



**ARCHITECTURE
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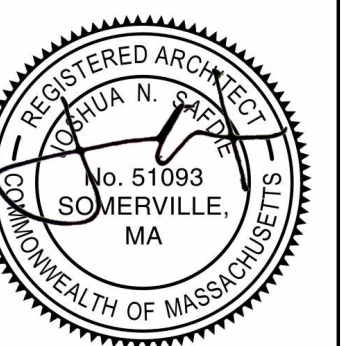
4 Bedroom
Residence

13 Hawley Street
Worcester, MA

Construction
Documents

01/16/2024

NO.	DESCRIPTION	DATE



COVER SHEET

A-0.00

DRAWING INDEX		PROJECT	
SHEET NUMBER	SHEET NAME		
A-0.00	COVER SHEET	New Construction 4 Bedroom Residence	
A-0.01	BUILDING INFORMATION	13 Hawley Street	
A-1.00	BASEMENT + FIRST FLOOR PLANS	Worcester, MA 01609	
A-1.01	SECOND FLOOR + ROOF PLANS	Construction Drawings	01/16/2024
A-2.01	ELEVATIONS		
A-3.01	BUILDING SECTIONS		
A-3.02	WALL SECTIONS		
A-6.01	ENLARGED DRAWINGS		
S-1.01	FRAMING PLANS		
		ARCHITECT	
		KMA, LLC	
		1 Bridge Street	
		Newton, MA 02458	



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BASEMENT +
FIRST FLOOR
PLANS

A-1.00

LEGEND

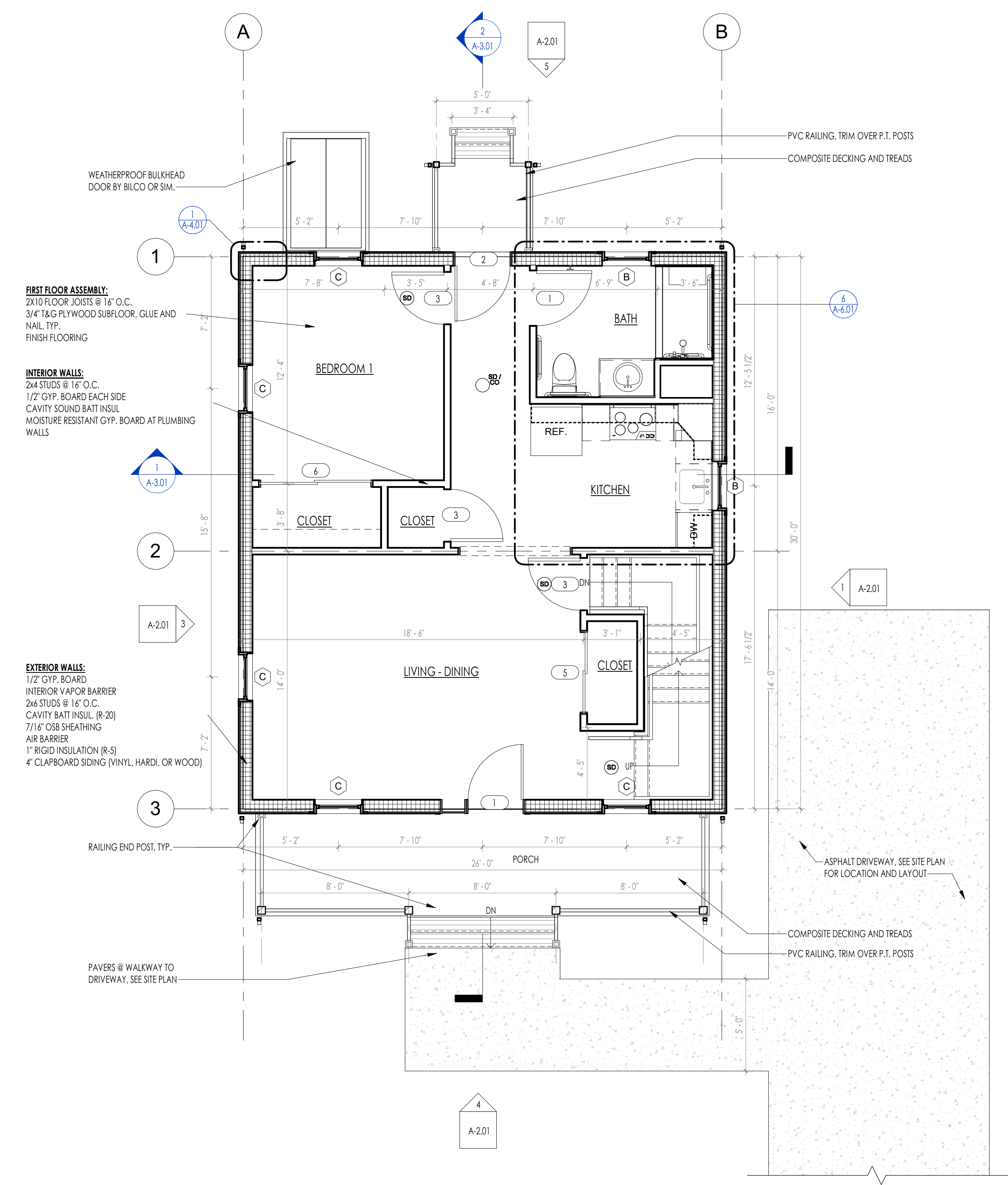
- ⊙(SD) SURFACE MOUNTED SMOKE DETECTOR
COORDINATE W/ ELECTRICAL DWGS
- ⊙(SD/CO) SURFACE MOUNTED SMOKE CARBON
DIOXIDE DETECTOR COORDINATE W/
ELECTRICAL DWGS

WINDOW SCHEDULE

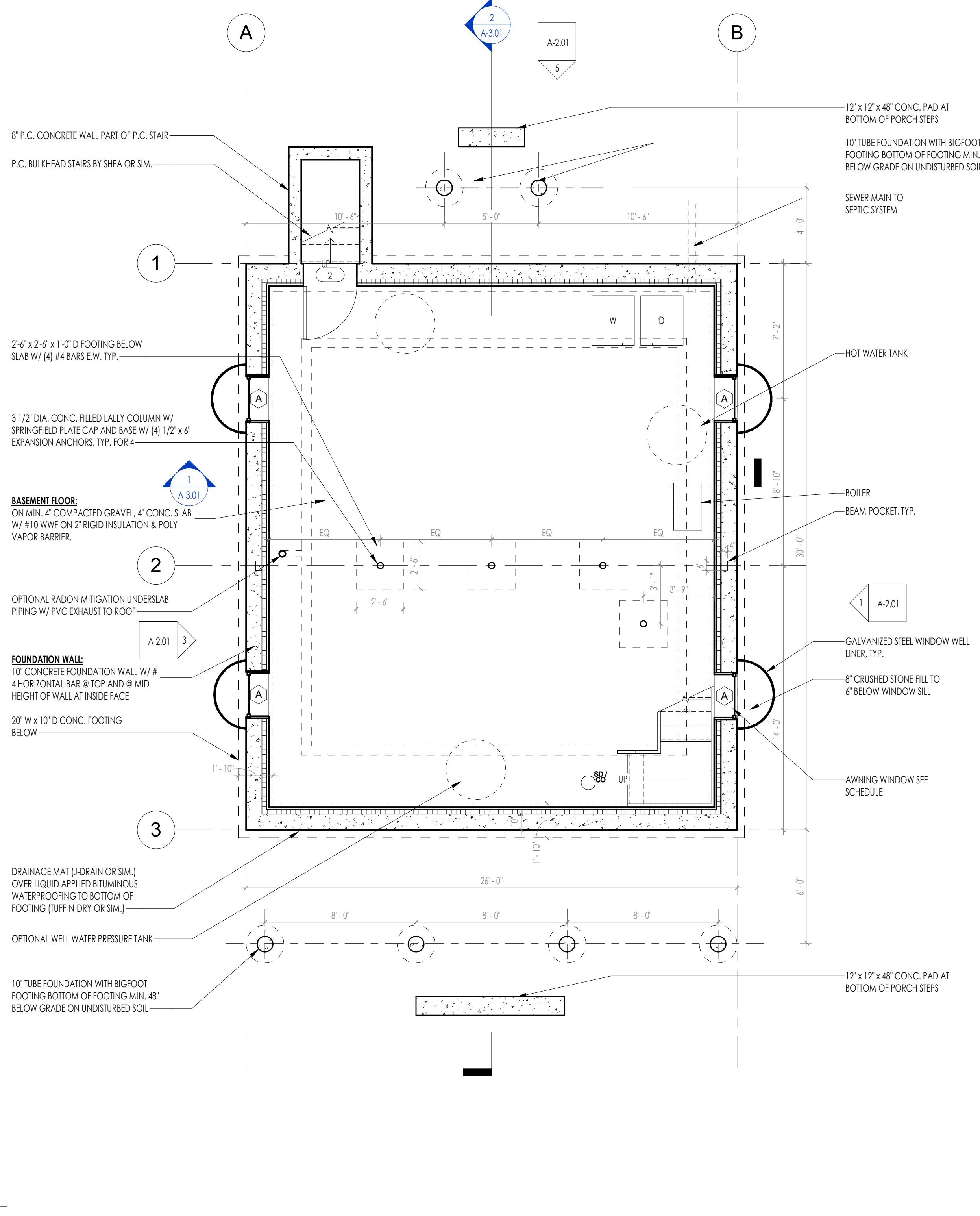
MARK	FUNCTION	WIDTH	HEIGHT	COMMENTS
A	AWNING	30	18	BASEMENT WINDOWS
B	DOUBLE HUNG	32	54	ROOM WINDOWS
C	INTERIOR	32	42	KITCHEN AND BATHROOMS

DOOR SCHEDULE

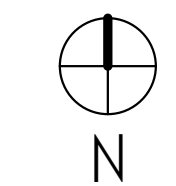
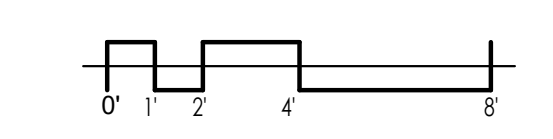
MARK	FUNCTION	WIDTH	HEIGHT	COMMENTS
1	EXTERIOR	36	84	ENTRY DOOR WITH MATCHING SIDE LIGHT, LOCKSET WITH DEADBOLT
2	EXTERIOR	36	84	ENTRY DOOR, LOCKSET WITH DEADBOLT
3	INTERIOR	34	80	PRIVACY LOCKSET AT BEDROOMS AND BATHROOMS
4	INTERIOR	20	80	LATCHSET
5	INTERIOR	52	80	BYPASS SLIDING DOORS
6	INTERIOR	72	80	BYPASS SLIDING DOORS



2 First Floor Plan
1/4" = 1'-0"



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





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SECOND
FLOOR +
ROOF PLANS

A-1.01

LEGEND

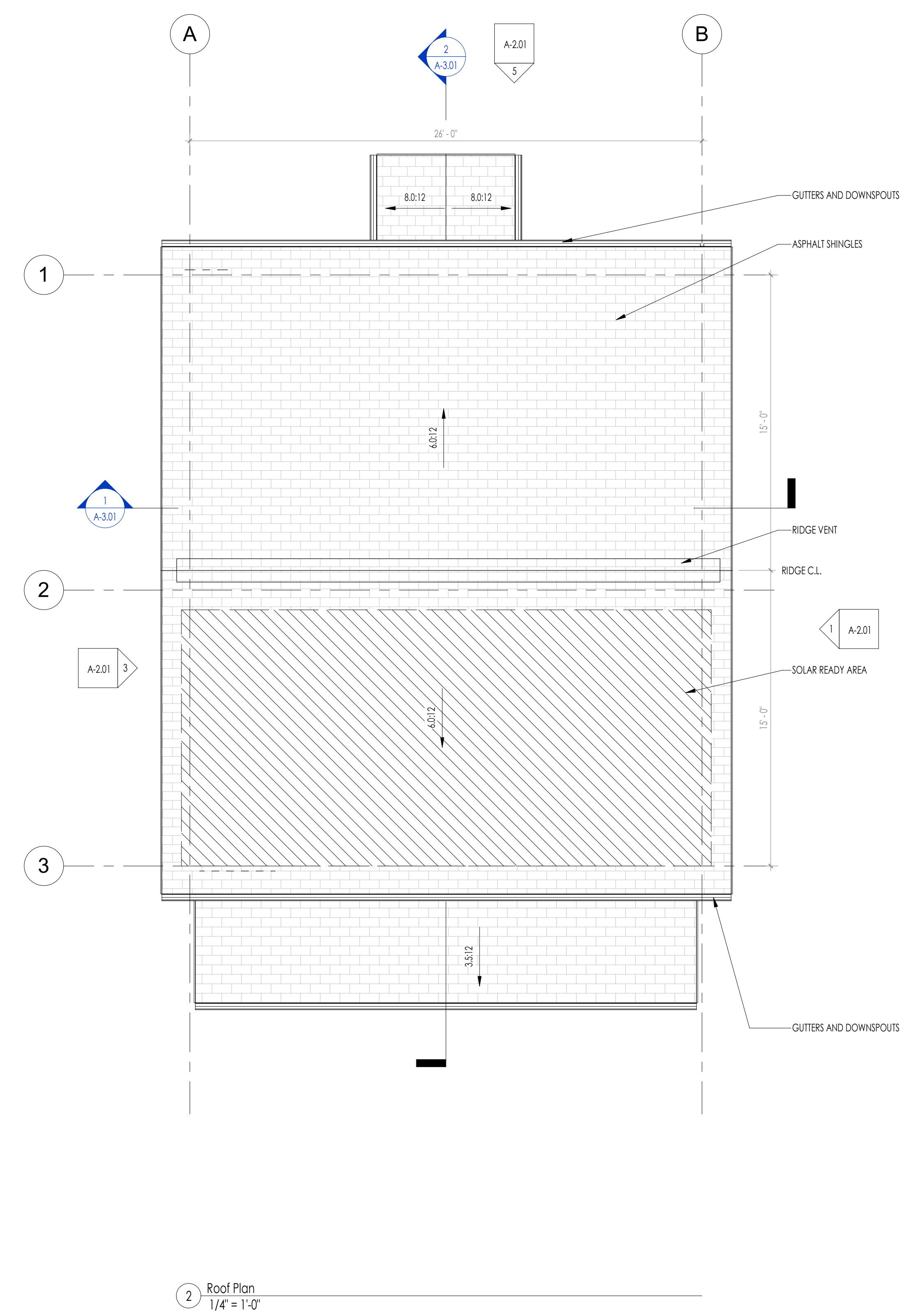
- ⊙(SD) SURFACE MOUNTED SMOKE DETECTOR
COORDINATE W/ ELECTRICAL DWGS
- ⊙(SD) SURFACE MOUNTED SMOKE CARBON
DIOXIDE DETECTOR COORDINATE W/
ELECTRICAL DWGS

WINDOW SCHEDULE

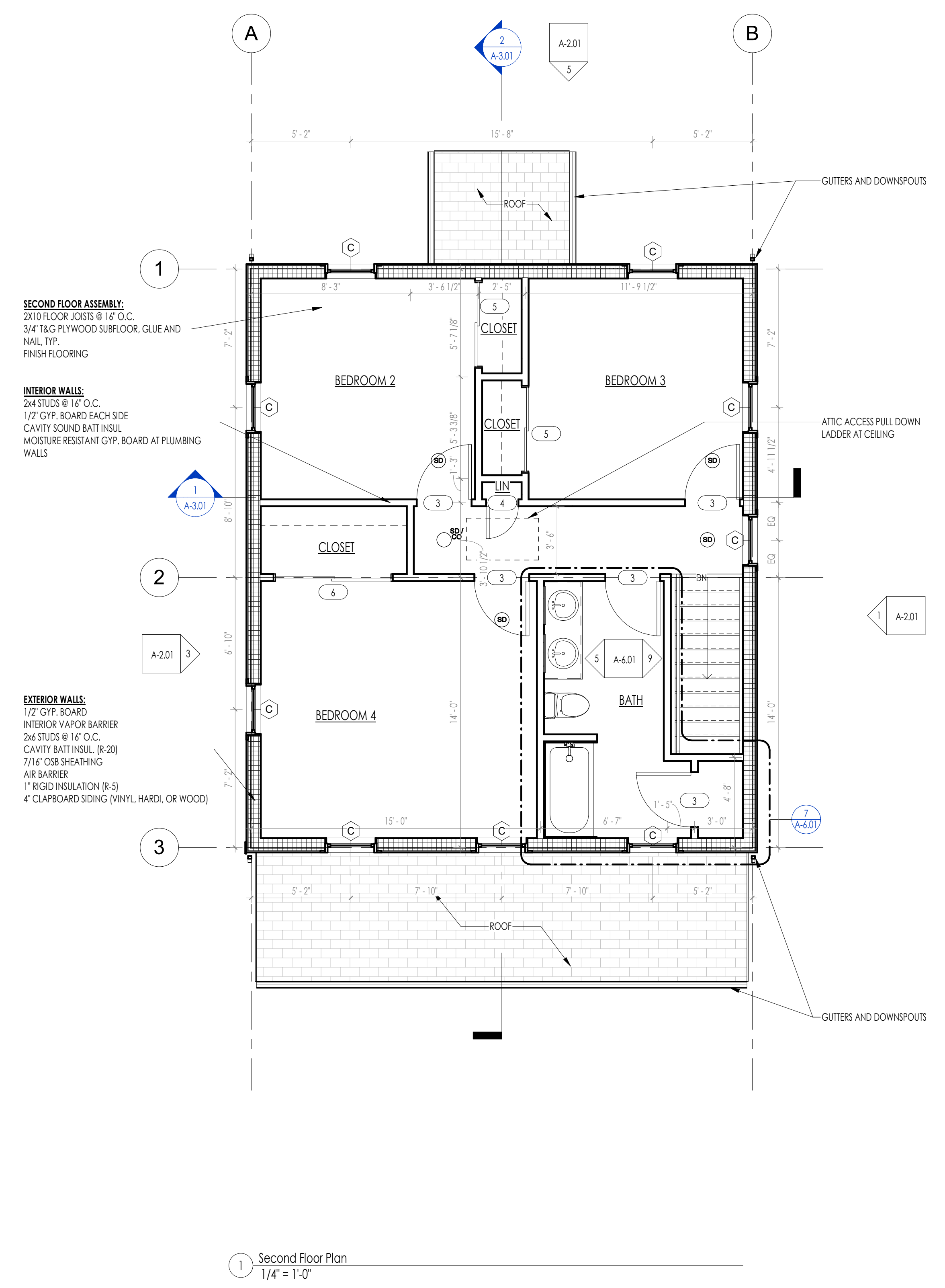
MARK	FUNCTION	WIDTH	HEIGHT	COMMENTS
A	AWNING	30	18	BASEMENT WINDOWS
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DOOR SCHEDULE

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6	INTERIOR	72	80	BYPASS SLIDING DOORS



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



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



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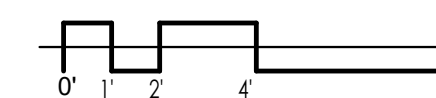
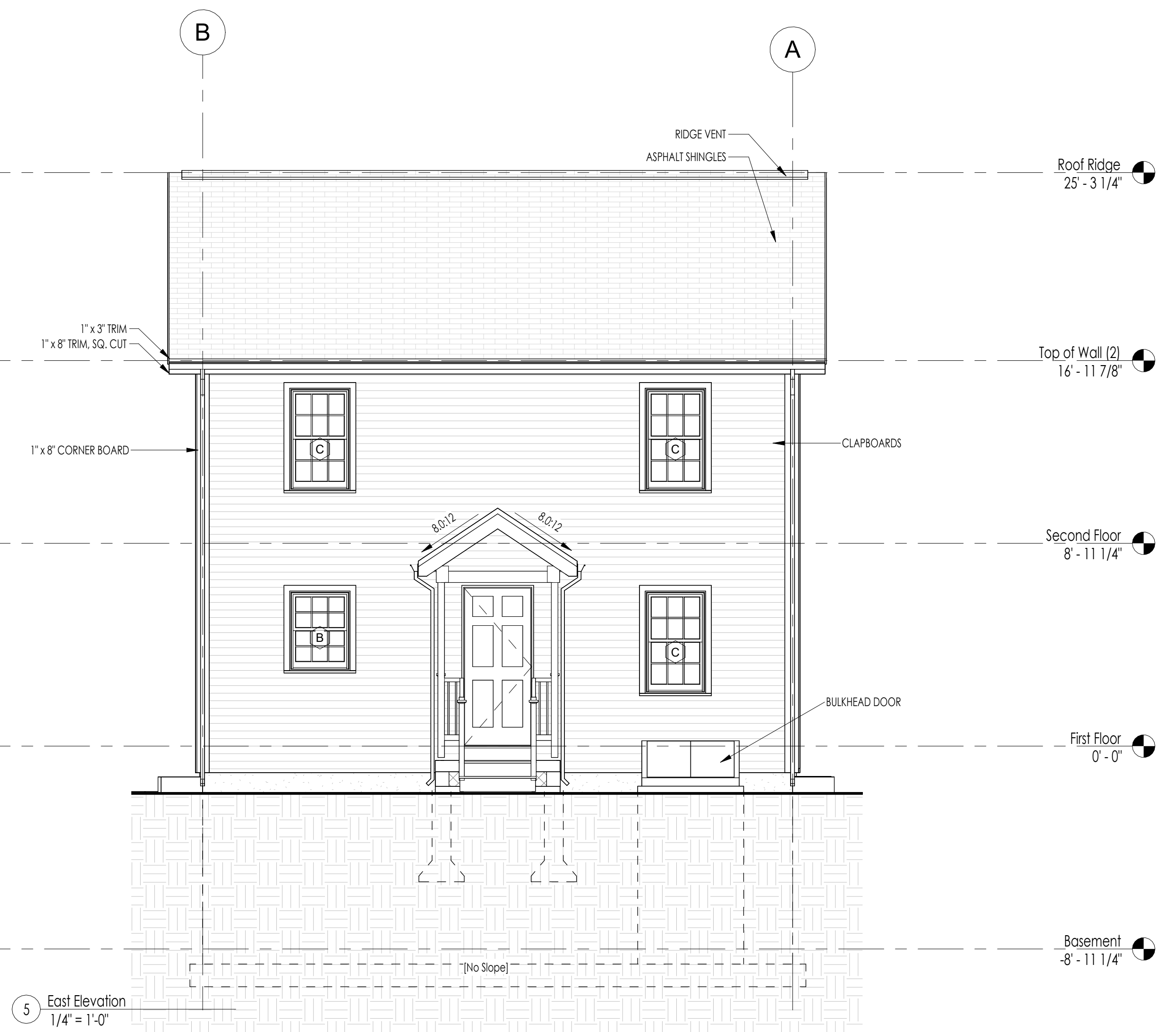
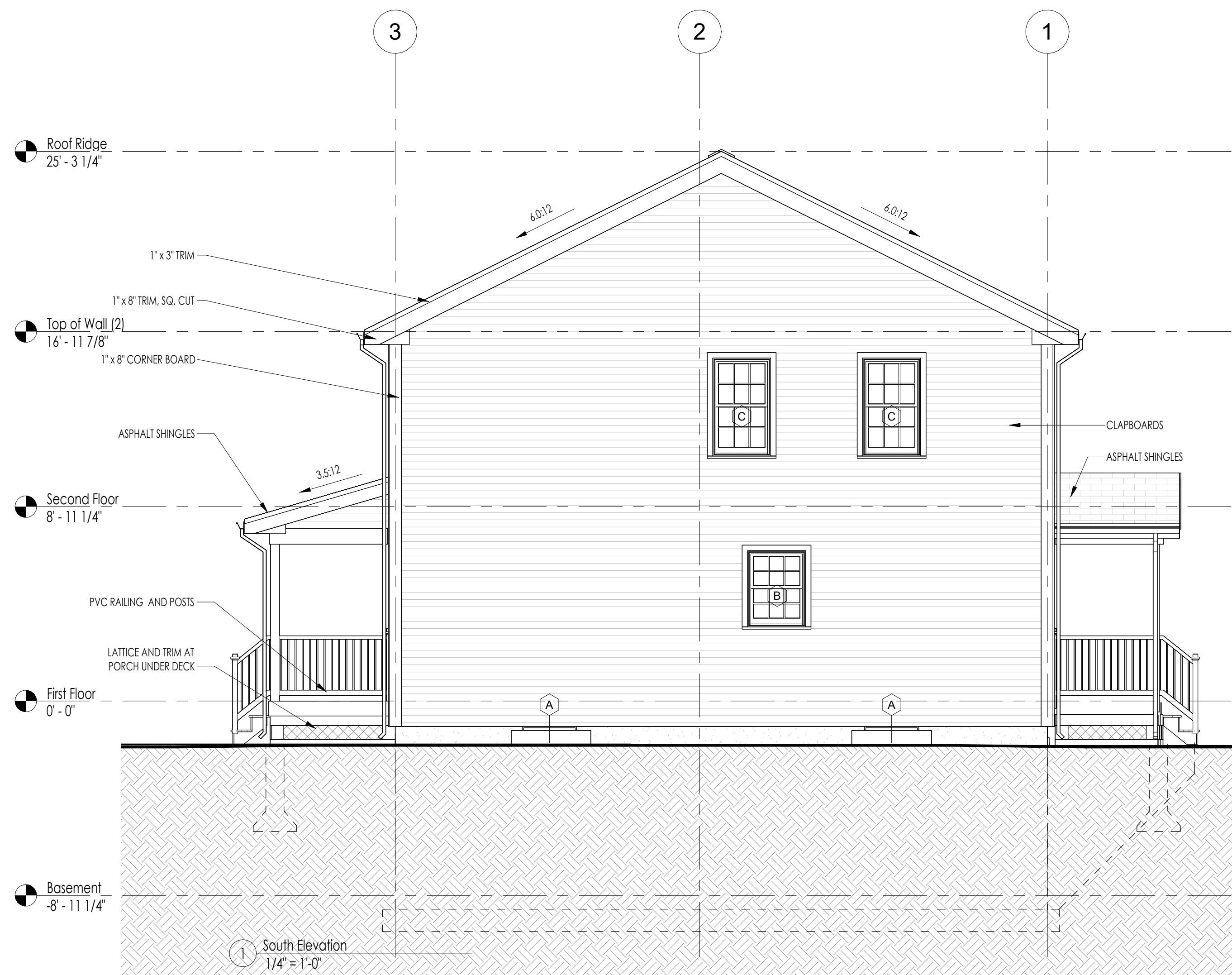
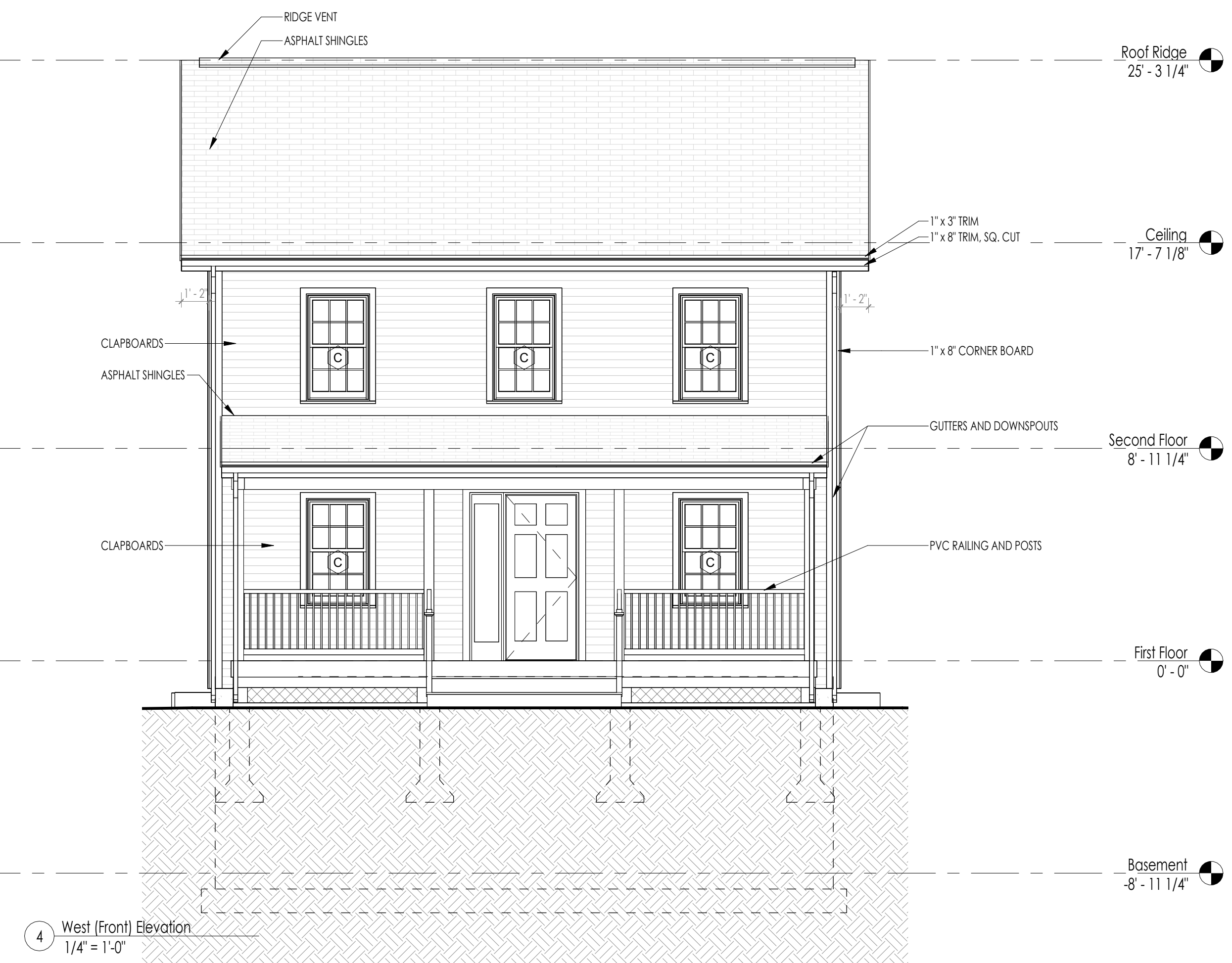
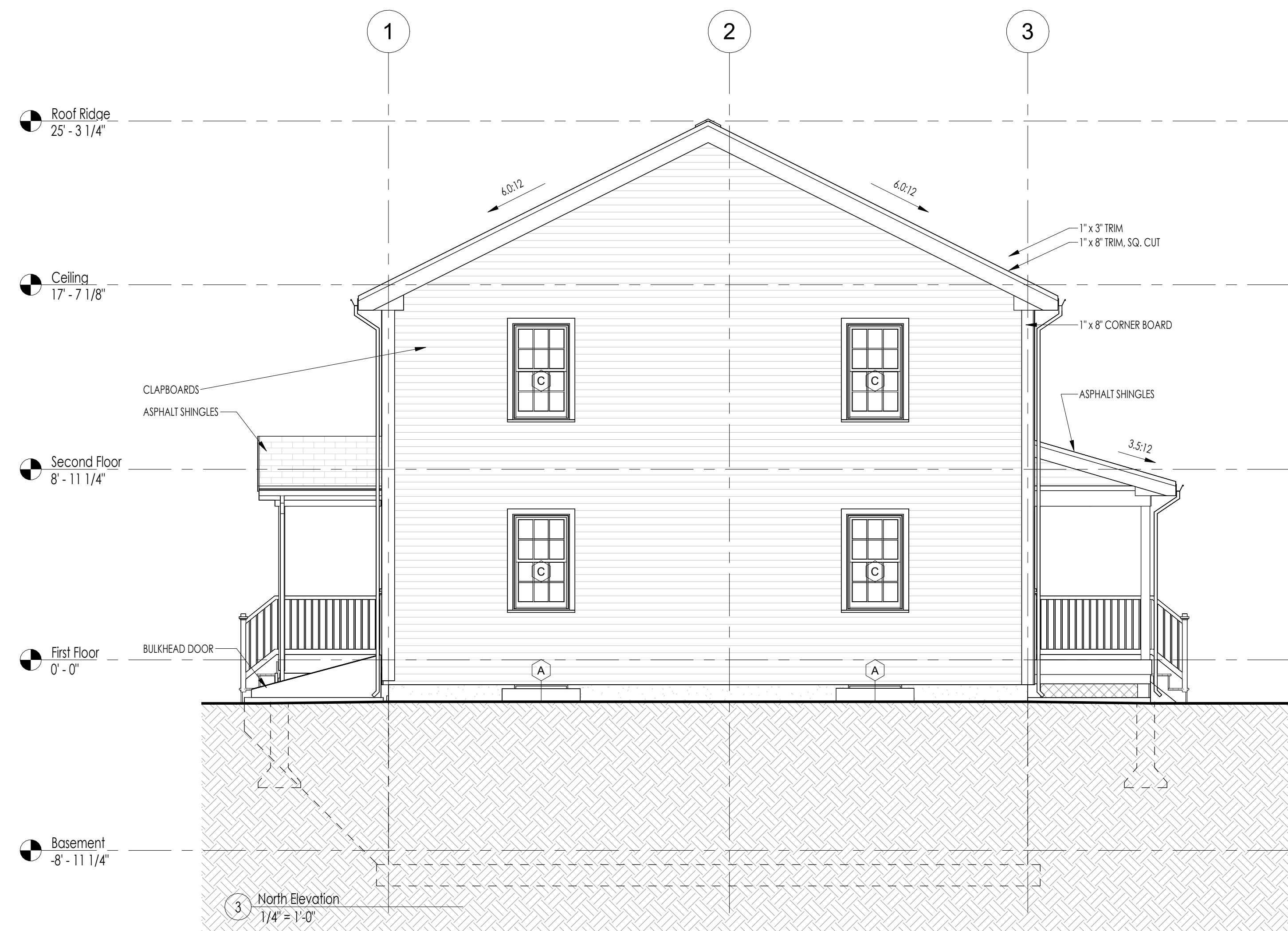
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NO.	DESCRIPTION	DATE



ELEVATIONS

A-2.01





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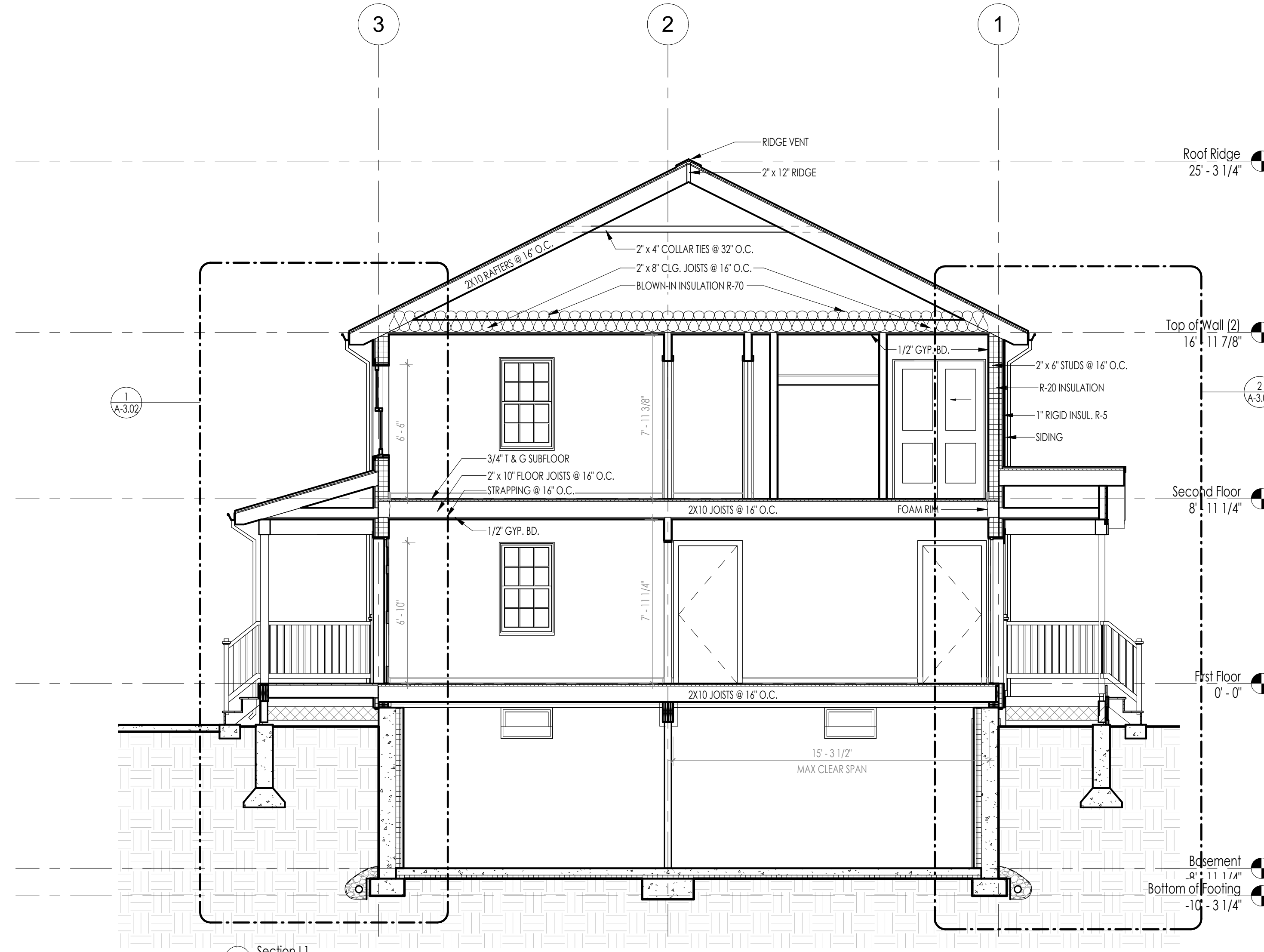
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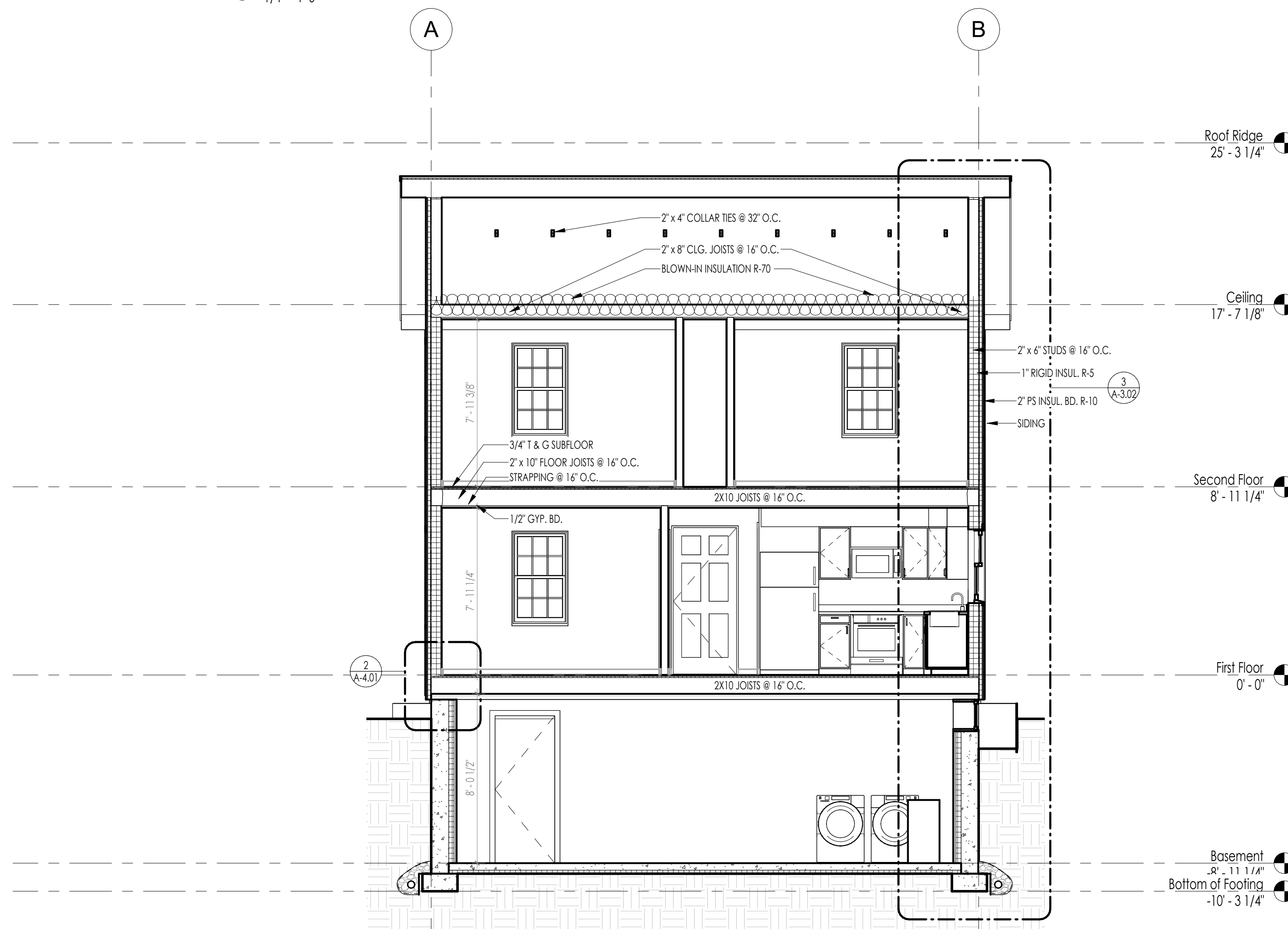


BUILDING
SECTIONS

A-3.01



Section L1
1/4" = 1'-0"



Section T1
1/4" = 1'-0"



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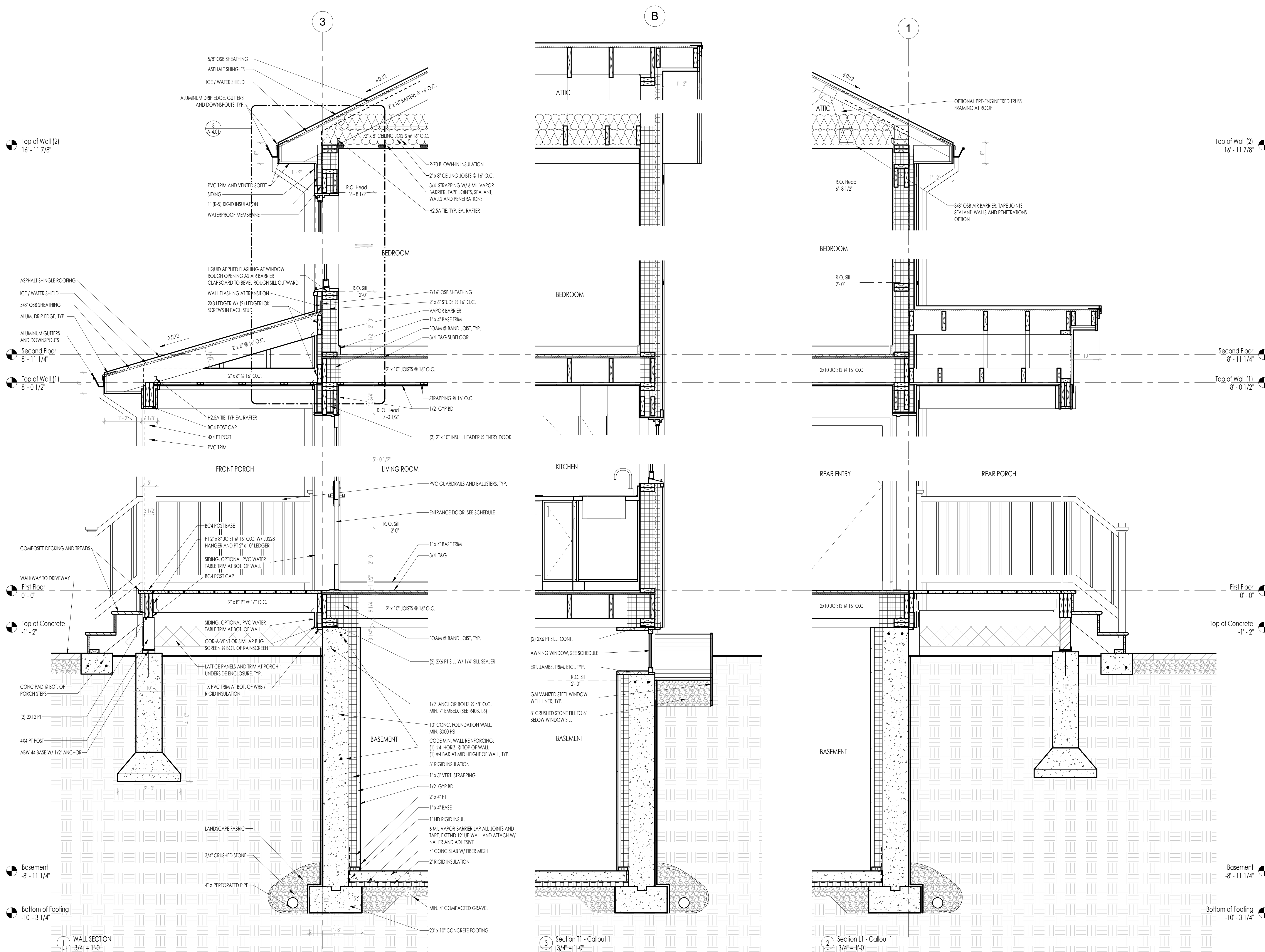
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WALL
SECTIONS

A-3.02



Autodesk Docs://Habitat for Humanity/Habitat House.v1 1/17/2024 10:21:36 AM

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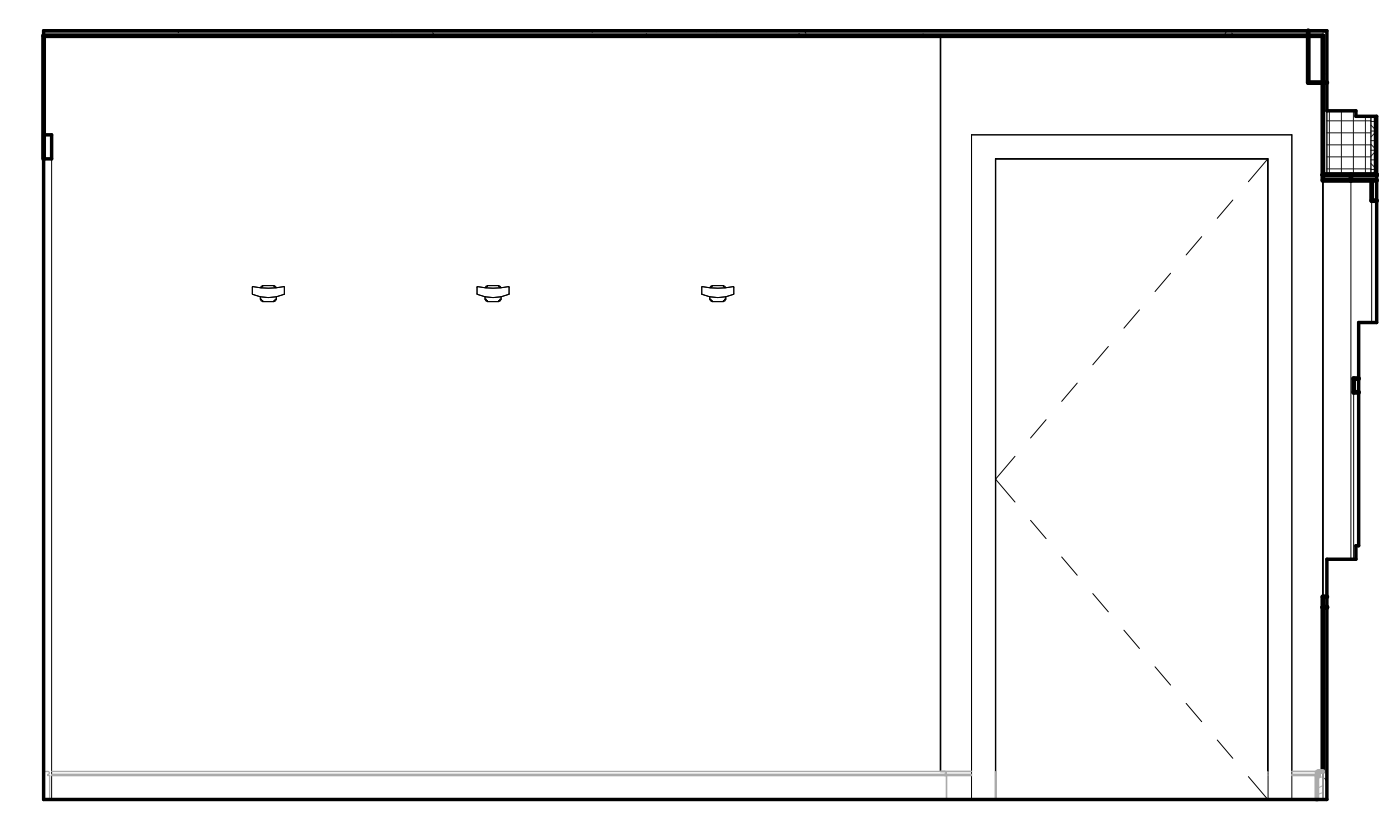
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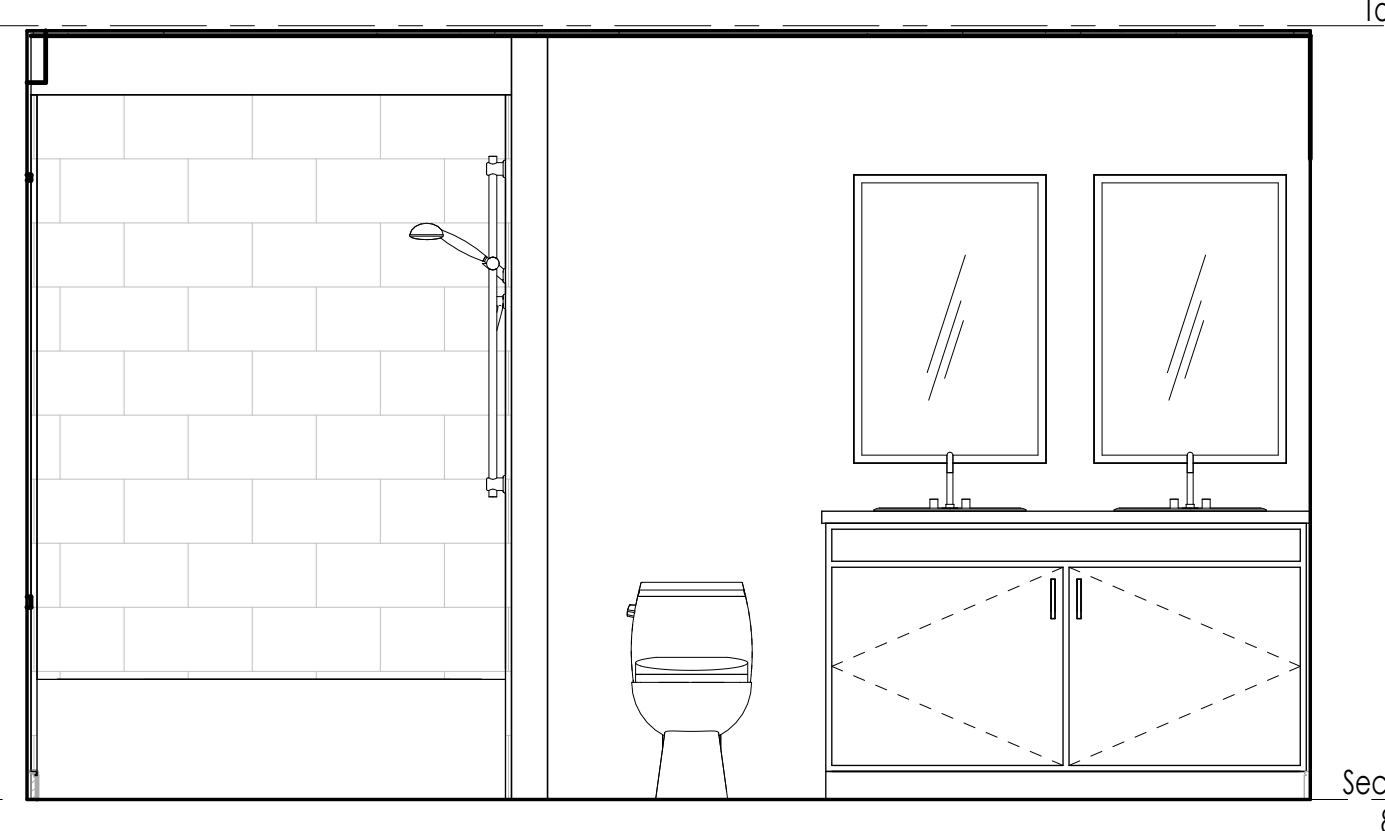
ENLARGED
DRAWINGS

A-6.01

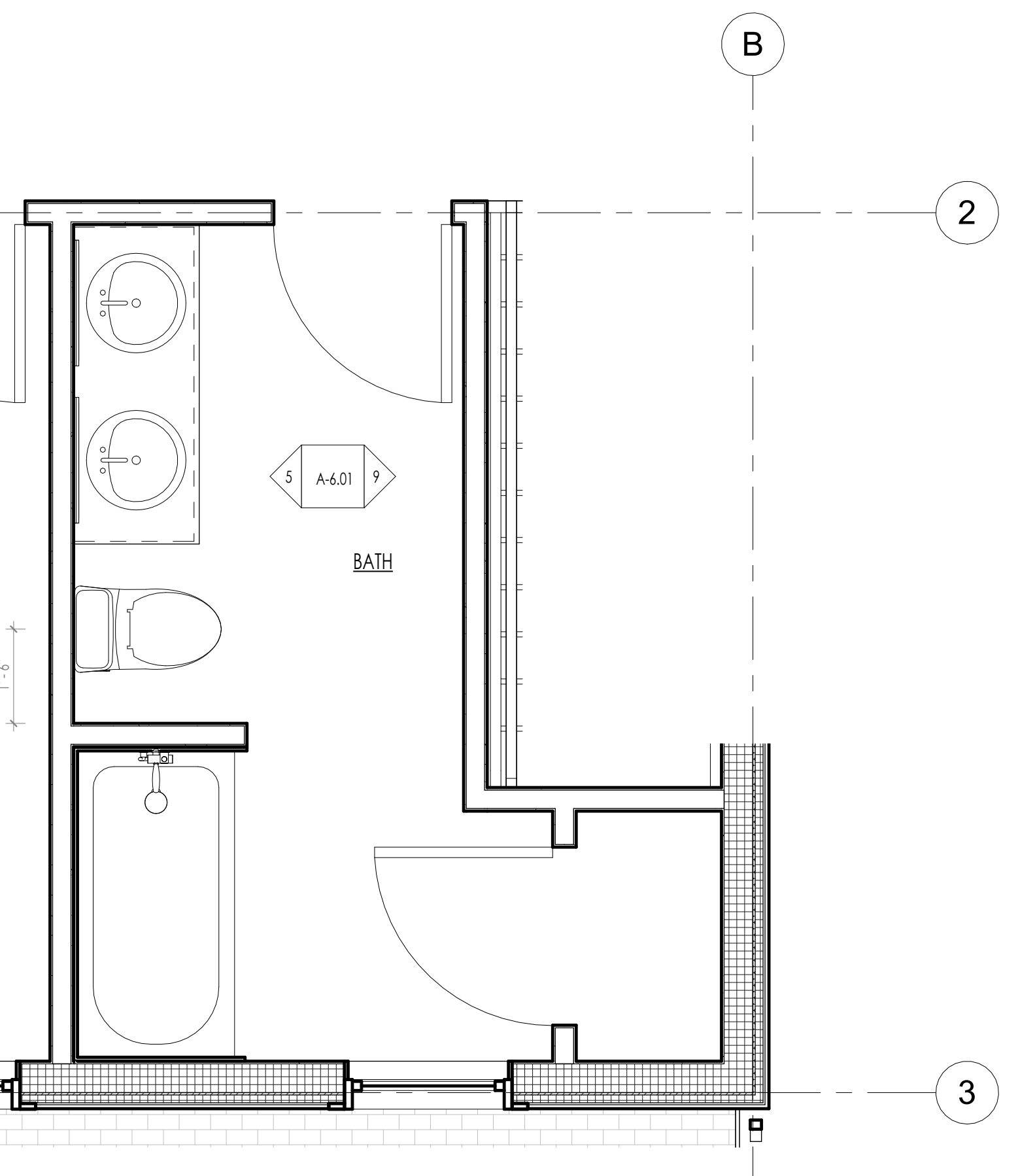
9 Second Floor Bath Elevation - East
1/2" = 1'-0"



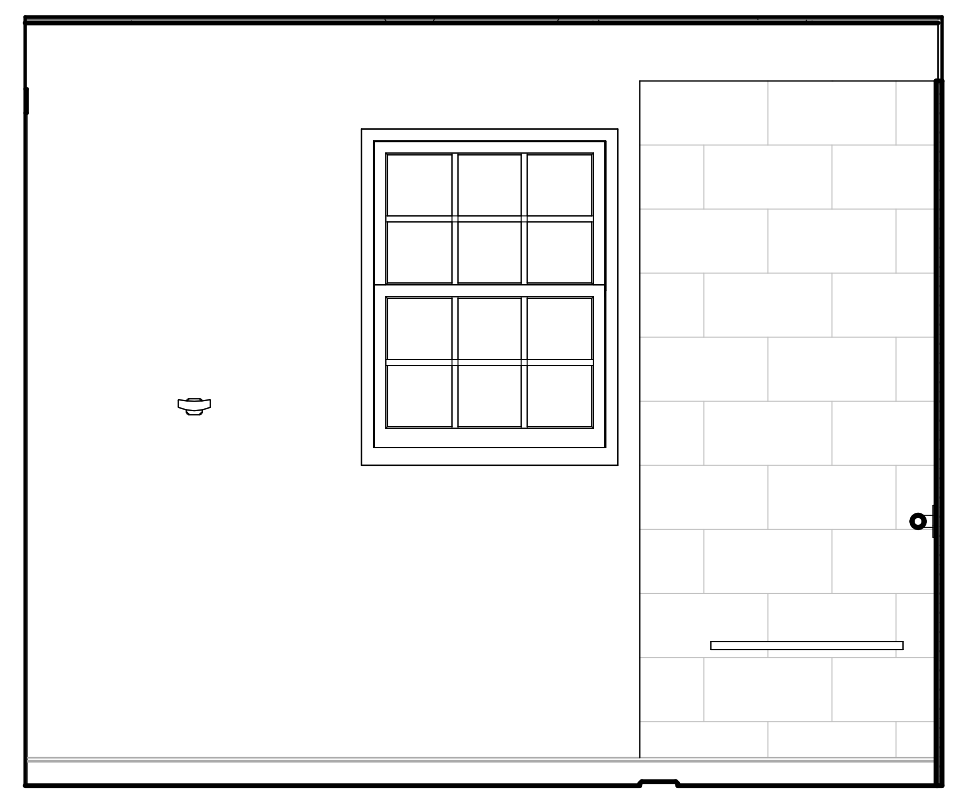
5 Second Floor Bath Elevation - West
1/2" = 1'-0"



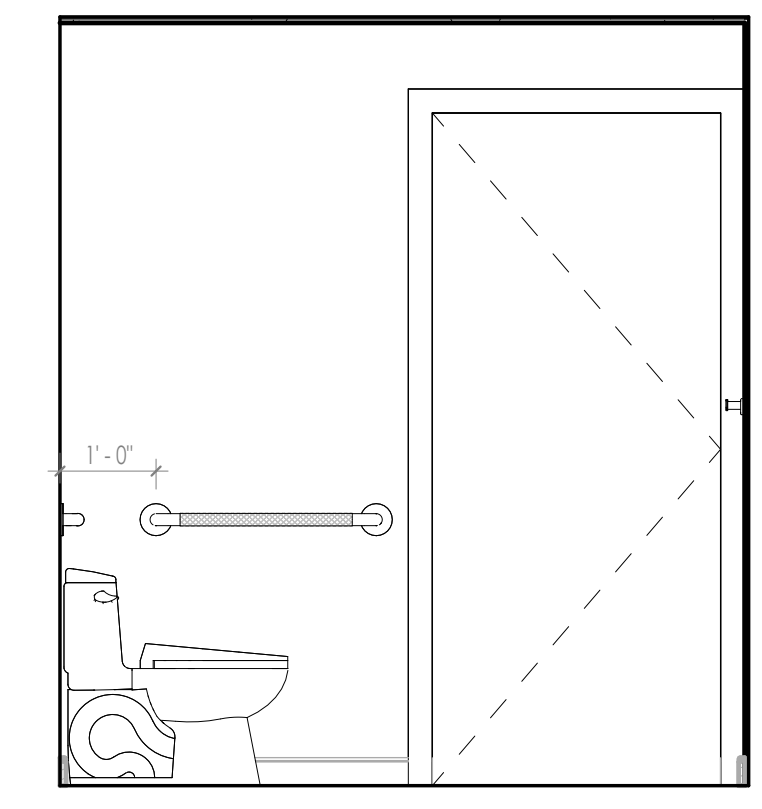
7 Second Floor Plan - Bathroom
1/2" = 1'-0"



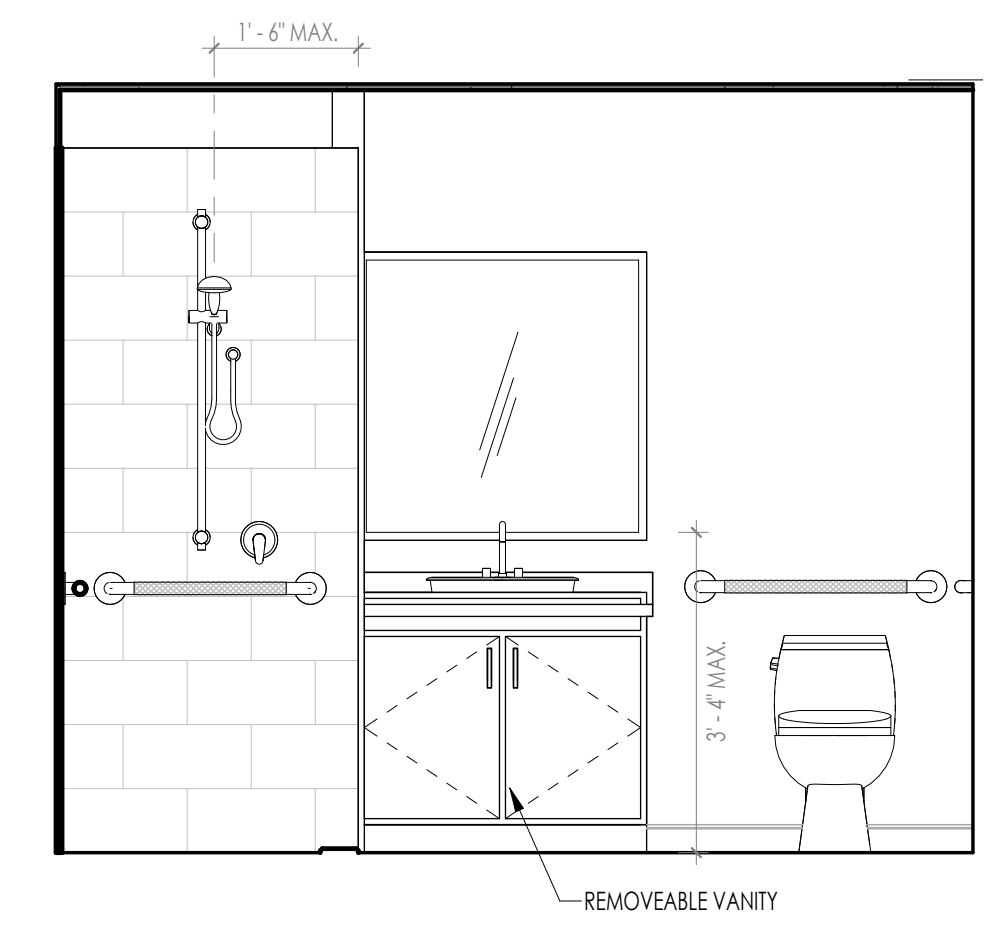
10 First Floor Bath Elevation - North
1/2" = 1'-0"



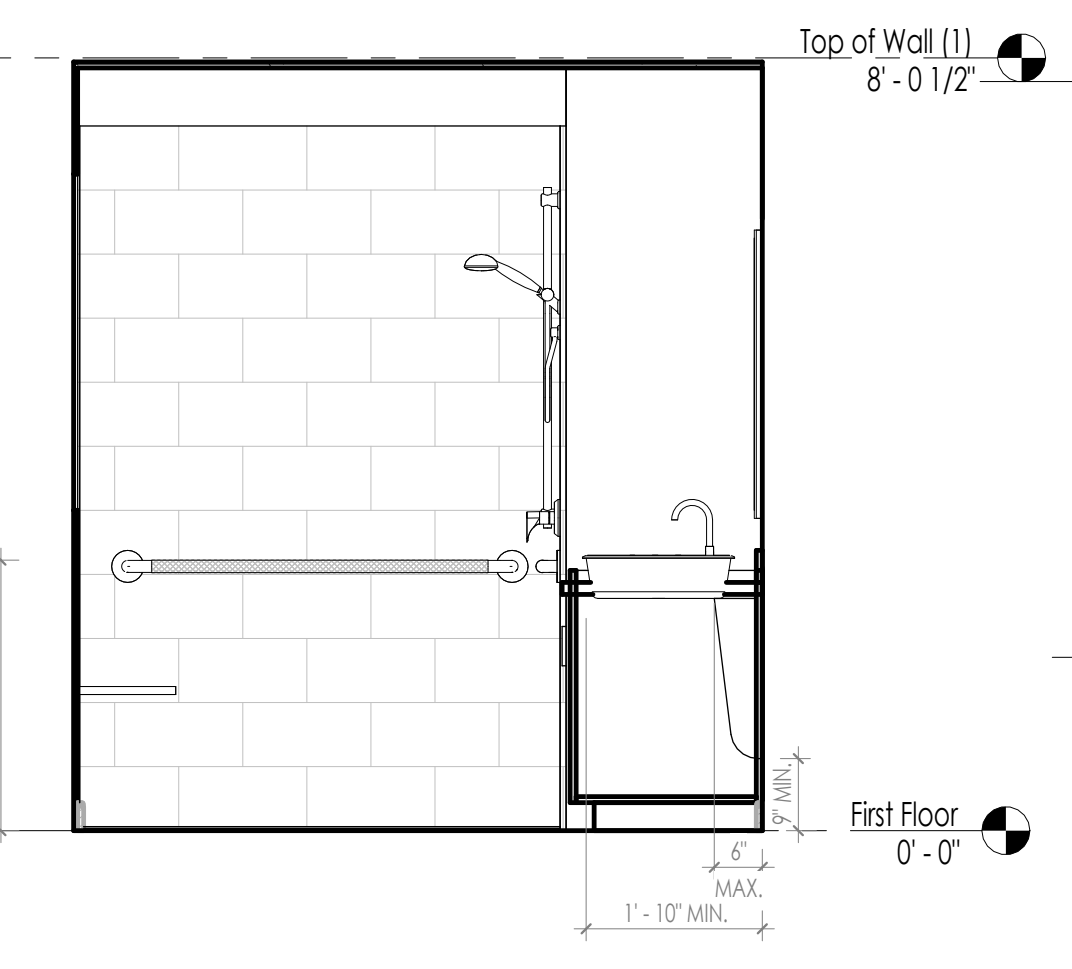
8 First Floor Bath Elevation - West
1/2" = 1'-0"



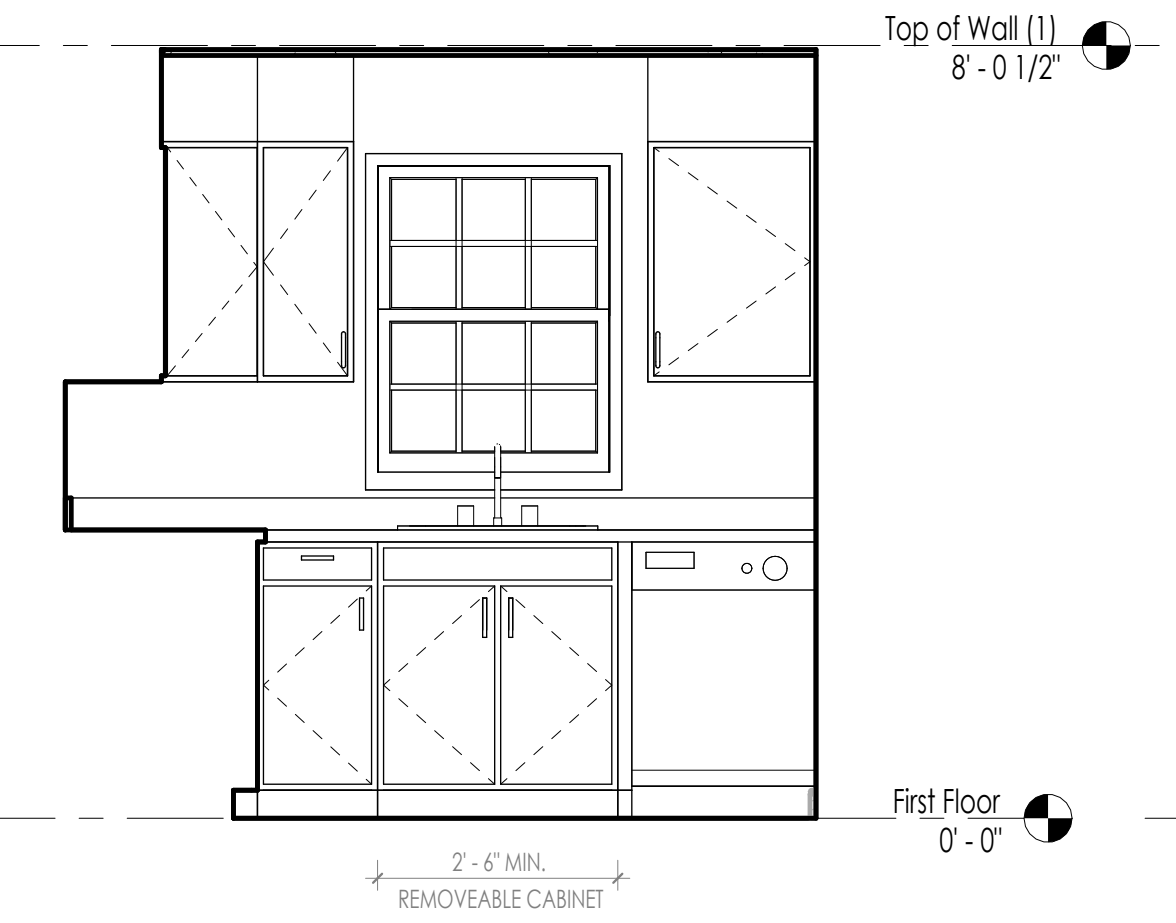
4 First Floor Bath Elevation - South
1/2" = 1'-0"



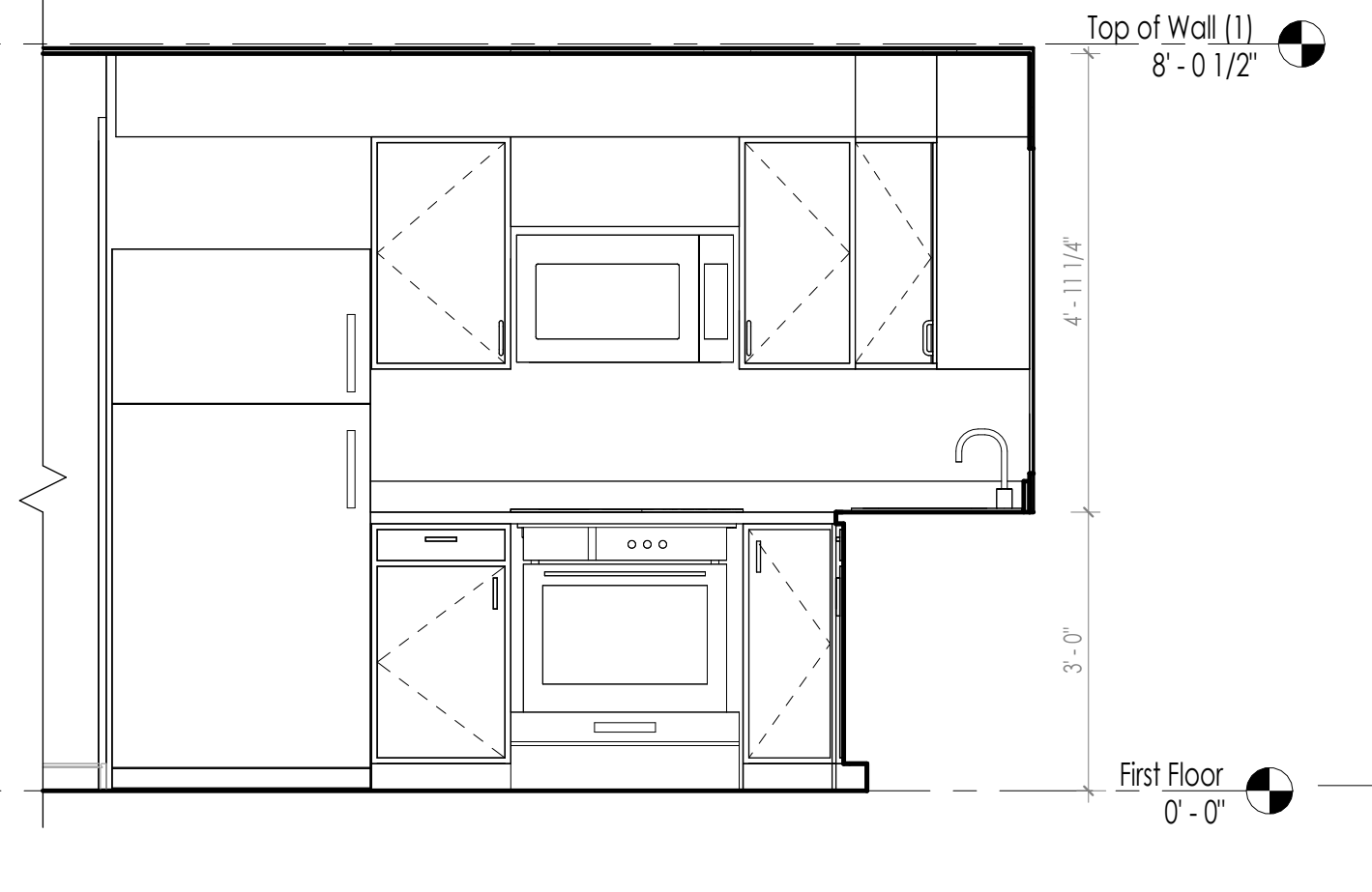
3 First Floor Bath Elevation - East
1/2" = 1'-0"



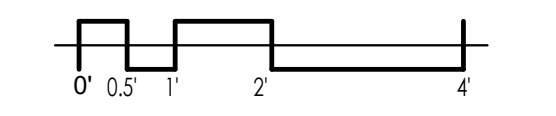
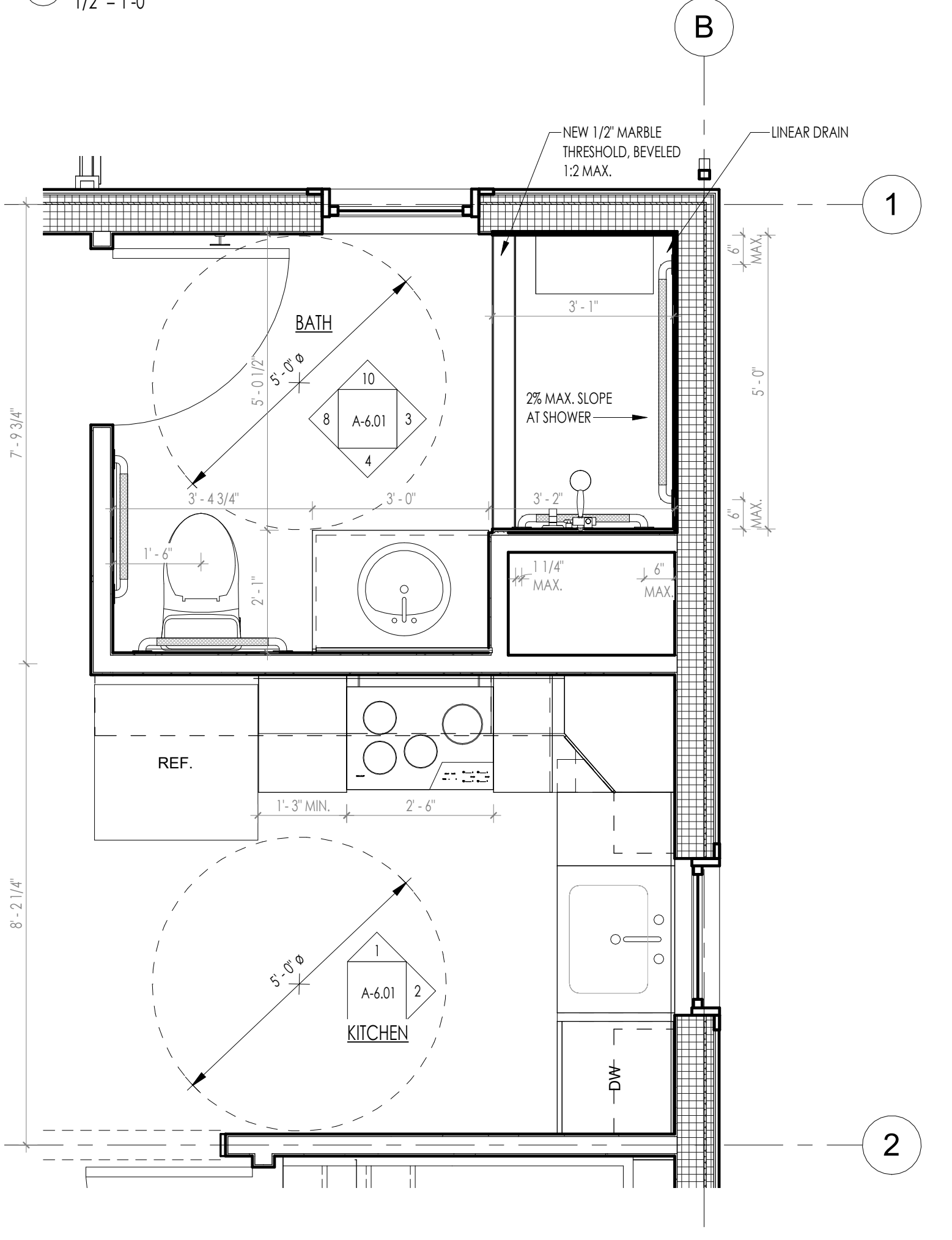
2 Kitchen Elevation - East
1/2" = 1'-0"



1 Kitchen Elevation - North
1/2" = 1'-0"



6 First Floor Plan - Kitchen & Bathroom
1/2" = 1'-0"



GENERAL STRUCTURAL NOTES AND OUTLINE SPECIFICATIONS

- REFER TO THE PROJECT SPECIFICATIONS AND THE STATE OF MASSACHUSETTS STATE BUILDING CODE FOR MATERIAL AND WORKMANSHIP NOT SPECIFIED HEREIN.
- STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS.
- ALL METHODS OF CONSTRUCTION, NOTES, ETC., INDICATED ON THE DRAWINGS ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.
- 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.
- 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.
- 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.
- DESIGN LOADS:

LIVE LOADS:
 GROUND SNOW LOAD ----- 50 PSF
 ATTIC ----- 20 PSF
 LIVING SPACES ----- 40 PSF
 SLEEPING ROOMS ----- 30 PSF
 DECKS AND BALCONIES ----- 40 PSF
 WIND LOAD:
 BASIC WIND SPEED ----- 124 MPH
 EXPOSURE B

FOUNDATIONS

- 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 WITH 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 WITH THE BUILDING CODE AND SPECIFICATIONS.
- NO FOOTINGS TO BE PLACED IN WATER OR ON FROZEN GROUND.
- BOTTOM OF FOOTING ELEVATIONS SHOWN ON THE DRAWINGS ARE PROVISIONAL UNTIL CONDITION OF THE SOIL IS VERIFIED IN THE FIELD AT ALL LOCATIONS.

- 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.
- 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 CONSTRUCTION.
- CONTRACTOR SHALL ENSURE THAT GROUND WATER LEVELS UNDER ADJACENT STRUCTURES AND PROPERTIES ARE NOT LOWERED.
- THE OWNER, THE ARCHITECT AND THEIR CONSULTANTS ASSUME NO RESPONSIBILITY FOR THE VALIDITY OF THE SUBSURFACE CONDITIONS DESCRIBED ON THE DRAWINGS, AND SPECIFICATIONS.
- 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.

ROUGH CARPENTRY

- ALL LUMBER TO BE SURFACED DRY (5-DRY) AT A MAXIMUM MOISTURE CONTENT OF 19%, AND MARKED ACCORDINGLY.
- ALL JOISTS, STUDS AND RAFTERS TO BE HEM-FIR No. 2 OR SPRUCE/PINE/FIR No. 2 GRADE MARKED.
- 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.
- ALL POSTS AND TIMBERS TO BE DOUGLAS-FIR No. 2, GRADE MARKED.
- ALL STUDS TO BEAR PROPER STUD GRADE MARK, OR BETTER.
- ALL ROOF SHEATHING TO BE 5/8" THICK C-D 32/16 APA INTERIOR WITH EXTERIOR GLUE, GRADE MARKED, OR APPROVED EQUAL.
- 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.
- ALL EXTERIOR WALL SHEATHING TO BE 7/16" THICK C-D 24/10 APA INTERIOR WITH EXTERIOR GLUE, GRADE MARKED, OR APPROVED EQUAL.
- 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 AFS-G1, OR APPROVED EQUAL.
- 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 JOISTS, AND 1/8" SPACE AT EDGE JOISTS. DOUBLE THESE SPACES IN HUMID CONDITIONS. * PROVIDE PLY-CLIPS BETWEEN RAFTERS AT ALL EDGE JOISTS. NAIL WITH SPIRAL OR RING SHANK 8d NAILS. NAILS SPACED @ 6" O/C AT END JOISTS, 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=2,400 PSI AND E=1,900,000 PSI OR GREATER AS MANUFACTURED BY THE WEYERHAEUSER, BOISE CASCADE OR APPROVED EQUAL. EACH LVL PLY TO BE 3/4" WIDE, TYPICAL.
- BEAMS MADE UP OF MULTIPLE MICRO-LAMS OR LVLS 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

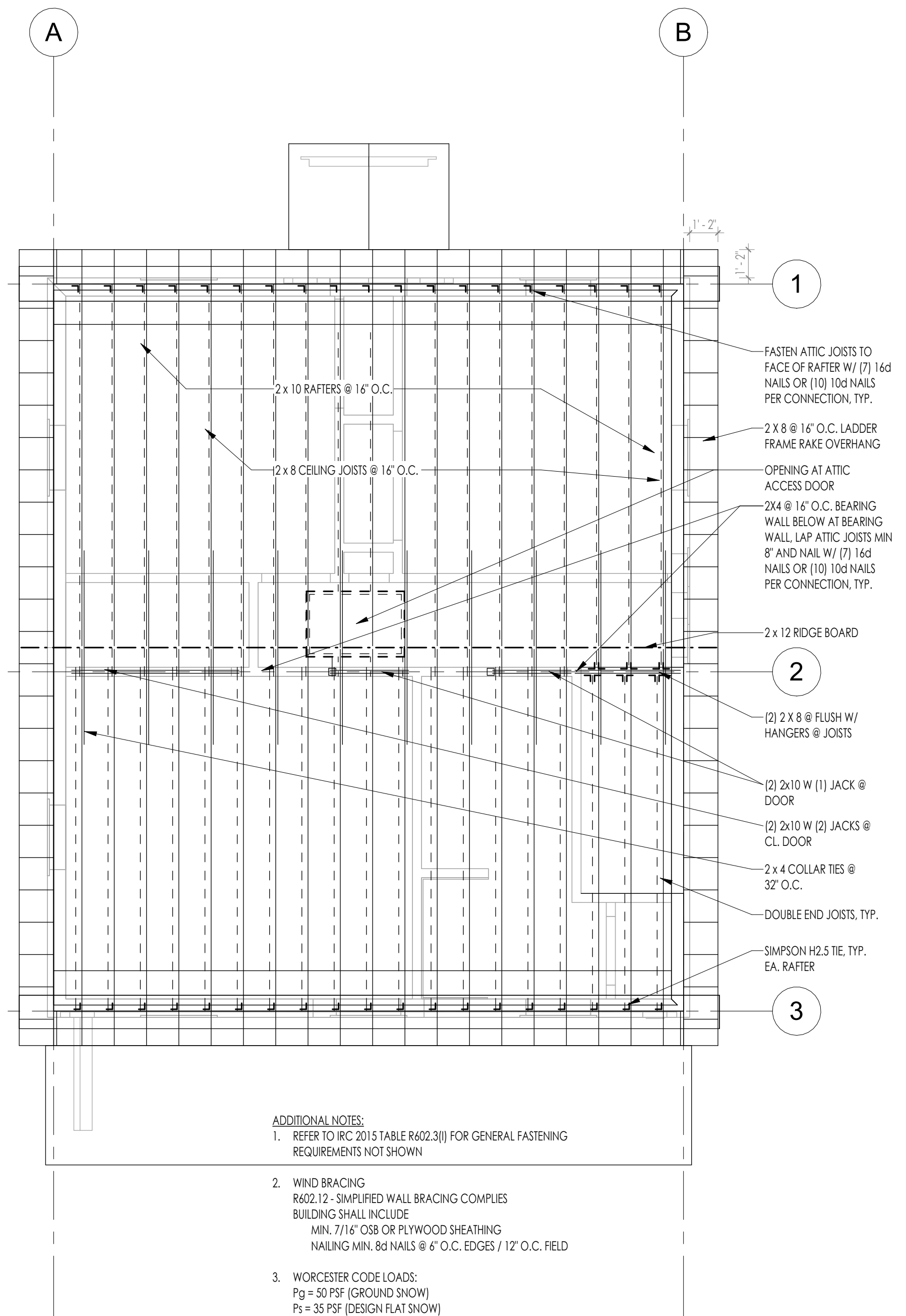
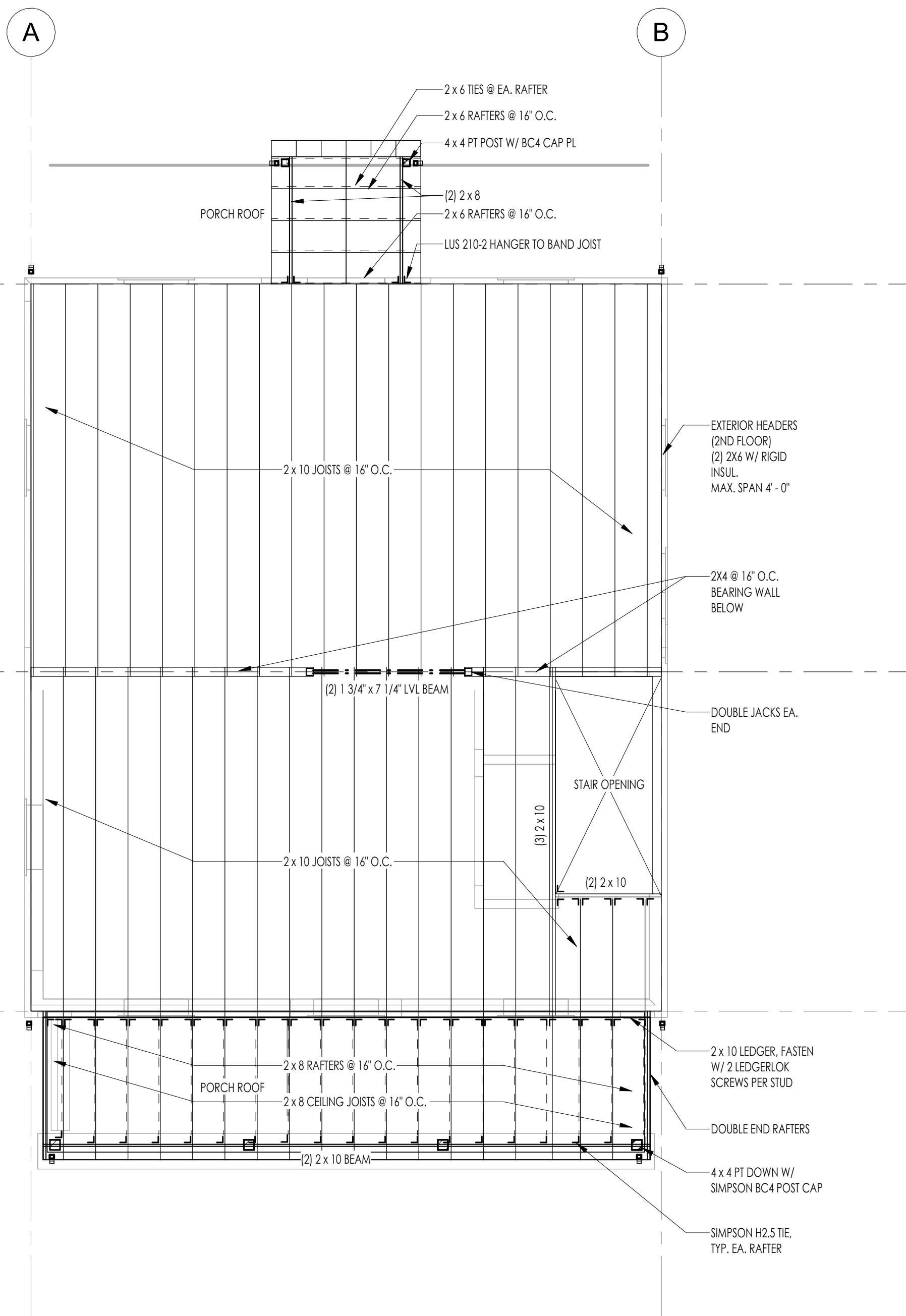
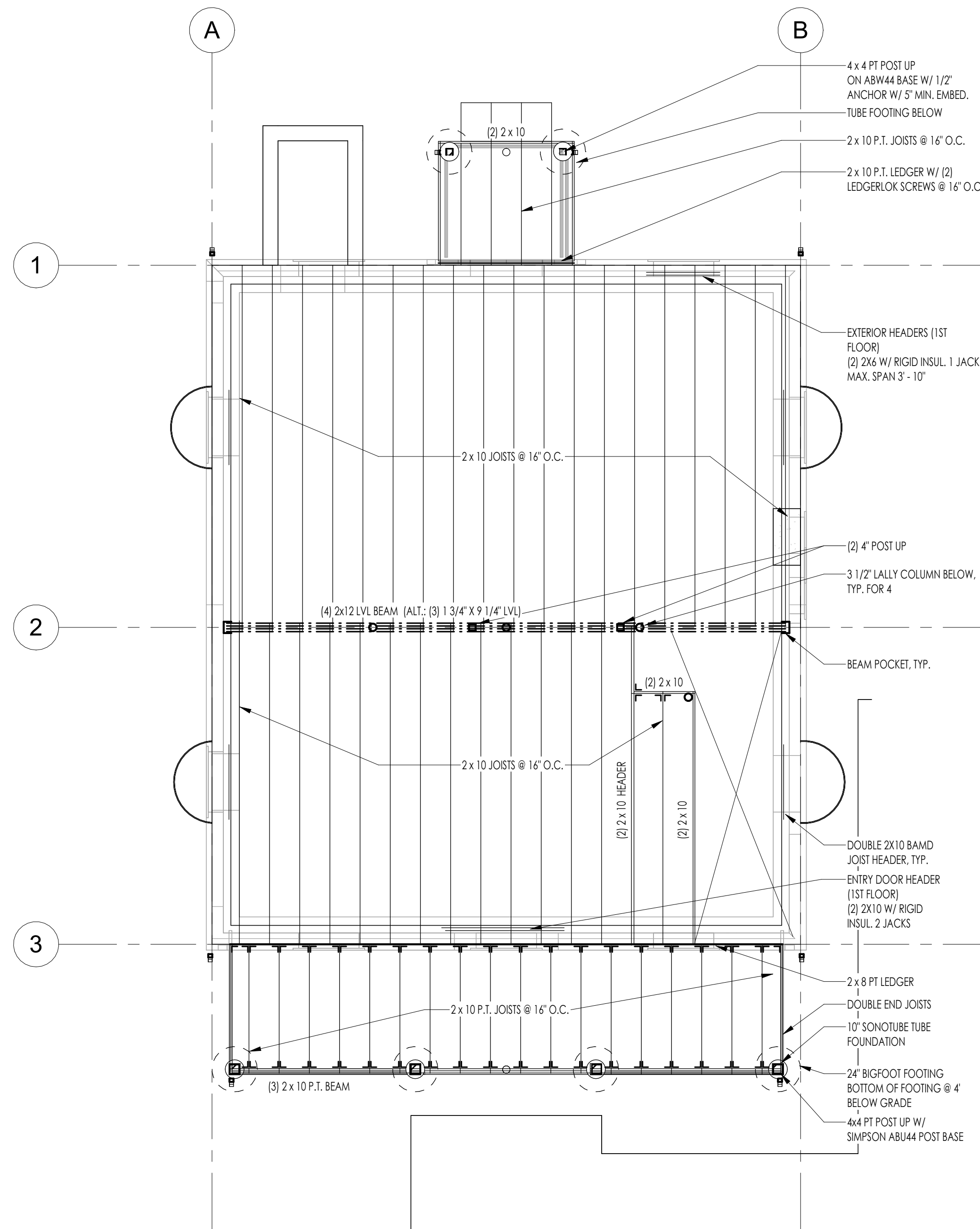
- ALL STRUCTURAL TIMBER TO CONFORM TO THE LATEST EDITION OF NFPA "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" AND ITS SUPPLEMENT "DESIGN VALUES FOR WOOD CONSTRUCTION".
- PROVIDE DOUBLE STUDS (MINIMUM) UNDER ALL HEADERS OR BUILT UP BEAMS UNLESS OTHERWISE NOTED. POSTS MUST BE CARRIED FROM THE 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" O/C OR 3/4" IJ EXPANSION BOLTS AT 16" O/C (INTO CONCRETE).

SOLAR READY ZONE

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

ROOF DESIGN CRITERIA:
 DEAD LOAD: 15 PSF
 GROUND SNOW LOAD: 50 PSF

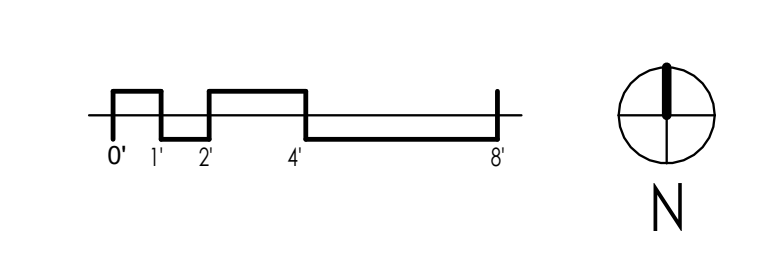


1 First Floor Framing Plan
 1/4" = 1'-0"
 1ST FLOOR JOISTS
 2X10 @ 16" O.C. - MAX. CLEAR SPAN = 15' - 5"
 10 PSF DEAD LOAD ASSUMED

2 Second Floor Framing Plan
 1/4" = 1'-0"
 2ND FLOOR JOISTS @ SLEEPING AREAS
 2X10 @ 16" O.C. - MAX. CLEAR SPAN = 17' - 2"
 2ND FLOOR JOISTS @ NON-SLEEPING AREAS
 2X10 @ 16" O.C. - MAX. CLEAR SPAN = 15' - 5"
 10 PSF DEAD LOAD ASSUMED

3 Roof Framing Plan
 1/4" = 1'-0"
 ATTIC JOISTS
 2X8 @ 16" O.C. - MAX. CLEAR SPAN = 16' - 3"
 10 PSF DEAD LOAD ASSUMED

ADDITIONAL NOTES:
 1. REFER TO IRC 2015 TABLE R602.3(1) FOR GENERAL FASTENING REQUIREMENTS NOT SHOWN
 2. WIND BRACING R602.12 - SIMPLIFIED WIND BRACING COMPLIES BUILDING SHALL INCLUDE MIN. 7/16" OSB OR PLYWOOD SHEATHING NAILING MIN. 8d NAILS @ 6" O.C. EDGES / 12" O.C. FIELD
 3. WORCESTER CODE LOADS:
 Pg = 50 PSF (GROUND SNOW)
 Ps = 35 PSF (DESIGN FLAT SNOW)
 V = 124 MPH ASSUMED EXPOSURE B



4 Bedroom Residence
 13 Hawley Street
 Worcester, MA

Construction Documents

01/16/2024		
NO.	DESCRIPTION	DATE



FRAMING PLANS

S-1.01