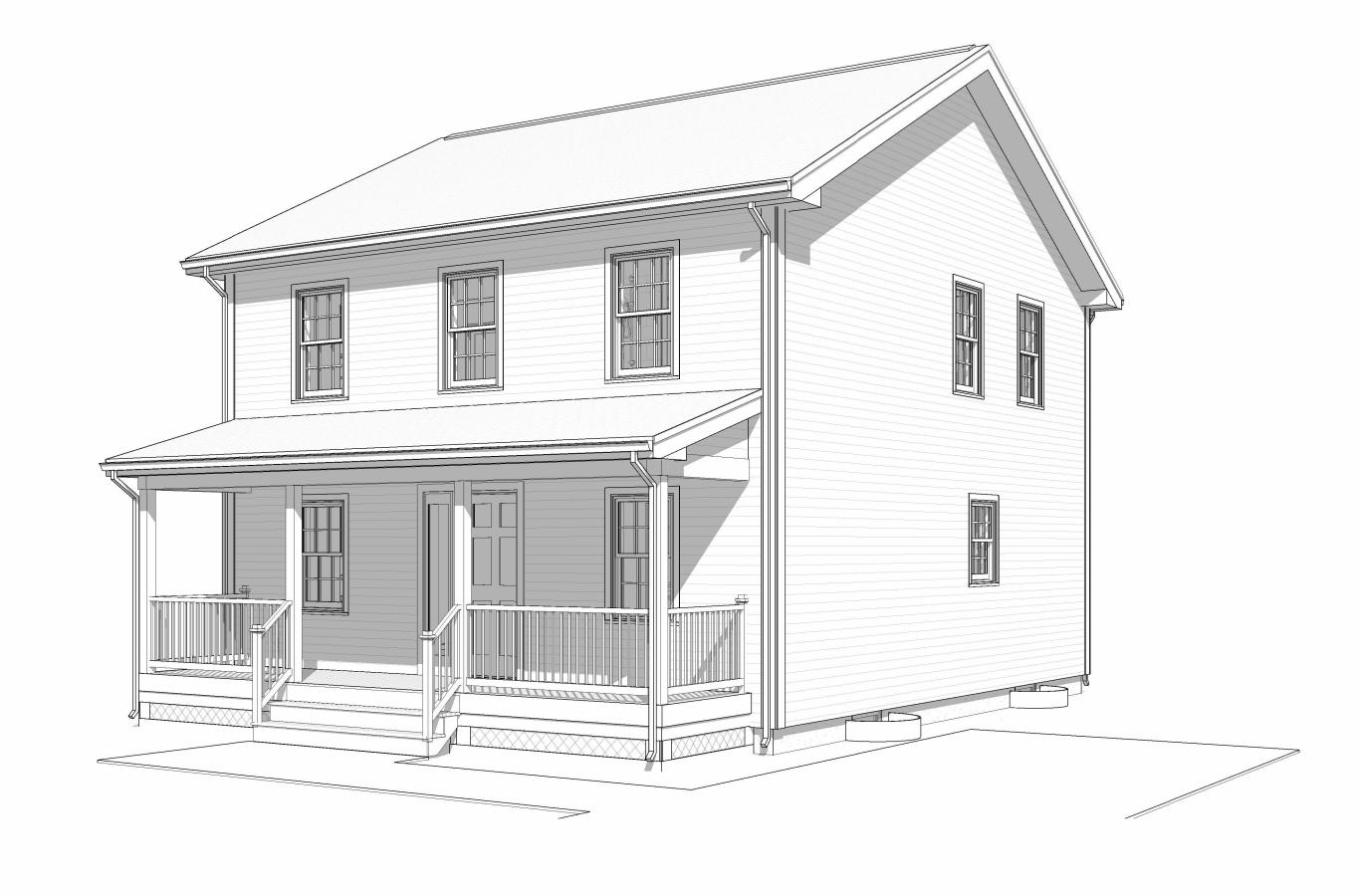
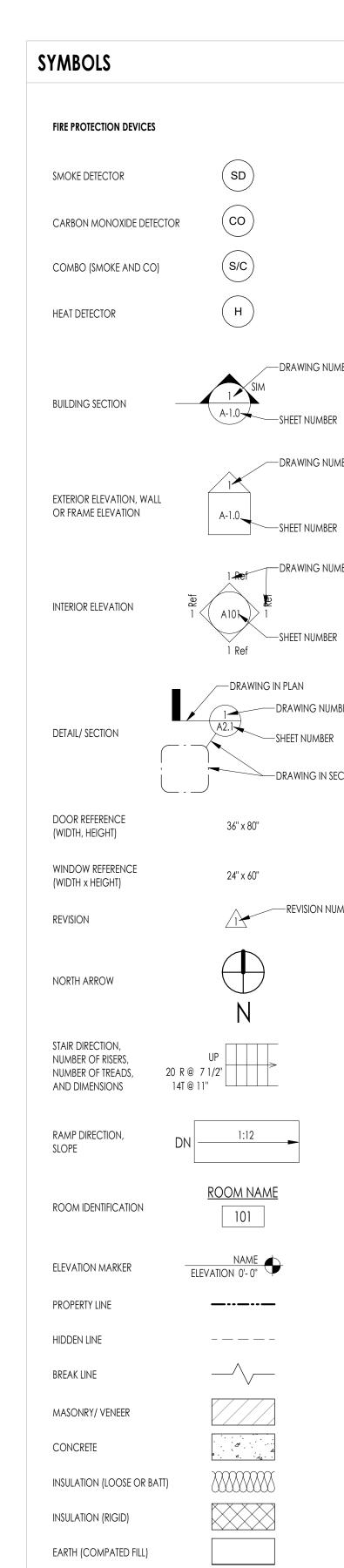


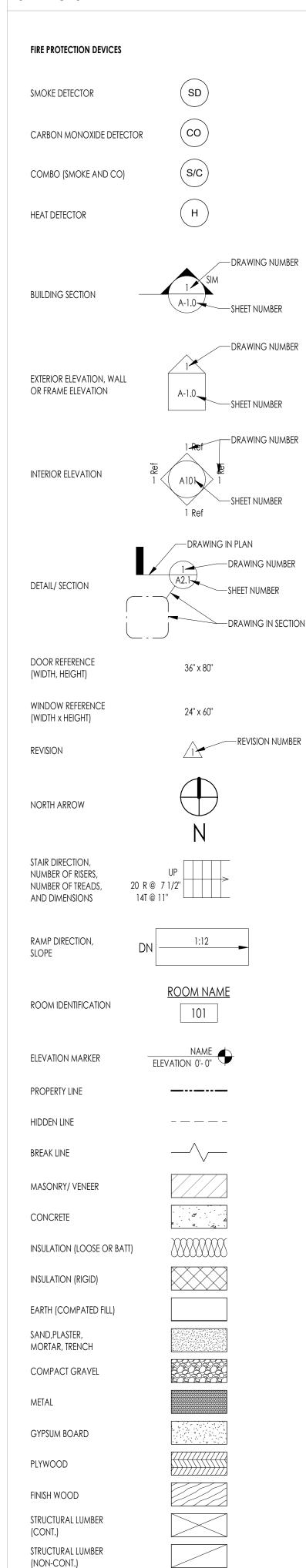
COVER SHEET

A-0.00



PROJECT DRAWING INDEX New Construction 4 Bedrooom Residence A-0.00 A-0.01 COVER SHEET BUILDING INFORMATION 13 Hawley Street BASEMENT + FIRST FLOOR PLANS SECOND FLOOR + ROOF PLANS A-1.00 A-1.01 A-2.01 **ELEVATIONS BUILDING SECTIONS** Worcester, MA 01609 A-3.02 WALL SECTIONS ENLARGED DRAWINGS A-6.01 FRAMING PLANS Construction Drawings 01/16/2024 ARCHITECT KMA, LLC 1 Bridge Street Newton, MA 02458





01000 GENERAL CONDITIONS FURNISH AND INSTALL ALL LABOR AND MATERIALS TO COMPLETE WORK IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS 2. ALL WORK SHALL CONFORM TO ALL STATE AND LOCAL CODES. CONTRACTOR SHALL COORDINATE WORK OF ALL TRADES AND SUBS AND DIRECT THEIR CONFORMANCE TO ALL

GENERAL NOTES

ABBREVIATIONS

AND

DEGREE

ANGLE

ABOVE

ACOUSTIC

AI TFRNATE

ALUMINUM

AWNING

BOARD

BEVELED

BIFOLD

BUILDING

BELOW

BOTTOM

BFTWFFN

CASEMEN1

CABINET

CEILING

CLOSET

CLEAR

COLUMN

COMPOSITE

CONCRETE

CARPF

DRYER

DOUBLE

CONTINUOUS

CONTRACTOR

COUNTERSINK

DOUGLAS FIR

DIMENSION

DEAD LOAD

DOWN SPOUT

DISHWASHER

DRAWING

DOWN

DITTO

DETAIL

DOUBLE HUNG

BEAM

BLOCKING

BOTTOM OF

BOTTOM OF FOOTING

BUILT-UP ROOFING

CONTROL JOINT

CONCRETE MASONRY UNIT

COMPLETE JOINT PENETRATION

CONTINUOUS VERTICAL GRAIN

DEMOLISH / DEMOLITION

CONSTRUCTION JOINT

CENTER LINE

APPROXIMATE

ARCHITECTURAL

"MEMBER" BELOV

ACOUS

ALUM

APPROX

ARCH

AWN

BEV

BLDG

BLKG

BLW

BM

BOF

BTM

BUR

CLO.

CLR

CMU

CNJ

COL

COMP

CONC

CONT

CONTR

CPT

CSK

CVG

DEMO

DIM

DTL

DWG

BTWN

DIAMETER

POUND OR NUMBER

APPROXIMATELY

"MEMBER" ABOVE

ACOUSTIC CEILING TILE

ABOVE FINISH FLOOR

ANCHOR BOLT

PRIOR TO SUBMITTING BID, CONTRACTOR MUST THOROUGHLY EXAMINE THE DRAWINGS AND INSPECT THE BUILDING FULLY TO UNDERSTAND THE FACILITY, DIFFICULTIES, AND RESTRICTIONS AFFECTING THE EXECUTION OF THE WORK UNDER THIS CONTRACT. THE FAILURE OF THE CONTRACTOR TO RECEIVE OR EXAMINE ANY FORM OF INSTRUMENT OF DOCUMENT OR TO VISIT THE SITE SHALL IN NO WAY RELIEVE ANY OBLIGATION WITH RESPECT TO THIS WORK. NO CLAIMS FOR ANY ADDITIONAL COST WILL BE ALLOWED DUE TO LACK OF FULL KNOWLEDGE OF EXISTING CONDITIONS 4. CONTRACTOR SHALL PROTECT OWNER'S AND ADJACENT PROPERTY FROM DAMAGE DURING THE CONSTRUCTION PROCESS. LOCATE AND PROTECT ALL UNDERGROUND UTILITIES.

CONTACT DIG-SAFE PRIOR TO EXCAVATION. 5. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SECURE, CLEAN, SAFE AND ORDERLY CONDITION AT ALL TIMES, CONTAINING ALL DUSTS AND NUISANCES AND SHALL DISPOSE OF ALL RUBBISH AND DEMOLITION/SCRAP MATERIALS IN LEGAL, OFF-SITE DISPOSAL AREAS. PROVIDE NECESSARY ENCLOSURES AND SAFEGUARDS AROUND WORK AREA. 6. IF HAZARDOUS WASTES ENCOUNTERED, STOP WORK AND CONTACT THE OWNER AND

ARCHITECT IMMEDIATELY TO INITIATE ABATEMENT PROCEDURES IN ACCORDANCE WITH DHCD STANDARDS. CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SHALL VERIFY ALL SITE CONDITIONS.

8. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, LICENSES, AND INSPECTIONS AS REQUIRED (UNLESS OTHERWISE DIRECTED BY THE OWNER). 9. DRAWN INFORMATION IS TAKEN FROM EXISTING CONDITIONS AND RANDOM FIFLD MEASUREMENTS AND IS PROVIDED ONLY TO ASSIST THE CONTRACTOR IN ESTABLISHING THE SCOPE OF WORK. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR LACK OF INFORMATION ON THE PLANS PRIOR TO EXECUTING THE CONSTRUCTION CONTRACT.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ACTS, FAILURES TO ACT, AND OMISSIONS OF HIS CREW AND SUBCONTRACTORS AND / OR SUPPLIERS. "PROVIDE" IN CONNECTION WITH ANY ITEM SPECIFIED, IS INTENDED TO MEAN THAT SUCH ITEM SHALL BE FURNISHED AND INSTALLED AND CONNECTED WHERE SO REQUIRED AND

ACCORDING TO MANUFACTURER'S INSTRUCTIONS. 12. ALL DRAWINGS AND CONSTRUCTION SPECIFICATION NOTES ARE COMPLIMENTARY AND WHAT IS CALLED FOR BY EITHER WILL BE BINDING IF CALLED FOR AT ALL. ANY WORK SHOWN OR REFERRED TO ON ANY DRAWING, SHALL BE PROVIDED AS THOUGH SHOWN ON ALL DRAWINGS.

13. DO NOT SCALE DRAWINGS FOR QUANTITIES, LENGTHS, SIZES, AREAS, ETC. IN THE EVENT OF OMISSION OF NECESSARY DIMENSIONS OR INFORMATION, GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT 14. IT IS NOT INTENDED THAT THESE DRAWINGS SHOW EVERY CUT, CONDITION ETC. OF THIS

SYSTEM, HOWEVER, THE CONTRACTOR SHALL FURNISH A COMPLETE PRODUCT IN ACCORDANCE WITH THE BEST PRACTICE OF THE TRADE TO THE SATISFACTION OF THE ARCHITECT AND THE OWNER, AND IN STRICT CONFORMANCE WITH ALL APPLICABLE LOCAL AND STATE BUILDING CODE REGULATIONS.

CHANGES AND/OR SUBSTITUTIONS TO THE CONTRACT DOCUMENTS BY THE CONTRACTOR ARE ACCEPTABLE ONLY UPON APPROVAL BY THE ARCHITECT OR OWNER. THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OC CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES. ALL SITE MEASUREMENTS, SETBACKS, ETC., SHALL BE CONFIRMED AND COORDINATED WITH SURVEYOR PRIOR TO COMMENCING CONSTRUCTION.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING FLOOR ELEVATIONS, CEILING HEIGHTS, AND WALL LOCATIONS CALLED FOR BEING MATCHED OR ALIGNED TO OTHER 18. THE CONTRACTOR SHALL PROVIDE TO THE OWNER A GUARANTEE OF NOT LESS THAN ONE

YEAR ON ALL WORK, FROM THE DATE OF SUBSTANTIAL COMPLETION, OR STATUTORY LIMITS, WHICHEVER IS GREATER, UNLESS OTHERWISE SPECIFICALLY NOTED. ANY DEFECTS IN MATERIALS AND WORKMANSHIP OCCURRING WITHIN THIS PERIOD SHALL BE PROMPTLY CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL CONDUIT, HANGERS, STUD TRACKS, ETC. SHALL NOT BE ATTACHED TO THE FLOOR OR

ROOF DECK ABOVE. ATTACH TO STRUCTURAL MEMBERS OR CONCRETE ONLY. 20. PRIOR TO BEGINNING WORK, CONTRACTOR SHALL FURNISH A CONSTRUCTION SCHEDULE SHOWING CHRONOLOGICAL PHASES OF THE WORK, AND ALL RELATED WORK FOR THE COMPLETION OF THE PROJECT.

02000 SITEWORK 1. CONSTRACTOR SHALL PERFORM WORK IN A SAFE, NEAT, AND ORDERLY FASHION AND DISPOSE OF ALL MATERIALS GENERATED IN THE COURSE OF DEMOLITION AND CONSTRUCTION.

ECB

ELEV

ELEC

ENGR

EOS

EST

ETR

EWEF

FHWS

FIN

FIR

FOB

FOC

FOF

FOHC

FOIC

FOS

GFCI

GLB

GSM

GWB

GYP

HDG

HDR

HHS

HT

HVAC

HORIZ

EROSION CONTROL BARRIER

EACH FACE

ELEVATION

ELECTRICAL

EDGE NAILING

ENGINEER(ING)

EDGE OF SLAB

EQUAL

ESTIMATE

EACH WAY

EXTERIOR

FIXED GLASS

FORCED AIR UNIT

FRAMING CLIP

FLOOR DRAIN

FOUNDATION

FINISH FLOOR

FACE OF BLOCK

FACE OF FINISH

FIREPLACE

FOOT OR FFF

GALVANIZED

GAUGE OR GAGE

GENERAL CONTRACTOR

GLUED LAMINATED BEAM

GALVANIZED SHEET METAL

GYPSUM WALLBOARD

HOT DIPPED GALVANIZED

GROUND FAULT CIRCUIT INTERRUPT

GARBAGE DISPOSAL

FRENCH

FOOTING

HOSE BIB

HEADER

HEIGHT

HOLLOW CORE

HEX HEAD SCREW

HOLLOW METAL

HIGH STRENGTH BOLT

HEATING/VENTILATION/AIR

CONDITIONING

HOLLOW STRUCTURAL SECTION

HORI7ONTAL

FREE OF HEART CENTER

BY CONTRACTOR

FULL GLASS

FINISH

FLOOR

FIRE EXTINGUISHER

FLAT HEAD WOOD SCREW

FACE OF CONCRETE/COLUMN

FURNISHED BY OWNER, INSTALLED

FACE OF STRUCTURE/STUD/STEEL

FIRE ALARM

EDGE OF PAVEMEN

EXISTING TO REMAIN

EACH WAY EACH FACE

EXPANSION JOINT

2. REMOVE AND STOCKPILE ALL TOPSOIL FOR REUSE AT PROJECT COMPLETION. RETAIN ALL USABLE EXCAVATED MATRIAL FOR POSSIBLE REUSE. 3. LOCATE AND PROTECT EXISTING UNDERGROUND UTILITIES FROM DAMAGE. CONTRACTOR SHALL PERFORM ALL EXCAVATIONS TO DIMENSIONS AND GRADES INDICATED OR REQUIRED. TAKING CARE NOT TO UNDULY UNJURE OR DIUSTURB ADJACENT TRERRAIN OR SURROUNDING VEGETATION.

02000 SITEWORK (con't.) 4. PERFORM ALL EXCAVATION REQUIREED FOR FOOTINGS, PIERS, WALLS, TRENCHES, PITS, DRYWELLS AND FOUNDATIONS. REMOVE ALL MATERIALS ENCOUNTERED IN OBTAINING

INDICATED LINES AND GRADES REQUIRED. . BEDS FOR ALL FOUNDATIONS AND FOOTINGS MUST HAVE SOLID, LEVEL, AND UNDISTURBED BOTTOMS. NO BACKFILL WILL BE ALLOWED AND ALL FOOTINGS SHALL REST ON UNEXCAVATED EARTH. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT WHEN THE EXCAVATION IS COMPLETE SO THEY MAY INSPECT ALL SOIL BEFORE THE CONCRETE IS

6. EXCAVATE TO ELEVATION AND DIMENSIONS INDICATED, LEAVING SUFFICIENT SPACE TO ALLOW FOR THE ERECTION OF WALLS, WATERPROOFING, MASONRY, AND THE INSPECTION OF FOUNDATIONS. PROTECT THE BOTTOM OF THE EXCAVATION FROM FROST 7. PROVIDE TEMPORARY DRAINAGE TO KEEP SITE AND WORK AREA FREE OF WATER DURING

8. PERFORM ROUGH GRADING AND CONTOUR SITE TO ASSURE POSITIVE DRAINAGE AWAY FROM STRUCTURE. SPREAD TOPSOIL UPON COMPLETION OF PROJECT. AFTER ROUGH GRADING HAS BEEN COMPLETED AND APPROVED, SPREAD TOPSOIL (MIN. 6") BY REMOVING STONES, DEBRIS, AND UNSUITABLE MATERIALS. THE LANDSCAPE CONTRACTOR SHALL PROVIDE FINAL GRASS SEEDING.

07000 THERMAL AND MOISTURE PROTECTION

1. PROVIDE ASPHALTIC BASE WATERPROOFING WITH DRAINAGE PLANE AND RIGID INSULATION BOARD AT ALL BASEMENT AND CRAWLSPACE WALLS. APPLY ON WALLS TO WITHIN 6 " OF FINISH GRADE (PROVIDE TUFF AND DRY SYSTEM)

INSTALL RIGID FOAM INSULATION, WHERE INDICATED ON THE DRAWINGS, AT ALL EXTERIOR FOUNDATION WALLS AND BELOW CONCRETE SLAB, THICKNESS AS NOTED. 3. INSTALL CLOSED CELL SPRAY POLYURETHANE FOAM (SPF) AT ALL EXTERIOR ROOFS. APPLY IN THICKNESS AS INDICATED ON THE DRAWINGS OR AS DETERMINED BY CONSTRUCTION THICKNESS AND REQUIREMENTS 4. PROVIDE APPROVED THERMAL AND IGNITION BARRIER AS REQUIRED TO SEPARATE FOAM

FROM INTERIOR OF THE BUILDING. PROVIDE APPROVED IGNITION BARRIER AT ALL DEDICATED MECHANICAL SPACES OR CRAWLSPACES. 5. INSTALL EXTERIOR WALL INSULATION AS SPECIFIED ON PLANS. PROVIDE ACOUSTIC BATT INSULATION AT ALL INTERIOR WALLS

6. PROVIDE 6 MIL VAPOR BARRIER BELOW SLAB, INSTALL WITH LAP SEAMS, ADHERE TO PERIMETER WALLS AND PENETRATIONS AS RECOMMENDED BY THE MANUFACTURER PROVIDE DRAINAGE PLANE BEHIND ALL SIDEWALL SHINGLE, CLAPBOARDS OR BOARD AND BATTEN SIDING (RAINDROP HOUSEWRAP OR SIMILAR) PROVIDE ELEXIBLE SILL ELASHING WITH END DAMS AND HEAD FLASHING AT ALL EXTERIOR WINDOWS AND DOORS (DUPONT FLEXWRAP AND STRAIGHTFLASH OR SIMILAR)

8. PROVIDE ASPHALT/FIBERGLASS COMPOSITE ARCHITECTURAL ROOFING SHINGLES. INSTALL FULL COVER ICE AND WATER SHIELD AT ALL LOW-SLOPE ROOFS (LESS THAN 4/12 PITCH), AT ALL VALLEYS, HIPS, TRANSITIONS AND AT LEAST FIRST 6 FEET OF ROOF EAVES INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS

9. PROVIDE ALUMINUM GUTTERS AND DOWNSPOUTS TO, PROVIDE MATCHING DRIP EDGES, SILL FLASHING, ETC.

08000 DOORS AND WINDOWS 1. PROVIDE ALL EXTERIOR DOORS AND WINDOWS AS INDICATED ON THE DRAWINGS. INSTALL INTERIOR AND EXTERIOR SILLS CASINGS AND TRIM AS REQUIRED

PROVIDE INTERIOR DOORS AND FRAMES AS INDICATED ON THE DRAWINGS. ACCURATELY ALIGN DOORS WITH FRAMES AND ADJUST HARDWARE AS NECESSARY FOR SMOOTH OPERATION. DO NOT DELIVER OR INSTALL DOORS UNTIL CONCRETE FLOORS, FOUNDATION WALLS AND PLASTER WALLS ARE DRY, AVOID SUBJECTING DOORS TO HIGH HEAT AND

3. ALL INTERIOR DOORS SHALL BE 13/4" THICK, 6 PANEL, PAINT GRADE MDF (TRUSTILE OR SIM.) PROVIDE WINDOWS AS SHOWN ON WINDOW SCHEDULE, TYPE, SIZE, COLOR AND MUNTIN PATTERN. REMOVE AND STORE ALL SCREENS AND REPLACE AT COMPLETION OF PROJECT. 5. SCRAPE CLEAN AND REMOVE ALL LABELS FROM NEW WINDOWS AT COMPLETION OF PROJECT (AVOID SCRATCHING GLASS). SHOP DRAWING CONFIRMATION OF WINDOW ORDER MUST BE SUBMITTED TO ACHITECT FOR APPROVAL PRIOR TO PLACING WINDOW ORDER.

08900 HARDWARE 1. PROVIDE ALL DOORSTOPS, CLOSURES, LOCKS AND MISC. HARDWARE REQUIRED FOR COMPLETE INSALLATION, INTERIOR DOORS SHALL BE SUPPLIED WITH: SCHLAGE "PLYMOUTH" SERIES PRIVACY OR PASSAGE SETS AS SCHEDULED. FINISH TO BE SELECTED 2. NEW EXTERIOR FRONT ENTRY DOOR SHALL BE SUPPLIED WITH SCHLAGE "PLYMOUTH"

SERIES HANDLESET AND DEADBOLT.

HEAVY

INCL.

INSUL

LLV

LPG

LVL

LWIC

MAX

MECH

MISC

MOD

MTD

NLG

NLR

OPH

OSB

PLAM

PLWD

PSD

PTD

RDWD

REINF

REQD

RHWD

PC

NOM

INSIDE DIAMETER

INCLUDING

INSULATION

INTERIOR

INVERTED

JOIST

LENGTH

LAVATORY

LIVE LOAD

LAG SCREW

LIGHT WEIGHT

MAXIMUM

MINIMIIM

MODULAR

MOUNTED

NATURAL GAS

NOT IN CONTRACT

METAL

NEW

NAILING

NOMINAL

NOT TO SCALE

NORMAL WEIGHT

OUTSIDE DIAMETER

OPPOSITE HAND

PANIC HARDWARE

PLASTIC LAMINATE

OVERHANG/OPPOSITE HAND

ORIENTED STRAND BOARD

PARTIAL JOINT PENETRATION

POUND PER SQUARE FOOT

ROUND HEAD WOOD SCREW

PRESSURE (PRESERVATIVE) TREATED

NAII FR

OVER

PIECE

PLATE

PAIR

RISER

REDWOOD

REFRIGERATOR

REINFORCING

REQUIRED

RETAINING

ROOM

PLYWOOD

ON CENTER

MACHINE BOLT

MECHANICAL

MANUFACTURER

MALLEABLE IRON

MISCELLANEOUS

LINEAR FOOT

LONG LEG HORIZONTAL

LONG LEG VERTICAL

LIQUID PROPANE GAS

LAMINATED VENEER LUMBER

LIGHT WEIGHT INSULATING

CONCRETE

JOIST HANGE

1. ALL INTERIOR DRYWALL SURFACES SHALL BE FINISHED WITH ½ " GYPSUM BOARD. APPLY SMOOTH JOINT COMPOUND SANDED FINISH (GOLD BOND, U.S. GYP. OR SIMILAR). FOLLOW MANUFACTURER'S INSTRUCTIONS FOR APPLICATION PROCEDURES AND LIMITATIONS. GYPSUM WALLBOARD SHALL BE INSTALLED WITH JOINTS CENTERED OVER FRAMING OR FURRING FASTEN GYPSUM WALLBOARD WITH POWER-DRIVEN DRYWALL SCREWS OR RING-SHANK DRYWALL NAILS LOCATED NOT OVER 12 "O.C. AT ALL EDGES AND IN THE FIELD. OUTSIDE CORNERS ARE TO BE PROTECTED WITH METAL CORNER BEAD.

ROUGH OPENING

SCD

SCH

SECT

SED

SHTG

SPEC

SQ

STD

STFNR

STGRD

STRUCT

STK

STL

T.O.

TBD

THRD

TOC

TOF

TOP

TOS

TOW

VERT

w/o

WT

WWR

RAINWATER LEADER

SEE CIVIL DRAWINGS

SMOKE DETECTOR

SCHEDULE

SECTION

SHEET

SQUARE FEET

SINGLE HUNG

SHEATHING

SIMILAR

SPACING

SQUARE

STANDARD

STAGGERED

STIFFENER

STEEL

STRUCTURAL

SHEET VINYL

TEMPERED

TOP AND BOTTOM

TO BE DETERMINED

TOP OF CONCRETE

TOP OF PAVEMENT

TOP OF SLAB/STEEL

UNLESS NOTED OTHERWISE

TOP OF WALL

TUBE STEEL

TYPICAL

VERTICAL

WIDTH

WITH

WITHOUT

WOOD

WIDE FLANGE

WATER HEATER

WORK POINT

WOOD SCREW

WEIGHT

WASHING MACHINE

WELDED WIRE REINFORCING

VERIFY IN FIELD

TONGUE AND GROOVE

TREAD

TOP OF

THREADED

TOE NAIL

SPECIFICATIONS

SOLID CORE OR SLIP CRITICAL

SEE ELECTRICAL DRAWINGS

SLIDER OR SNOW LOAD

SHEET METAL SCREW

SEE MECHANICAL DRAWINGS

STRUCTURAL PLYWOOD/PANEL

SEE PLUMBING DRAWINGS

STAINLESS STEEL / SELECT

STRUCTURAL

SELECT TIGHT KNOT

SELF TAPPING SCREW

09000 FINISHES (con't.) CERAMIC TILE: INSTALL AT AREAS AS SHOWN ON THE DRAWINGS. COLOR AND STYLE TO BE SELECTED BY THE OWNER. CONTRACTOR SHALL INCLUDE PRICE TO FURNISH ALL LABOR AND MATERIALS REQUIRED FOR INSTALLATION AND SHALL PPROVIDE A \$20/S.F. MATERIAL

ALLOWANCE FOR CERAMIC TILE AND \$30/S.F. ALLOWANCE FOR MARBLE OR GRANITE TILE. 2. INSTALL TILE AT AREAS INDICATED ON PROPERLY PREPARED SURFACES IN ACCORDANCE WITH MANUFACTUREER'S INSTRUCTIONS UNISNG MORTAR (MUDSET) OR THINSET ADHESIVE METHOD AS NOTED IN ACCORDANCE WITH TCA RECOMMENDATIONS. FOR THINSET APPLICATIONS, A 1/2" LAYER OF CEMENT BOARD IS REQUIRED. USE 5/8 " MIN. THICKNESS PLYWOOD (APA UNDERLAYMENT, C-C PLUGGED, OR PLUGGED CROSSBANDS GRADE), FIRST LAYER SHALL BE GLUED AND SCREWED TO JOISTS @ 6 " O.C. AND GLUE PLUYWOOD LAYERS TOGETHER AND PLACE SCREWS 6" O.C. IN BOTH DIRECTIONS. STAGGER ALL SEAMS AND BUTTS. ALL BUTT ENDS SHALL OCCUR OVER FRAMING OR BLOCKING.

HARDWOOD FLOORING

09950 ALL HARDWOOD FLOORING SHALL BE CHARACTER GRADE, RIFT AND QUARTER SAWN WHITE 1. OAK. HARDWOOD SHALL BE INSTALLED BY BLIND NAILING INTO SUBFLOORING. HARDWOOD MATERIAL SHALL NOT BE STORED NOR SHALL INSTALLATION BEGIN UNTIL 7 2. DAYS AFTER COMPLETION OF PLASTER INSTALLATION. INSTALLER TO VERIFY FLOORING MOISTURE CONTENT PRIOR TO INSTALLATION.

STRIPS SHALL BE STARTED SQUARE WITH ROOM (AT RIGHTANGLES TO FLOOR JOISTS -3. UNLESS OTHERWISE NOTED). INSTALL OVER KRAFT PAPER UNDERLAYMENT LAP SEAMS 4 " SAND NEW HARDWOOD AFTER ALL OTHER WORK IS COMPLETE, AND JUST BEFORE

APPLY FIRST COAT OF SEALER IMMMEDIATELY AFTER FINAL SANDING AND CLEANING. APPLY 5. RUBIO MONOCOAT OR SIMILAR FLOOR FINISH. PROTECT FLOOR AS REUIRED BEFORE AND

09900 PROVIDE ALL LABOR AND MATERIALS FOR PAINTING AND FINISHING ALL WOODWORK, TRIM, WOOD DOORS, FRAMIES, WALLS, AND CEILINGS WITHING THE LIMITS OF THE CONTRACT AND AS DEFINED ON THE DRAWINGS. SURFACES SHALL BE CLEAN, DRY, AND FILLED AND PREPPED AS REQUIRED, METAL 2. SURFACES SHALL BE FREE OF DIRT, GREASE, AND RUST, PROTECT FLOOR AND OPTHER

SURFACES NOT RECEIVING PAINT WITH DROP CLOTHS. REMOVE ALL PAINT AND/OR VARNISH 3 STAINS FROM ALL SURFACES PAINTS SHALL BE LOW V.O.C., BEN MOORE OR SIMILAR.

4. APPLYING SEALER, SWEEP AND VACUUM CLEAN - USE NO WATER.

PLUMBING AND HEATING

15000 ALL WORK SHALL COMPLY WITH ALL STATE AND LOCAL CODES PROVIDE COMPLETE HOT AND COLD-WATER SUPPLY SYSTEM TO ALL FIXTURES INDICATED PROVIDE ALL WASTE AND VENT PIPING FOR COMPLEE INSTALLATION AND CONNECTION TO

3. TOWN WATER AND SEWER SYSTEM. PROVIDE ELECTRIC HEAT PUMP HEATING AND AIR CONDITIONING SYSTEMS SIZED AS 4. NECESSARY

APPLIANCES: CONTRATOR SHALL PROVIDE APPLIANCES AS SELECTED BY THE OWNER.

ELECTRICAL 16000 ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES.

PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY FOR COMPLETE ELECTRICAL PROVIDE NEW SERVICE TO BUILDING AS SHOWN ON ENGINEERING DRAWINGS, INCLUDING

3. BUT NOT LIMITED TO: EXCAVATION, INSPECTIONS, CONDUIT, BACKFILL, CONNECTIONS, METER HOOKUP. AND SERVICE PANELS PROVIDE LIGHT FIXTURES AS SHOWN ON THE DRAWINGS. ALL FIXTURE LOCATIONS SHALL 4. BE VERIFIED BY THE OWNER AND ARCHITECT AFTER FRAMING IS COMPLETE AND PRIOR TO

CEILING INSTALLATION. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL CODE REQUIRED 5. DISCONNECTS, ENCLOSE SWITCHES, CIRCUIT BREAKERS, FUSE PANELS, AND MOTOR CONTROLLERS IN WET OR OUTSIDE LOCATIONS IN APPROVED WEATHERPROOF CABINETS OR ENCLOSURES. PROTECT ALL RECEPTACLES OUTLETS WITH A GROUND FAULT CIRCUIT INTERRUPTER (GECI)

PROVIDE SHOP AND RECORD DRAWINGS TO OWNER AND ARCHITECT SHOWING CIRCUITS AND EQUIPMENT LOCATIONS. PROVIDE CODE-REQUIRED POWER, RECEPTACLES, SWITCHES, AND LIGHTS. PROVIDE DEDICATED CIRCUITS FOR EQUIPMENT AS REQUIRED. ALL ROOMS SHALL BE EQUIPPED WITH ARC FAULT CIRCUIT INTERRUPTED RECEPTACLES.

USE I.C. FRAME-IN KITS WHERE DOWN LIGHTS ARE TO BE INSTALLED IN INSULATED PROVIDE DUPLEX AND QUAD OUTLETS AS INDICATED ON THE DRAIWNGS. PROVIDE GFI RECEPTACLES IN BATHROOMS AS REQUIREDPROVIDE WEATHERPROOF GFI

OUTLETS AT OUTDOOR LOCATIONS AS INDICATED IN THE DRAWINGS. ALL SWITCHES, OUTLETS AND COVER PLATES SHALL BE DECORA IN WHITE UNLESS 9. OTHERWISE NOTED OR SPECIFIED BY THE OWNER.

INSTALL HOME SECURITY, NETWORKING AND WIFI WIRING AS DIRECTED BY THE OWNER.

BUILDING CODE INFORMATION

5. FIRE PREVENTION

GENERAL

RESCUE OPENINGS

CO ALARMS

APPLICABLE CODES 9th Ed. of the MA Residential Code for 1- and 2-family Dwellings (MA State Building Code (780 CMR), 2015 IRC) 2. PLUMBING MA State Fuel Gas and Plumbing Code (248 CMF B. MECHANICAL MA Mechanical Code 2015 MA Electrical Code 2020 MA Fire Code 2015

MA Energy Code 2021, 2021 IECC (Stretch Energy Code) 7. ACCESSIBILITY MA Architectural Access Board (521 CMR) PROJECT DESCRIPTION

Scope of project is to build a new dwelling unit. **DESCRIPTION** CODE REFERENCE **REQUIRED PROPOSED** SINGLE FAMILY SINGLE FAMILY USE GROUP IBC §310 NUMBER OF STORIES CONSTRUCTION TYPE TYPE VB **BUILDING PLANNING & CONSTRUCTION**

CLIMATE & GEOGRAPHIC MRC TABLE R301.2(1) GROUND SNOW LOAD (TABLE R301.2 (4)) ROOF SNOW LOAD
WIND DESIGN SPEED (TABLE R301.2 (5)) 125 MPH TOPOGRAPHIC EFFECTS SEISMIC DESIGN CATEGORY WEATHERING SEVERE FROST LINE DEPTH TERMITE (TABLE R301.2 (6)) MODERATE TO HEAVY WINTER DESIGN TEMP DRY BULB ICE BARRIER UNDERLAYMENT FOR ROOFING, SEE R905.2.7.1 FLOOD HAZARDS (§322.0) ZONE X (500 YR) APPLICABLE TO SHALLOW AIR FREEZING INDEX FOUNDATIONS; 1500 OR LESS (TABLE R403.3(2)) MEAN ANNUAL TEMP (WORCESTER, MA) 48.0°F WINDOWS NOT REQ'D MEET LARGE MISSILE TEST COMPLIES

COMPLIES

COMPLIES

COMPLIES

COMPLIES

7' MIN.; COMPLIES

PROTECTION OF MRC §R301.2.1.2 WIND EXPOSURE MRC §R301.2.1.4 LÒT IS NOT LÓCATED IN A WIND BORNE DEBRIS REGION PROPOSED WORK IS NOT IN FLOOD ZONE MRC §R322.2 COMPLIES CONSTRUCTION STANDARDS

NO GARAGE OPENINGS TO BDRMS DWELLING/GARAGE OPENING/PENETRATION 20 MIN RATED SOLID WOOD DOORS (MIN 1-3/8" THICK), OR SOLID OR HONEY COME PROTECTION CORE STEEL DOORS (MIN. 1-3/8" THICK EQUIPPED WITH A SELF CLOSING DEVICE

PROTECTED PENETRATIONS AS REQ'D IN SEC.R302.6 DUCT PENETRATIONS IN 26GA SHEET STEEL WELLING/GARAGE FIRE MRC §R302.6 REQUIRES THE FOLLOWING FROM THE RESIDENCE & ATTICS: 1/2" GWB APPLIED TO GARAGE SIDE SEPARATION FROM HABITABLE ROOMS ABOVE GARAGE: 5/8" TYPE X GWB

FROM STRUCTURE SUPPORTING SEPARATING ASSEMBLIES: 1/2" GWB CUT OFF ALL CONCEALED DRAFT OPENINGS MRC §R302.11 COMPLIES FIREBLOCKING (BOTH HORZ. & VERT.) AND FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN TOP STOREY AND THE ROOF SPACE

HABITABLE ROOMS MRC §R303.1 GLAZING AREA = 8% OF FLOOR AREA. COMPLIES NATURAL VENTILATION OPERABLE AREA = 4% OF FLOOR AREA

WHERE ALLOWED BY §310, MECH VENTILATION ARTIFICIAL LIGHTING PER CODE BATHROOMS MRC §R303.3 MECHANICAL VENTILATION IS REQUIRED IF SHOWER OR BATHTUB MIN ROOM DIMENSIONS MRC §R304 HABITABLE ROOMS:

ONE DIM 7' MIN. EX. KITCH. IF <5' HT, DOESN'T COUN CEILING HEIGHT MRC §R305.1 HABITABLE SPACE, HALLWAYS, BATHROOMS, TOILET ROOMS

6'-8" MIN; BASEMENT BASEMENT BEAMS SLOPED CEILINGS MIN. 50% OF REQ. AREA HAS 7 CEILING; 5' MIN. FOR REQ. AREA

BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING EMERGENCY ESCAPE AND MRC §R311.1 ROOM SHALL HAVE MIN. ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 F

THE NET CLEAR HEIGHT OPENING SHALL BE MIN. 24 IN AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 IN GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.0 FT² (0.465 M²)

DOUBLE HUNG WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 3.3 FT2 (0.31M2). IN SUCH CASES, THE MINIMUM NET CLEAR OPENING DIMENSIONS SHALL BE 20 INCHES (508 MM) BY 24 INCHES (610 MM) IN EITHE DIRECTION.

WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING. IT SHALL HAVE A SILL HEIGHT OF MAX. 44 INCHES ABOVE THE FLOOR; WHERE THE SILL HEIGHT IS BELOW GRADE. IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2.3.

MEANS OF EGRESS PRIMARY EGRESS (SIDE HINGED) DOOR REQUIRED COMPLIES MRC §R310.1 FROM DWELLING AT A NORMAL LEVEL OF EXIT SECONDARY (SIDE HINGED OR SLIDING) DOOR REQUIRED

MRC §R311.7

MRC §R312

MRC §R314

MGL C148, §26F1/2

527 CMR §13.7.6

248 CMR

NFPA 720

32" MIN. WIDTH (BETWEEN F.O. DOOR & STOP). LANDING REQUIRED BOTH SIDES OF DOORS 36" MIN. IN DIR. OF TRAVEL LANDING MUST BE NO LOWER THAN 1 1/2' BELOW T.O. THRESHOLD: IF DOOR SWINGS IN

7 3/4" BELOW T.O. THRESHOLD HANDRAIL ON ONE SIDE MIN 6'-8" HEADROOM MIN.

RISERS: 8 1/4" MAX TREADS: 9" MIN. LANDINGS 36" MIN. IN DIR. OF TRAVEL REQUIRED IF 30" ABOVE GRADE MEASURED COMPLIES

MIN. 36" HIGH (34" AT STAIRS) <4" SPHERE OPENING MAX.(4 3/8" @ STAIRS <6" SPHERE MAX NEAR STAIR TREAD PHOTOELECTRIC LISTED PER UL 217 OR UL COMPLIES 268; TO BE INSTALLED PER MRC AND NFPA 72

MONITOR WITH SUPERVISING STATION (PER

NFPA 72) UNLESS ALARMS MEET §R314.4 -IN EACH SLEEPING ROOM OUTSIDE EACH SEPARATE SLEEPING AREA NEAR BEDROOMS -ON EACH STOREY

NEAR THE BASE OF ALL STAIRS -FOR EACH 1200 SF AREA OR PART THEREOF INTERCONNECT ALARMS (ONE TRIGGERS ALL INSTALL PER UL 2034 COMPLIES

BASEMENTS & ATTICS **OUTSIDE SLEEPING AREA BUT WITHIN 10'** FROM BR DOOR INTERCONNECT ALARMS; SECONDARY POWER

ONE PER EACH LEVEL WITH SLEEPING AREA

PER NFPA 72 FOLLOW SPECIALIZED STRETCH ENERGY CODE

ONE PER HABITABLE PORTIONS OF

780 CMR APPENDIX 115.AA 2021 IECC, and MA AMENDMENTS (inc. wiring for EV's and solar panel requirements) he Stretch Energy Code requires Performance-based Method/HERS Rater for new construction to ensure the home performs to a specific level of efficiency, typically measured through a HERS

> Home Energy Rating System) or Passive House analysis. The Stretch Energy Code is adopted Statewide The Specialized Stretch Energy Code has accelerated adoption of more efficient HERS rating thresholds HERS 42 and 45) and provides three paths for low rise residential compliance including a zero-energy pathway (with solar PV). It also requires new homes over 4,000 sq ft to follow the all-electric or zero energy pathway. Solar PV is required for any new construction utilizing fossil fuels for heating. The Specialized Stretch Energy Code became mandatory in Worcester on October 31, 2023.

TABLE 2: Residential Specialized code requirements summary by building/dwelling unit size Renewables Min Efficiency Electrification Min. EV wiring <4,000 sf All Electric HERS 42/45 Full 1 parking space Optional

R-13+10ci +50% is on

R-13+5ci

Table R402.1.3: INSULATION AND FENESTRATION REQUIREMENTS: Climate Zone 5 R-Value Method U-Factor U-Factor Windows Frame R-30 or R-13 or R-30 R-20+5ci R-17 when R-19cav or @4 ft R-19cav or

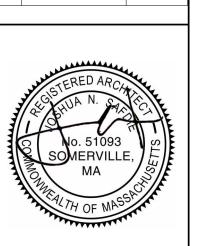
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Construction Documents

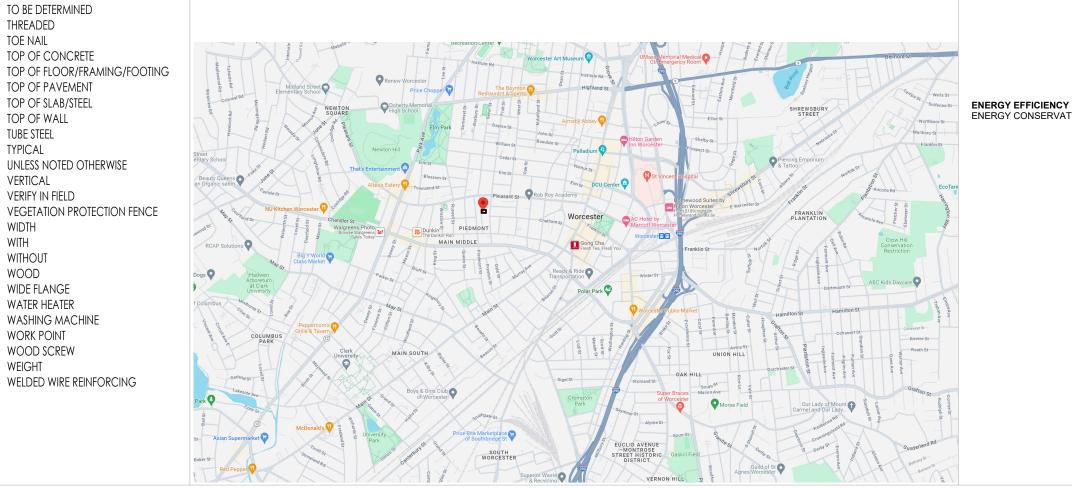
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BUILDING INFORMATION

VICINITY MAP





SURFACE MOUNTED SMOKE CARBON DIOXIDE DETECTOR COORDINATE W/ ELECTRICAL DWGS

WINDOW SCHEDULE

MARK FUNCTION WIDTH HEIGHT COMMENTS

BASEMENT WINDOWS DOUBLE HUNG 32 54 ROOM WINDOWS INTERIOR 32 42 KITCHEN AND BATHROOMS

DOOR SCHEDULE

MARK	FUNCTION	WIDTH HEIGHT		COMMENTS
1	EXTERIOR	36	84	ENTRY DOOR WITH MATCHING SIDE LIGHT, LOCKSET WITH DEADBO
2	EXTERIOR	36	84	ENTRY DOOR, LOCKSET WITH DEADBOLT
3	INTERIOR	34	80	PRIVACY LOCKSET AT BEDROOMS AND BATHROOMS
4	INTERIOR	20	80	LATCHSET
_	INITEDIOD	Γ0	00	DADY CC CITETING DOODS

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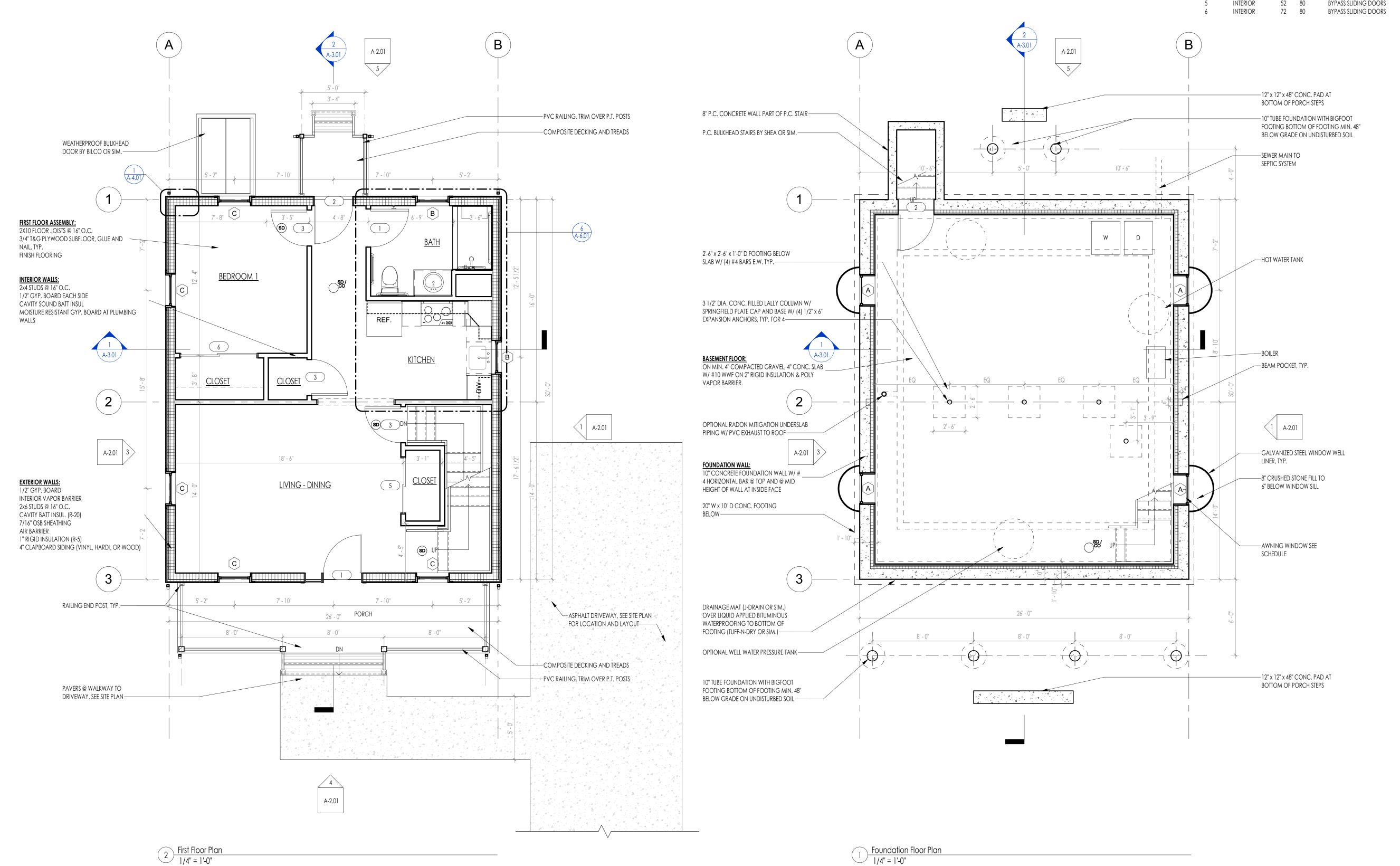
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BASEMENT + FIRST FLOOR PLANS

A-1.00



LEGEND

SURFACE MOUNTED SMOKE DETECTOR COORDINATE W/ ELECTRICAL DWGS

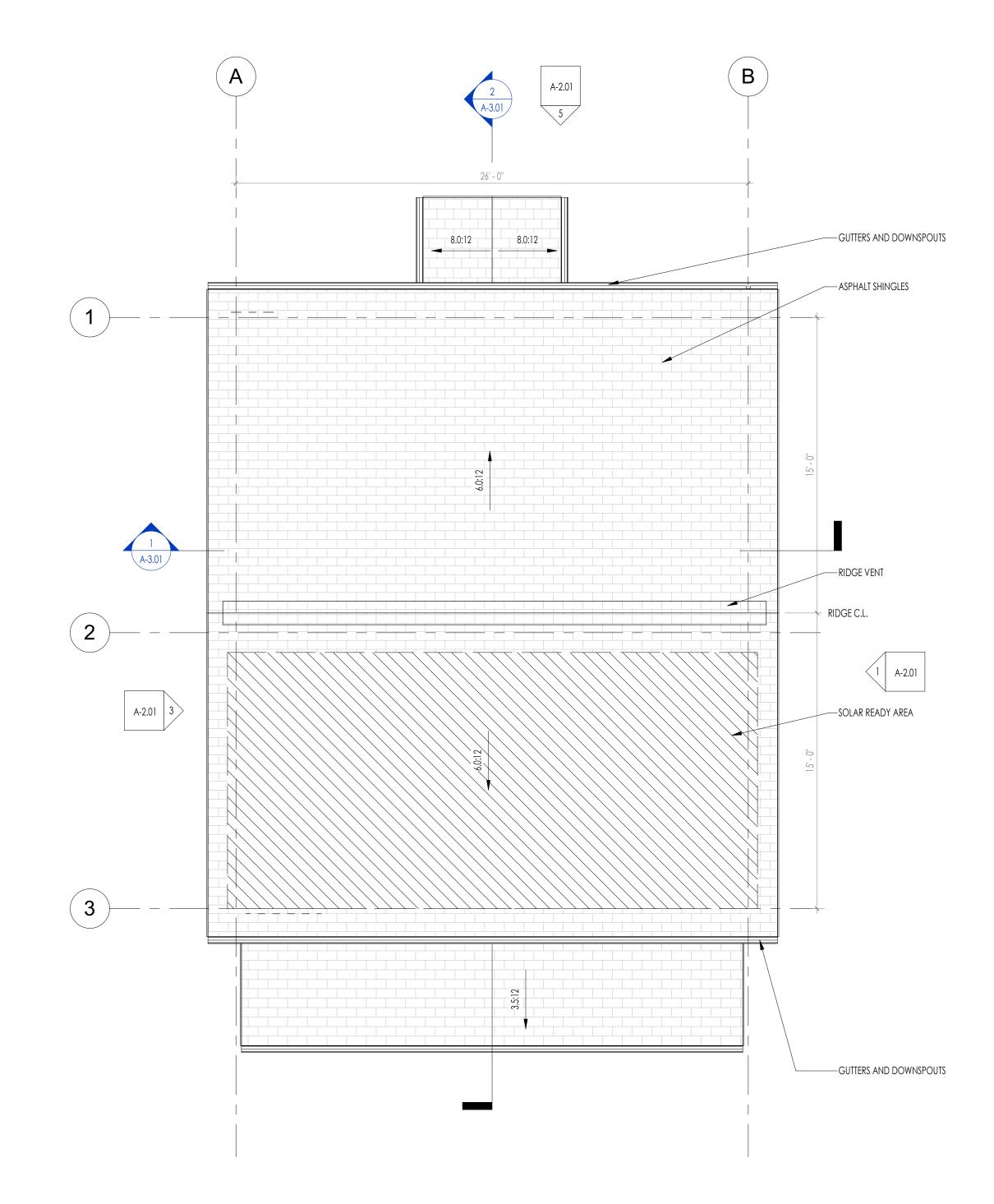
SURFACE MOUNTED SMOKE CARBON DIOXIDE DETECTOR COORDINATE W/ ELECTRICAL DWGS

WINDOW SCHEDULE

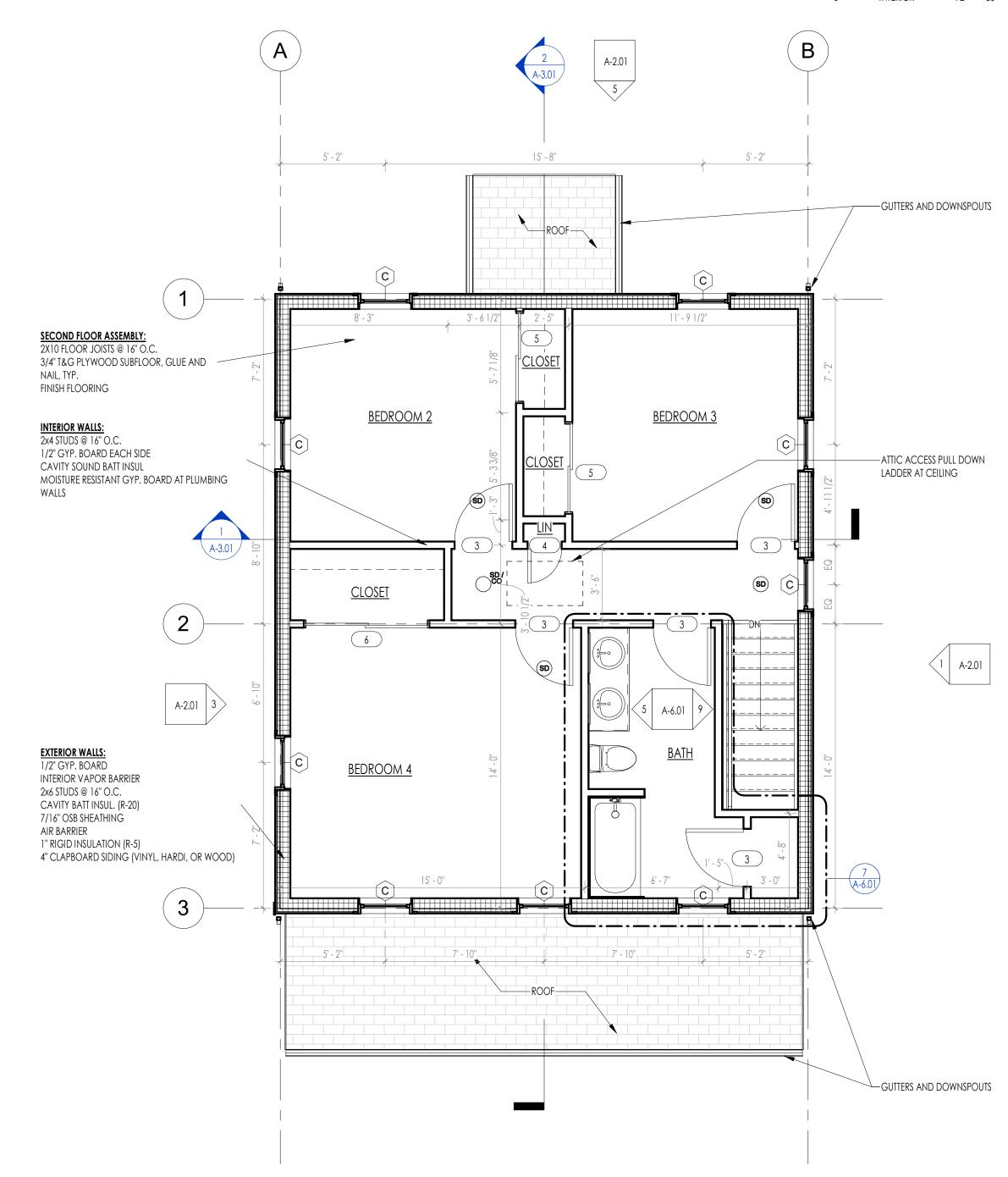
MARK FUNCTION WIDTH HEIGHT COMMENTS A AWNING 30 18 BASEMENT WINDOWS
B DOUBLE HUNG 32 54 ROOM WINDOWS
C INTERIOR 32 42 KITCHEN AND BATHROOMS

DOOR SCHEDULE

EXTERIOR	36	84	ENTRY DOOR WITH MATCHING SIDE LIGHT, LOCKSET WITH DEADBOLT
EXTERIOR	36	84	ENTRY DOOR, LOCKSET WITH DEADBOLT
INTERIOR	34	80	PRIVACY LOCKSET AT BEDROOMS AND BATHROOMS
INTERIOR	20	80	LATCHSET
INTERIOR	52	80	BYPASS SLIDING DOORS
INTERIOR	72	80	BYPASS SLIDING DOORS
	EXTERIOR INTERIOR INTERIOR INTERIOR	EXTERIOR 36 INTERIOR 34 INTERIOR 20 INTERIOR 52	EXTERIOR 36 84 INTERIOR 34 80 INTERIOR 20 80 INTERIOR 52 80



2 Roof Plan 1/4" = 1'-0"



Second Floor Plan
1/4" = 1'-0"

Construction

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SECOND FLOOR + ROOF PLANS

A-1.01



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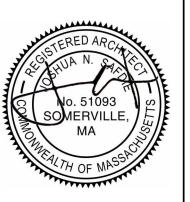
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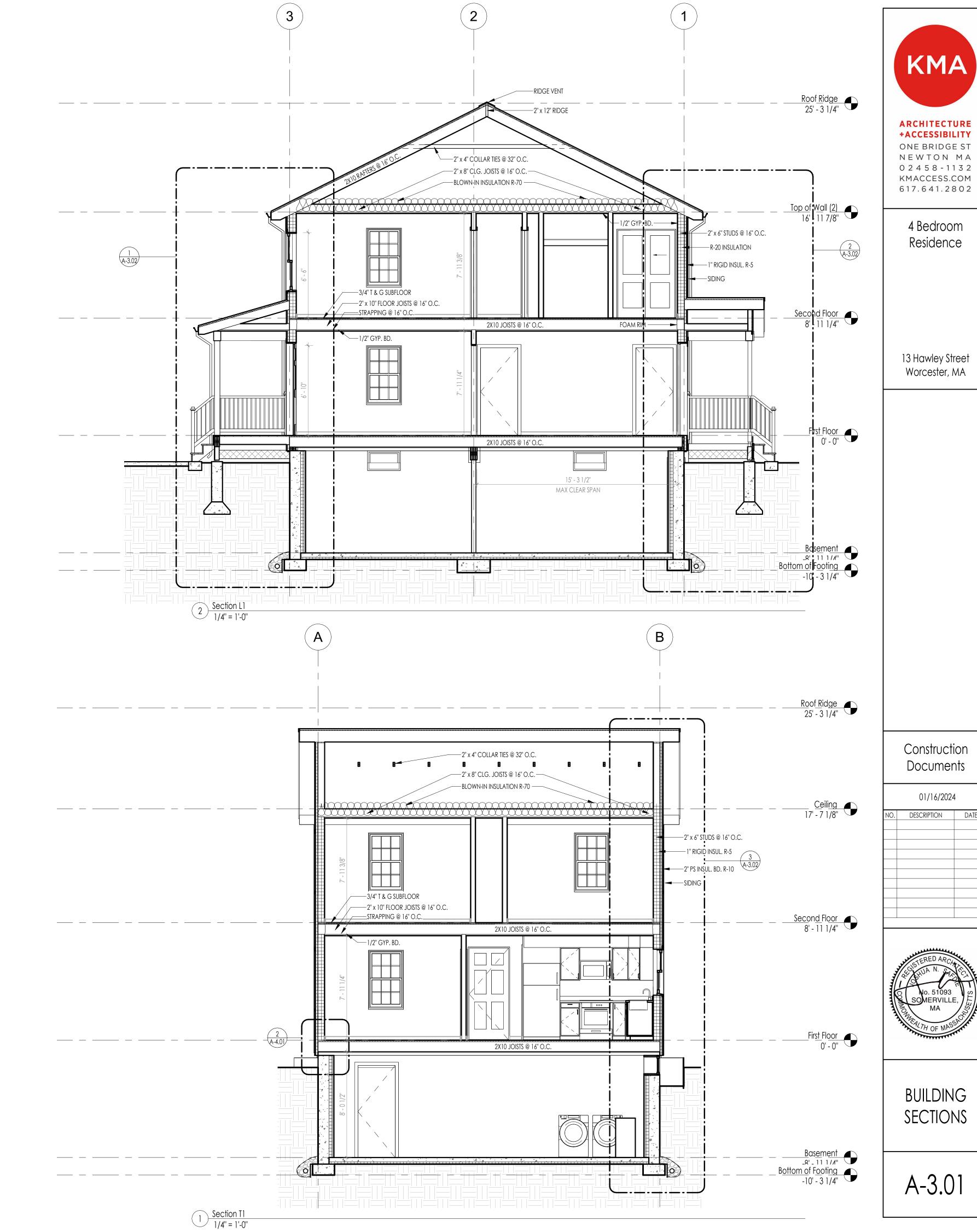
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ELEVATIONS

A-2.01





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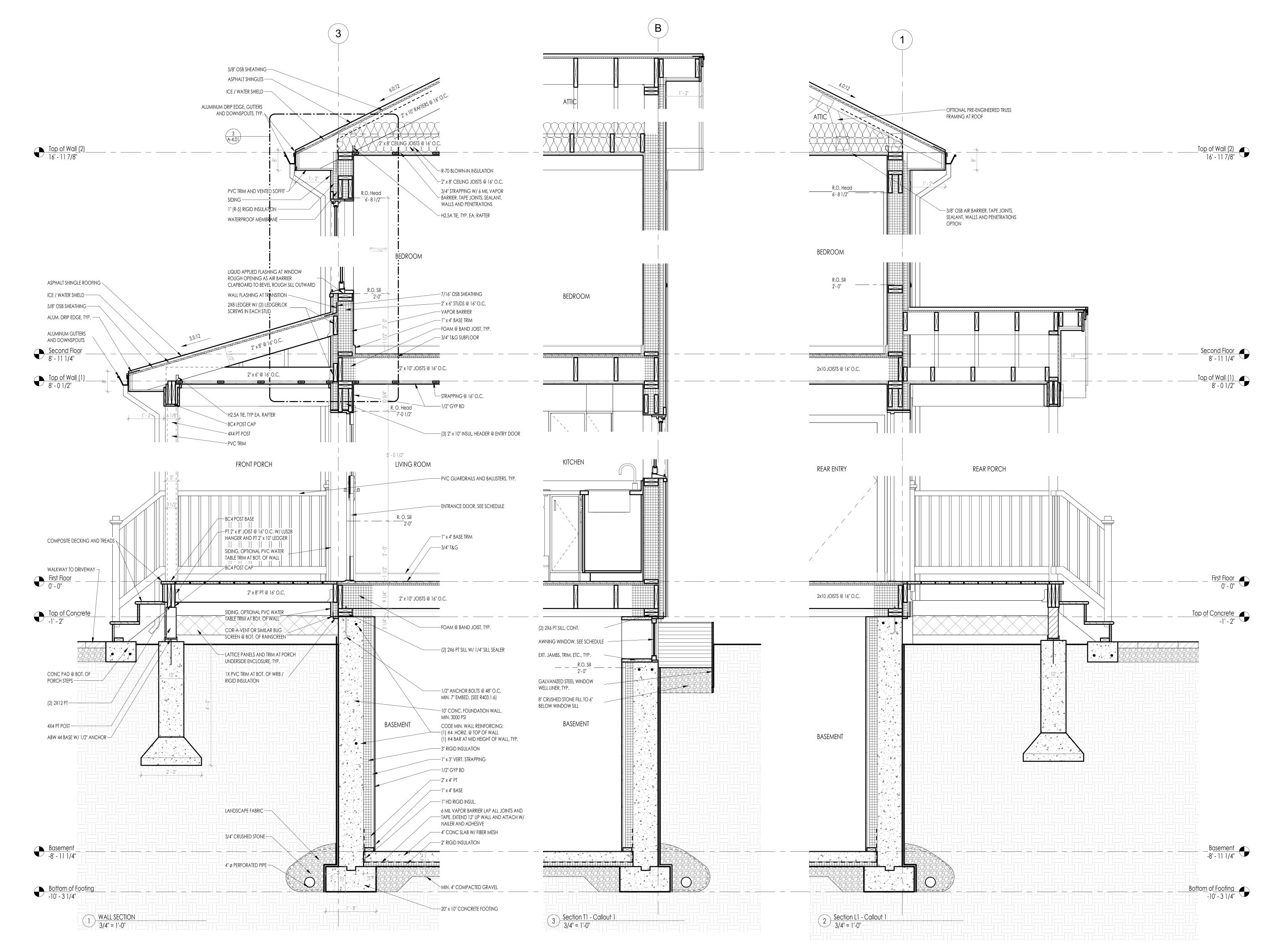
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BUILDING SECTIONS

A-3.01





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D. DESCRIPTION DATE



WALL SECTIONS

A-3.02

B

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0.5' 1' 2' 4'

A-6.01

10 PSF DEAD LOAD ASSUMED

GENERAL STRUCTURAL NOTES AND OUTLINE SPECIFICATIONS

- 1. REFER TO THE PROJECT SPECIFICATIONS AND THE STATE OF MASSACHUSETTS STATE BUILDING CODE FOR MATERIAL AND WORKMANSHIP NOT SPECIFIED HEREIN.
- 2. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS.
- 3. ALL METHODS OF CONSTRUCTION, NOTES, ETC., INDICATED ON THE DRAWINGS ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.
- 4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES WHICH MAY EXIST.
- 5. THE GENERAL CONTRACTOR SHALL FURNISH AND PLACE ALL NECESSARY SUPPORTS, WHETHER TEMPORARY OR PERMANENT, AS REQUIRED FOR THE SAFE COMMENCEMENT OF THE WORK. TEMPORARY SUPPORTS SHALL BE MAINTAINED IN PLACE UNTIL PERMANENT SUPPORTS ARE INSTALLED.
- 6. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND/OR THE TESTING AGENCY WITHIN A REASONABLE TIME, OF ACTIVITIES ON SITE WHICH REQUIRE THEIR PRESENCE. OBSERVATIONS BY THE ARCHITECT AND INSPECTION BY THE TESTING AGENCY ARE MANDATORY WHERE REQUIRED BY THE BUILDING INSPECTOR.

7. DESIGN LOADS: LIVE LOADS:

GROUND SNOW LOAD ----- 50 PSF ATTIC ----- 20 PSF LIVING SPACES ----- 40 PSF

BASIC WIND SPEED ----- 124 MPH

SLEEPING ROOMS ----- 30 PSF DECKS AND BALCONIES ----- 40 PSF WIND LOAD:

EXPOSURE B

- **FOUNDATIONS** 1. FOUNDATIONS SHALL BE CARRIED TO FIRM UNDISTURBED OR ENGINEERED MATERIALS CAPABLE OF SUSTAINING A BEARING PRESSURE OF 1.5 TONS PER SQUARE FOOT, TO BE VERIFIED ON THE JOB. FILL MATERIALS ON SITE, WHEN REMOVED, SHALL BE REPLACED WITH APPROVED ENGINEERED FILL, PLACED IN 6" LIFTS AND COMPACTED TO 95% MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557. IN THE CASE WHERE SOIL TESTING REQUIREMENTS ARE WAIVED, THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR CONFORMANCE W/ THE BUILDING CODE AND
- SPECIFICATIONS. FOOTING EXCAVATIONS SHALL BE FINISHED BY HAND, PROOF ROLLED WHERE REQUIRED AND VERIFIED TO BE UNDISTURBED. WHERE UNSUITABLE SOIL IS SUSPECTED, A GEOTECHNICAL ENGINEER SHALL BE HIRED TO EVALUATE THE SOIL CONDITIONS, PRIOR TO CONSTRUCTION. IF A GEOTECHNICAL ENGINEER IS NOT HIRED, THE GENERAL CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR CONFORMANCE W/ THE BUILDING CODE AND
- SPECIFICATIONS. NO FOOTINGS TO BE PLACED IN WATER OR ON FROZEN GROUND.

- 5. BACKFILL SHALL BE PLACED TO EQUAL ELEVATIONS ON BOTH SIDES OF FOUNDATION WALLS. FOUNDATIONS WITH BACKFILL ON ONE SIDE ONLY SHALL BE SHORED OR HAVE PERMANENT ADJACENT CONSTRUCTION IN PLACE AND OF SUFFICIENT STRENGTH BEFORE BACKFILLING.
- 6. IF WATER IS ENCOUNTERED, MACHINE EXCAVATE TO CORRECT LEVELS AND INSTALL CRUSHED COMPACTED STONE OR LEAN CONCRETE; TRENCH DRAIN AND PUMP WHERE REQUIRED. CONTRACTOR SHALL PROVIDE CONTINUOUS DRAINAGE BY MECHANICAL METHODS TO CONTROL SURFACE AND UNDERGROUND WATER AS REQUIRED DURING
- 7. CONTRACTOR SHALL ENSURE THAT GROUND WATER LEVELS UNDER ADJACENT STRUCTURES AND PROPERTIES ARE
- 8. THE OWNER, THE ARCHITECT AND THEIR CONSULTANTS ASSUME NO RESPONSIBILITY FOR THE VALIDITY OF THE
- SUBSURFACE CONDITIONS DESCRIBED ON THE DRAWINGS, AND SPECIFICATIONS. 9. IF ROCK IS ENCOUNTERED, EXCAVATE 1'-0" BELOW BOTTOM OF FOOTING. PROVIDE GRAVEL FILL COMPACTED TO 95% DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR METHOD.

- 1. ALL LUMBER TO BE SURFACED DRY (S-DRY) AT A MAXIMUM MOISTURE CONTENT OF 19%, AND MARKED ACCORDINGLY.
- 2. ALL JOISTS, STUDS AND RAFTERS TO BE HEM-FIR No. 2 OR SPRUCE/PINE/FIR No. 2 GRADE MARKED. 3. ALL SILLS AND ALL OTHER ELEMENTS SO SPECIFIED, TO BE PRESSURE TREATED (P.T.) WITH FEDERALLY APPROVED CHEMICALS. ALL SUCH PRESSURE TREATED MATERIAL TO BE SOUTHERN PINE No. 2 OR BETTER, GRADE MARKED.
- 4. ALL POSTS AND TIMBERS TO BE DOUGLAS-FIR No. 2, GRADE MARKED. 5. ALL STUDS TO BEAR PROPER STUD GRADE MARK OR BETTER.

ROUGH CARPENTRY

- 6. ALL ROOF SHEATHING TO BE 5/8" THICK C-D 32/16 APA INTERIOR WITH EXTERIOR GLUE, GRADE MARKED, OR APPROVED EQUAL.
- 7. ALL CROSS-GRAINED BEARING UNITS (SILLS, SOLE PLATES, BAND JOISTS ETC ...) TO BE INSTALLED AT A MAXIMUM MOISTURE CONTENT OF 15% AS MEASURED IN THE FIELD.
- 8. ALL EXTERIOR WALL SHEATHING TO BE 7 / 16" THICK C-D 24/0 APA INTERIOR WITH EXTERIOR GLUE, GRADE MARKED,
- OR APPROVED EQUAL. 9. ALL FLOORS TO BE SHEATHED WITH 3/4" THICK SUBFLOOR-UNDERLAYMENT, GROUP 1, APA INTERIOR TONGUE AND GROOVE EDGES, ALL UNDERLAYMENT TO BE GLUED WITH CONSTRUCTION ADHESIVE WHICH CONFORMS TO APA
- PERFORMANCE SPECIFICATION AFG-01, OR APPROVED EQUAL. 10. ROOF SHEATHING INSTALLATION NOTES: * PANELS TO BE LAID UP WITH LONG DIMENSION ACROSS RAFTER/TRUSSES WITH EACH COURSE LAPPED WITH THE COURSE BELOW. * ALL MINIMUM OF 1 /16" SPACE AT END JOINTS, AND 1 /8" SPACE AT EDGE JOINTS. DOUBLE THESE SPACES IN HUMID CONDITIONS. * PROVIDE PLY-CLIPS BETWEEN RAFTERS AT
- ALL EDGE JOINTS. NAIL WITH SPIRAL OR RING SHANK 8d NAILS: NAILS SPACED @ 6" O/C AT END JOINTS. NAILS SPACED @ 12" O/C AT INTERMEDIATE SUPPORTS.

- ALL JOISTS LOCATED UNDER PARTITIONS TO BE DOUBLED.
- ALL STRUCTURAL LAMINATED OR PREFABRICATED MEMBERS (LVL) TO BE FABRICATED OF MATERIAL FOR Fb=2,600 PSI AND E=1,900,000 PSI OR GREATER AS MANUFACTURED BY THE WEYERHAEUSER, BOISE CASCADE OR APPROVED EQUAL. EACH LVL PLY TO BE 1 3/4" WIDE, TYPICAL.
- BEAMS MADE UP OF MULTIPLE MICRO-LAMS OR LVL'S TO BE FASTENED USING 2 ROWS OF FASTENMASTER TRUSSLOK FASTENERS AT 12" O/C (STAGGERED). ALL NAILING TO BE IN ACCORDANCE WITH THE APPLICABLE BUILDING CODE NAILING SCHEDULE.
- ALL CONNECTING HARDWARE AND FASTENERS TO BE SIMPSON BRAND OR APPROVED EQUAL, INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ALL CONNECTING HARDWARE AND FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD TO BE HOT DIPPED GALVANIZED, STAINLESS STEEL OR AN ALTERNATIVE MATERIAL APPROVED BY THE MANUFACTURER FOR EXPOSURE TO PRESSURE TREATED WOOD.

CARPENTRY

- ALL STRUCTURAL TIMBER TO CONFORM TO THE LATEST EDITION OF NFPA "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" AND ITS SUPPLEMENT "DESIGN VALUES FOR WOOD CONSTRUCTION". PROVIDE DOUBLE STUDS (MINIMUM) UNDER ALL HEADERS OR BUILT UP BEAMS UNLESS OTHERWISE NOTED. POSTS
- MUST BE CARRIED FROM THE POINT OF LOAD TO FOUNDATION VIA A CONTINUOUS LOAD PATH. INSTALL BLOCKING AT FLOOR PLATFORMS. POSTS MUST BE BRACED AT ALL SPLICES BY THE FLOOR DIAPHRAGM.
- ALL TIMBER POSTS TO BE PROVIDED WITH PREFABRICATED METAL CAPS AND BASES SEE DETAILS WHERE APPLICABLE. ALL LEDGERS TO BE FASTENED USING 2 FASTENMASTER LEDGERLOKS AT 16" 0/C OR 3/4" fj EXPANSION BOLTS AT 16" 0/C (INTO CONCRETE).

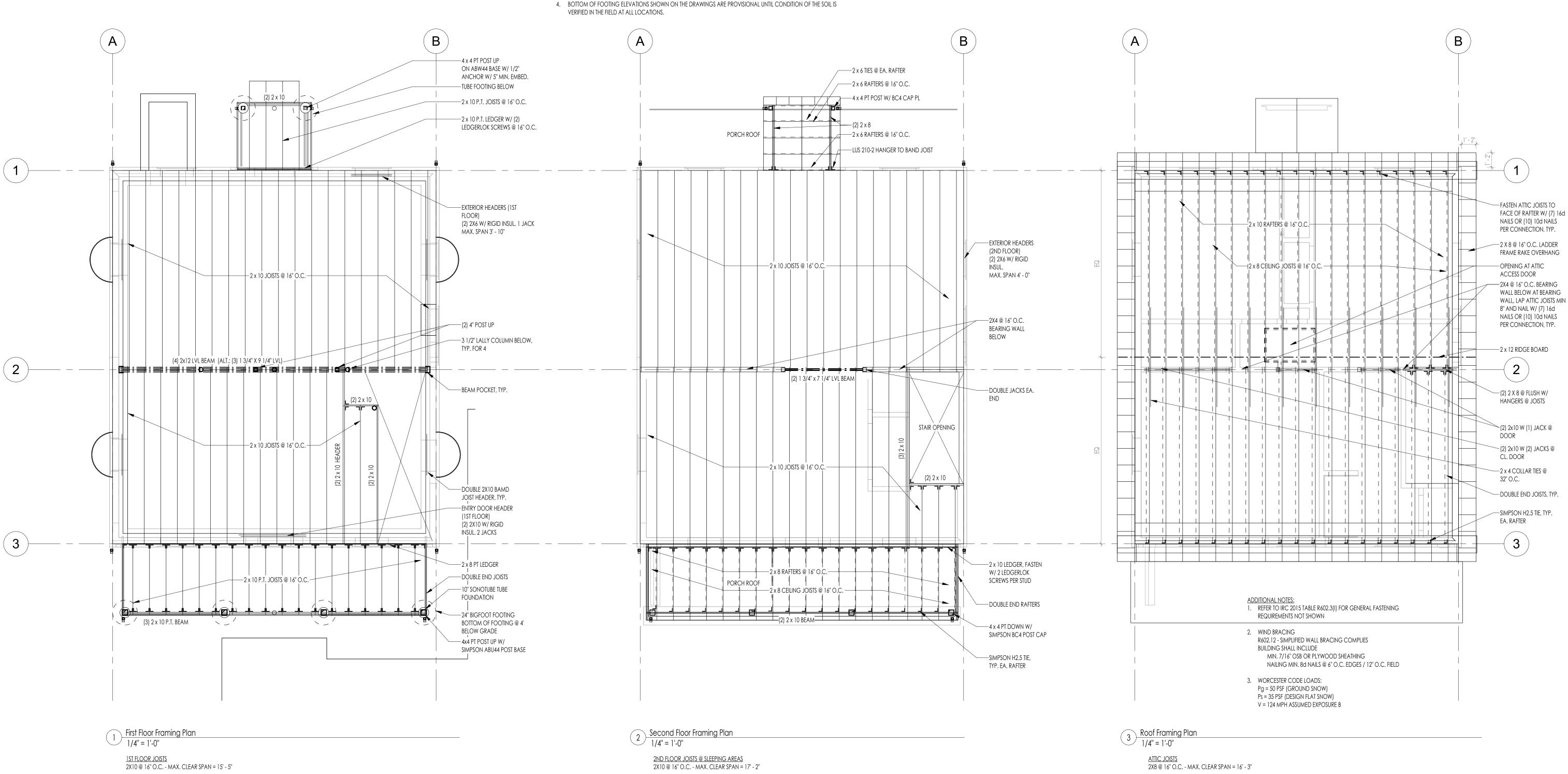
SOLAR READY ZONE

10 PSF DEAD LOAD ASSUMED

- ZONE, AS DESIGNATED BY THE ARCHITECT. THIS AREA HAS BEEN DESIGNED TO SUPPORT A SOLAR PANEL SYSTEM WITH THE FOLLOWING LIMITATIONS:
 - PANELS MUST LAY FLAT TO THE ROOF, ON A PITCH EQUAL TO THE ROOF PITCH. - PANELS MUST BE SUPPORTED AND ANCHORED TO THE ROOF AT MAXIMUM 4'-0" O.C. FOR EACH ROOF
 - RAIL PROVIDED. - PANEL SUPPORTS MUST BE ATTACHED DIRECTLY TO RAFTERS. SUPPORTS MUST BE UNIFORMLY

PER MA BUILDING CODE, 9TH EDITION, APPENDIX U, THIS BUILDING HAS BEEN DESIGNED WITH A SOLAR READY

- DISTRIBUTED SUCH THAT ALL RAFTERS ARE LOADED EQUIVALENTLY, TO THE GREATEST EXTENT POSSIBLE. - SOLAR SYSTEMS AND SUPPORTS TO BE DESIGNED BY OTHERS. A STRUCTURAL ENGINEER SHALL REVIEW AND APPROVE SOLAR PANEL DESIGNS TO CONFIRM THAT THE ROOF CAN SAFELY SUPPORT THE PROPOSED SOLAR
- ROOF DESIGN CRITERIA:
 - DEAD LOAD: 15 PSF GROUND SNOW LOAD: 50 PSF



2ND FLOOR JOISTS @ NON-SLEEPING AREAS

10 PSF DEAD LOAD ASSUMED

2X10 @ 16" O.C. - MAX. CLEAR SPAN = 15' - 5"

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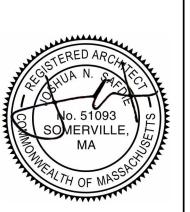
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