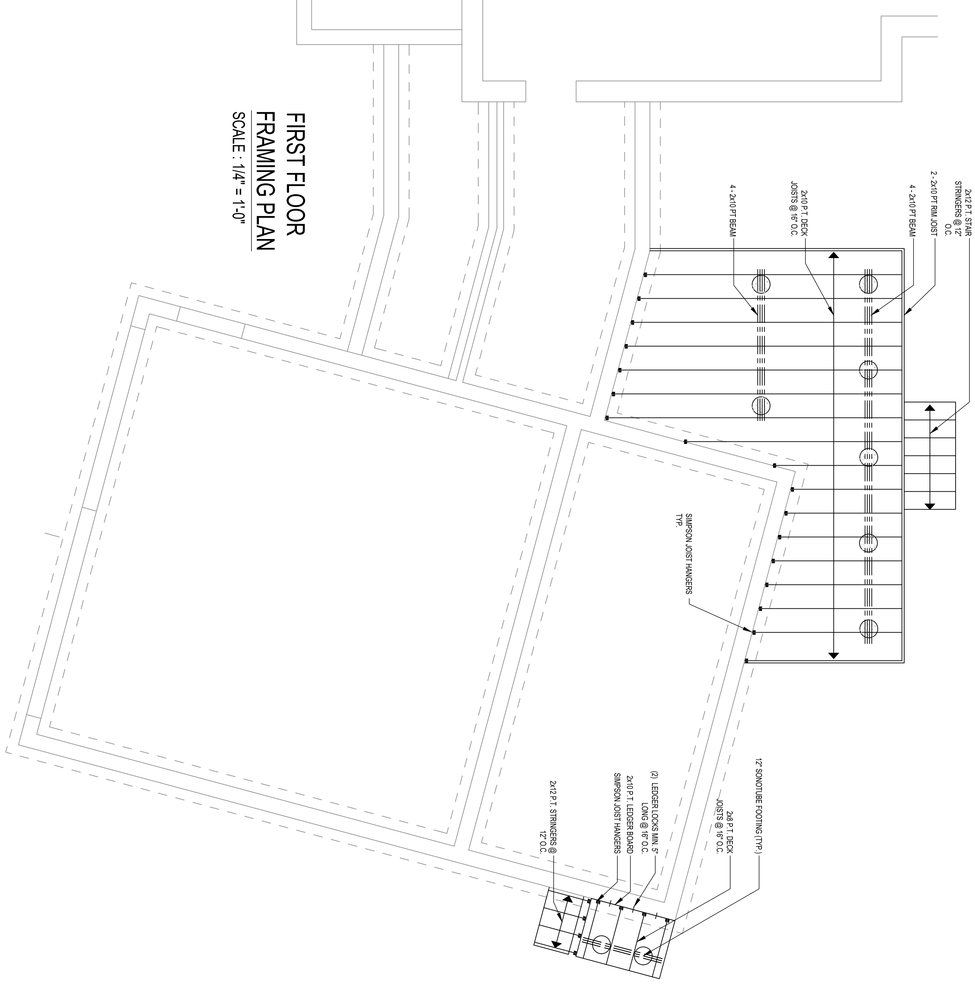
SECOND FLOOR FRAMING PLAN

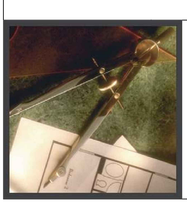
SCALE : 1/4" = 1'-0"



FIRST FLOOR FRAMING PLAN

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





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A8 - FRAMING PLANS

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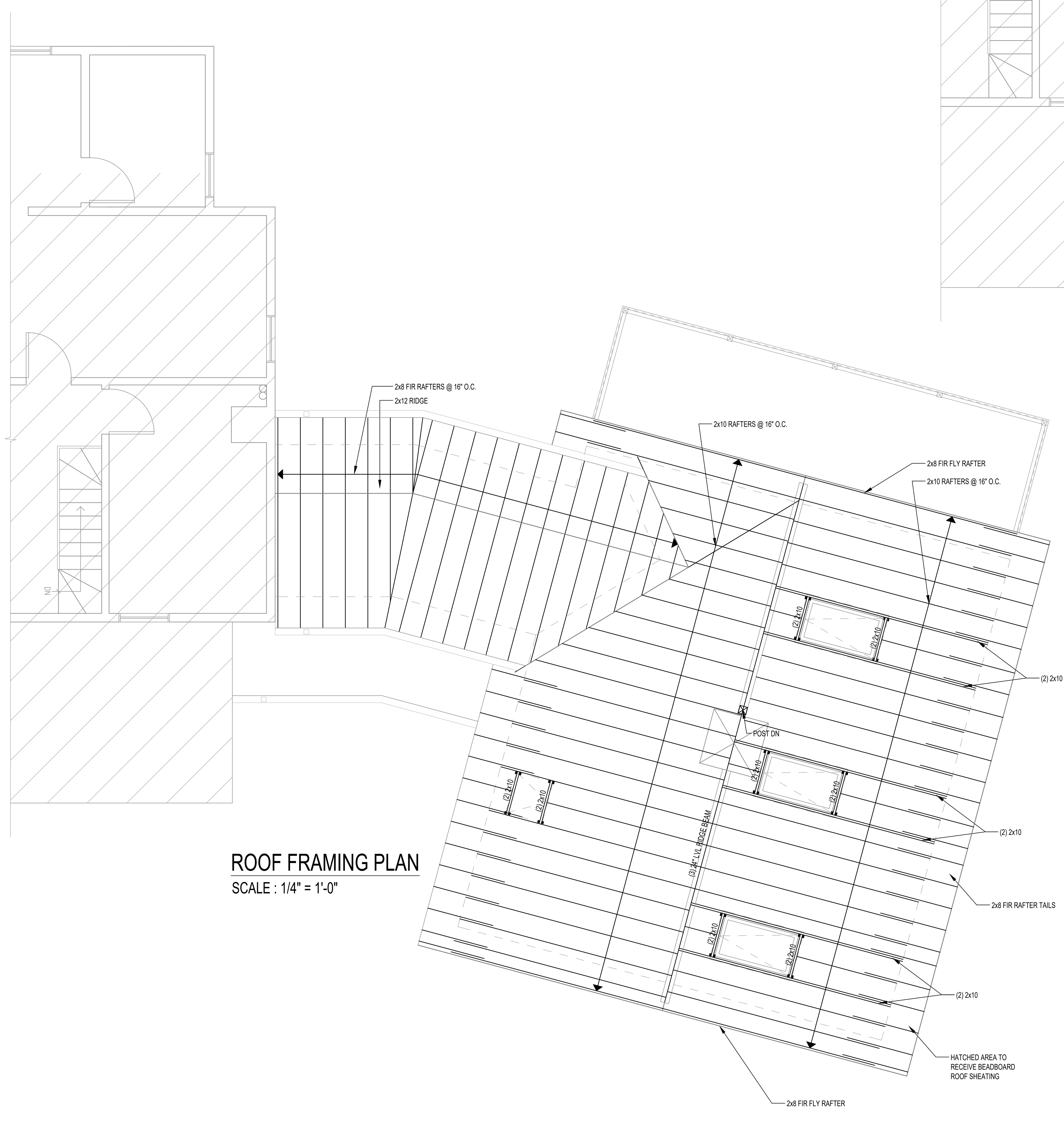
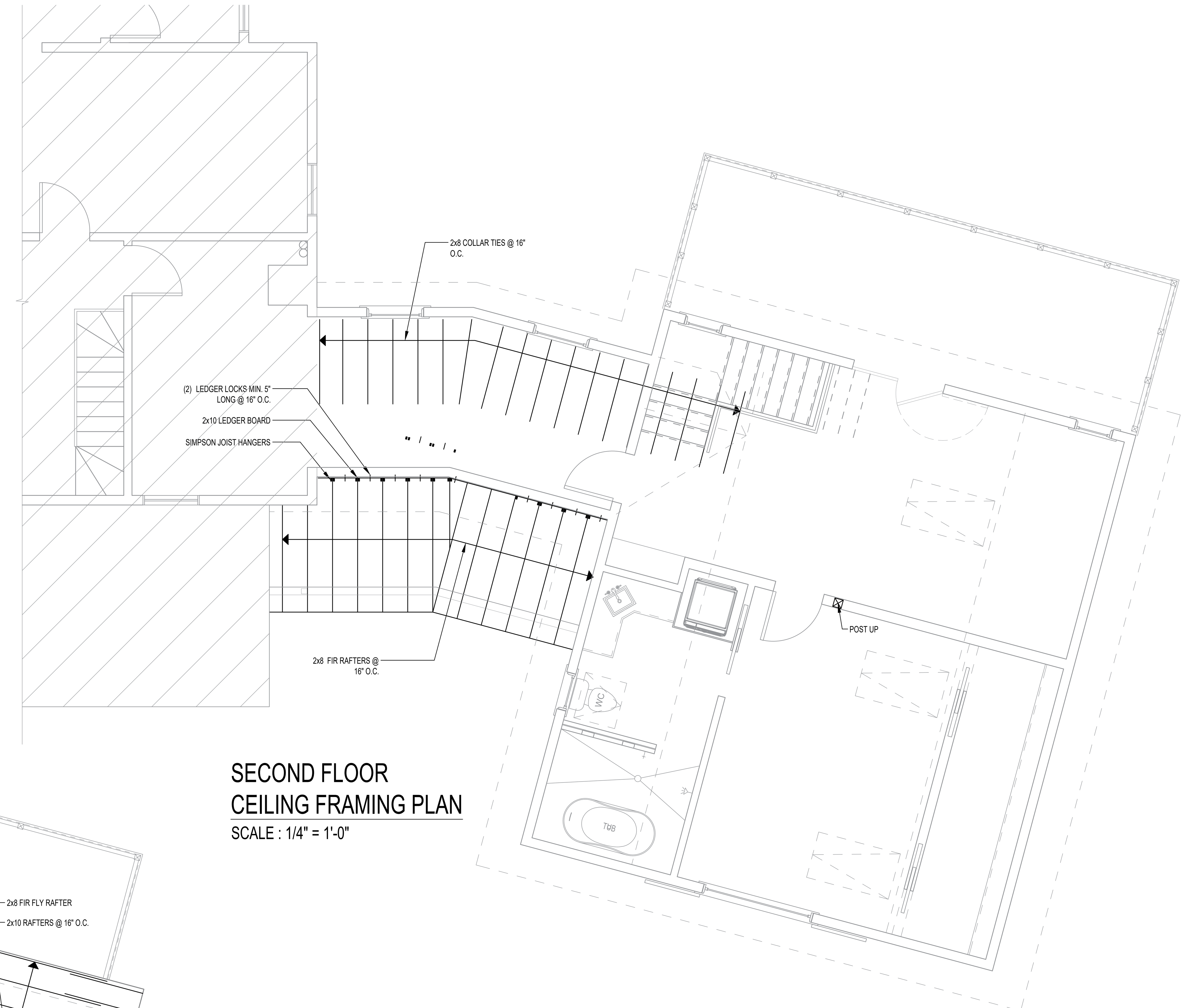


ROOF FRAMING PLAN

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



SECOND FLOOR

CEILING FRAMING PLAN

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

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Project:

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A9 - FRAMING PLANS

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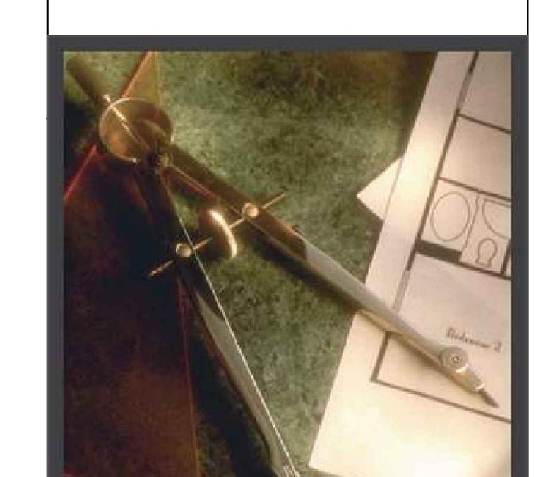
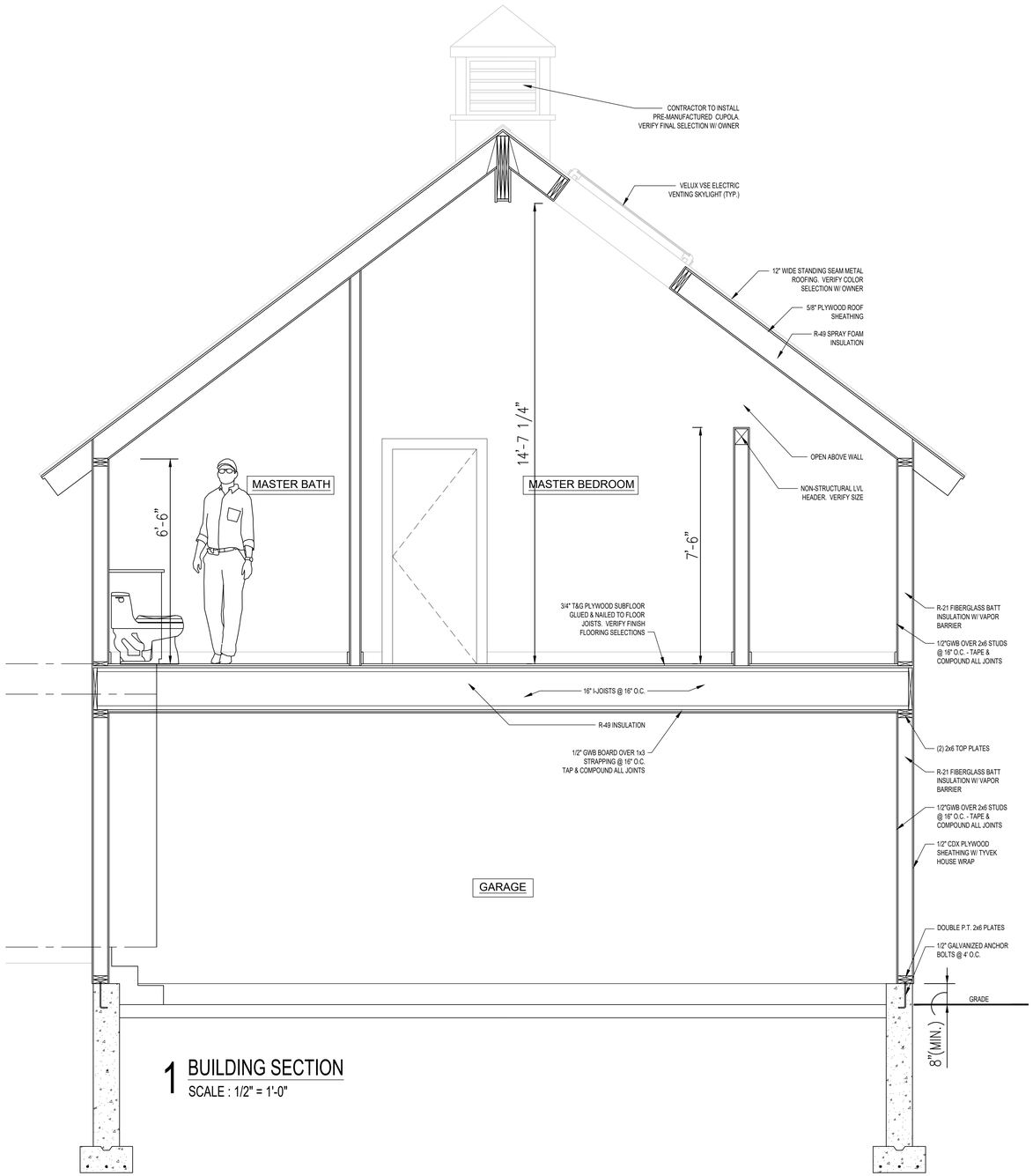
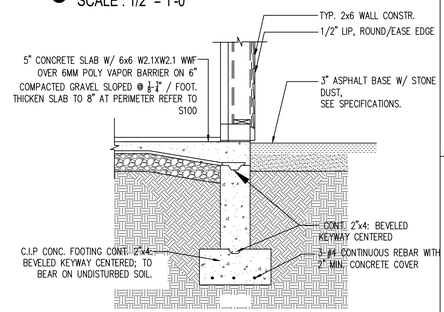


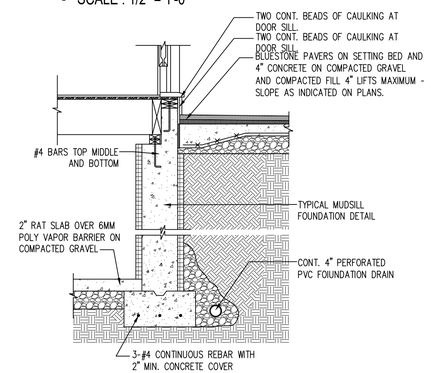


1 BUILDING SECTION
SCALE : 1/2" = 1'-0"

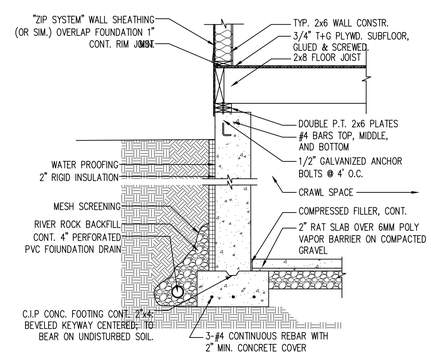
5 FOUNDATION DETAIL
SCALE : 1/2" = 1'-0"



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



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



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

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Project: 135 High Street, Ashland, MA

A10 - SECTIONS - DETAILS

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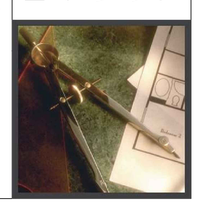

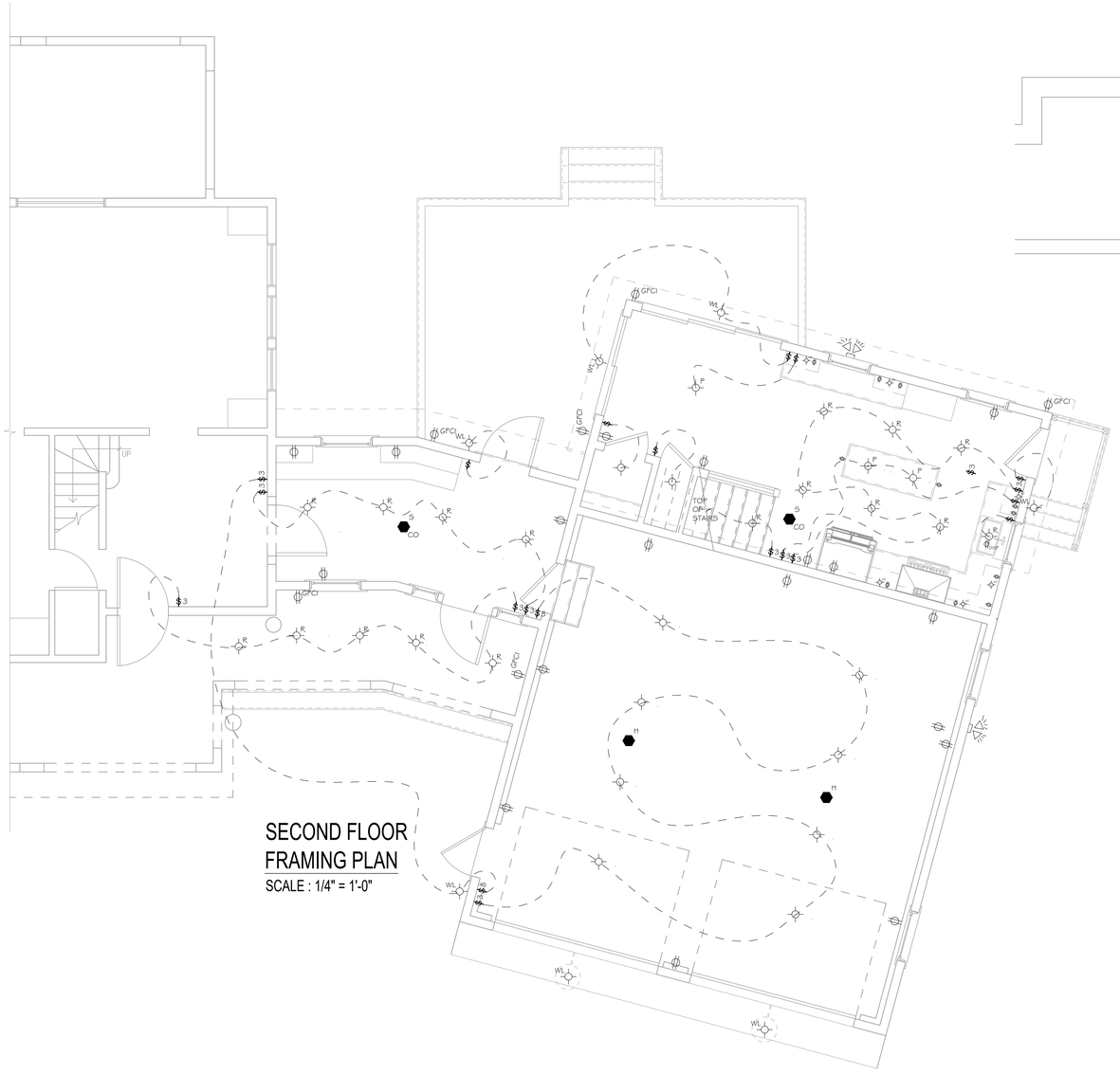

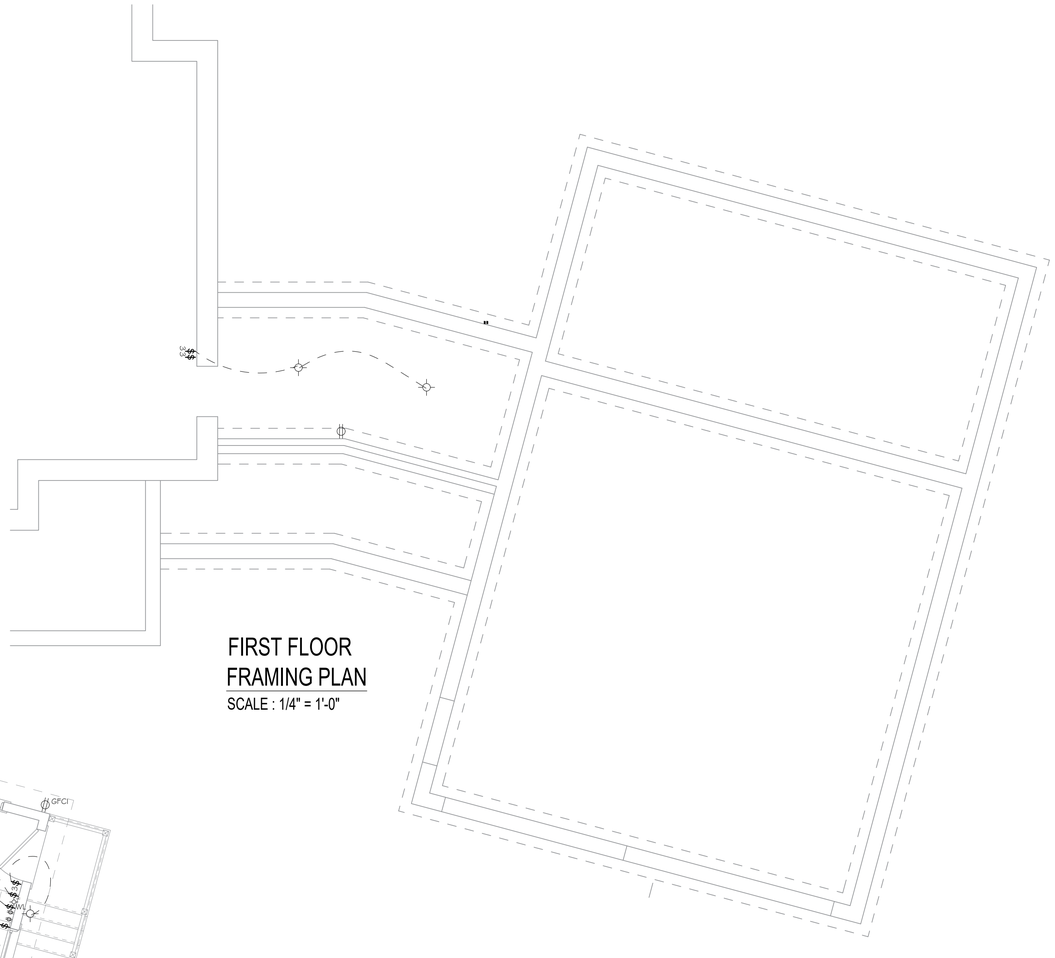

Electrical Symbols

- Surface mounted light
- Recessed light
- Moisture resistant recessed light
- Mini recessed light
- Light/ Ceiling fan
- Speaker $\square_W$ Wall $\square_C$ Ceiling
- Under cabinet lights
- 2or 4 foot fluorescent light
- Surface mounted (pendant)
- Spot or Flood lights
- Duplex outlet 18" above finished floor unless noted otherwise
- Ground fault outlet
- 4 gang outlet
- Single pole switch 48" finished floor unless noted otherwise
- Three way switch
- Four way switch
- Cat 5 network cable
- Phone jack
- Cable T.V. jack
- Thermostat
- Smoke/Heat detector, install per code
- Bath vent/light comb.
- Wall sconce
- Wall lantern
- Intercom
- Electnc skylight motor
- Disposal

Recessed ambiance light

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Project:
135 High Street
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A11 - FIRST FLOOR
LIGHTING PLAN

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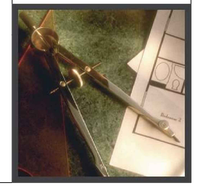
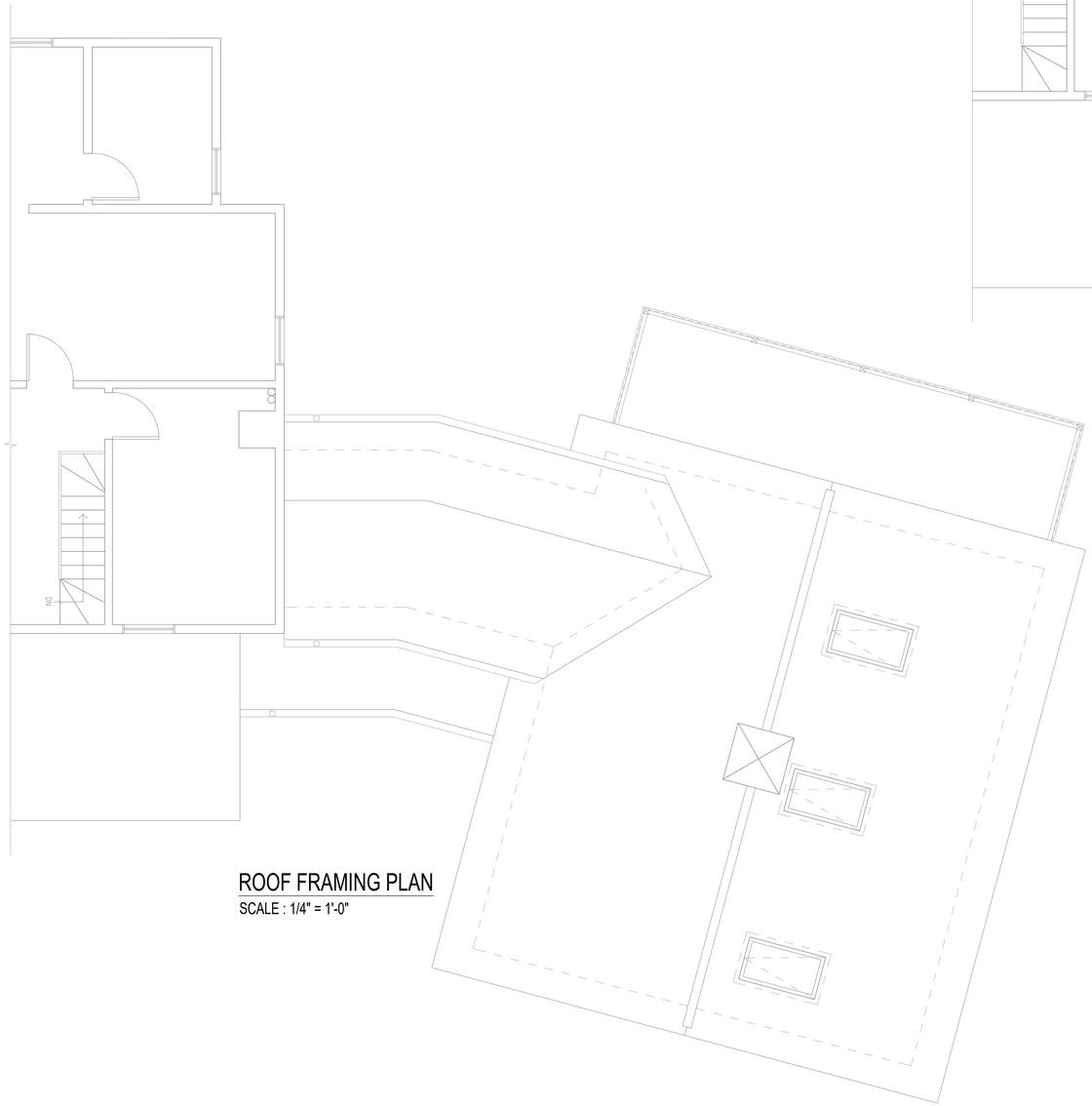
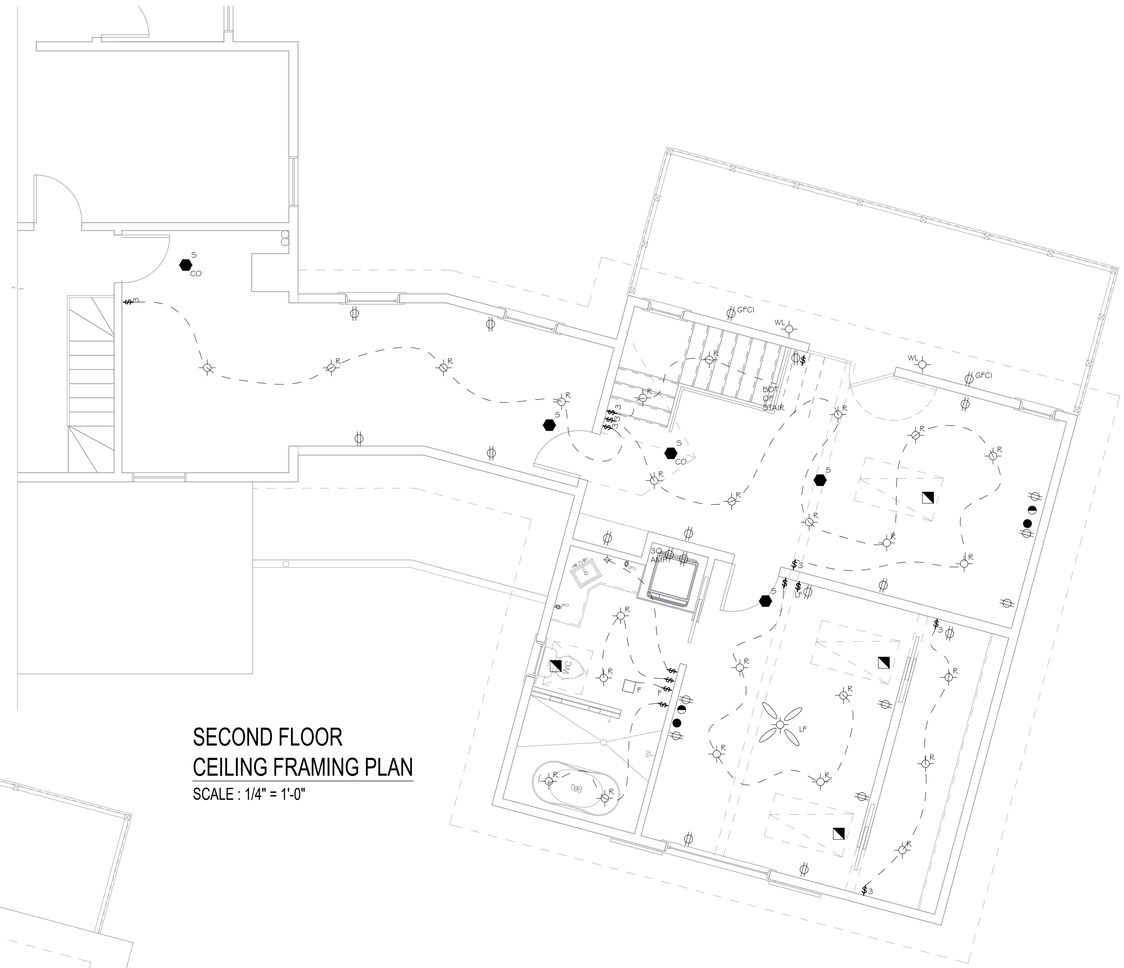




ROOF FRAMING PLAN

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



SECOND FLOOR

CEILING FRAMING PLAN

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

Electrical Symbols

- Surface mounted light
- Recessed ambiance light
- Recessed light
- Moisture resistant recessed light
- Mini recessed light
- Light/ Ceiling fan
- Speaker W Wall C Ceiling
- Under cabinet lights
- 2or 4 foot fluorescent light
- Surface mounted (pendant)
- Spot or Flood lights
- Duplex outlet 18" above finished floor unless noted otherwise
- Ground fault outlet
- 4 gang outlet
- Single pole switch 48" finished floor unless noted otherwise
- Three way switch
- Four way switch
- Cat 5 network cable
- Phone jack
- Cable T.V. jack
- Thermostat
- Smoke/Heat detector, install per code
- Bath vent/light comb.
- Wall sconce
- Wall lantern
- Intercom
- Electric skylight motor
- Disposal

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A12 - SECOND FLOOR
LIGHTING PLAN

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