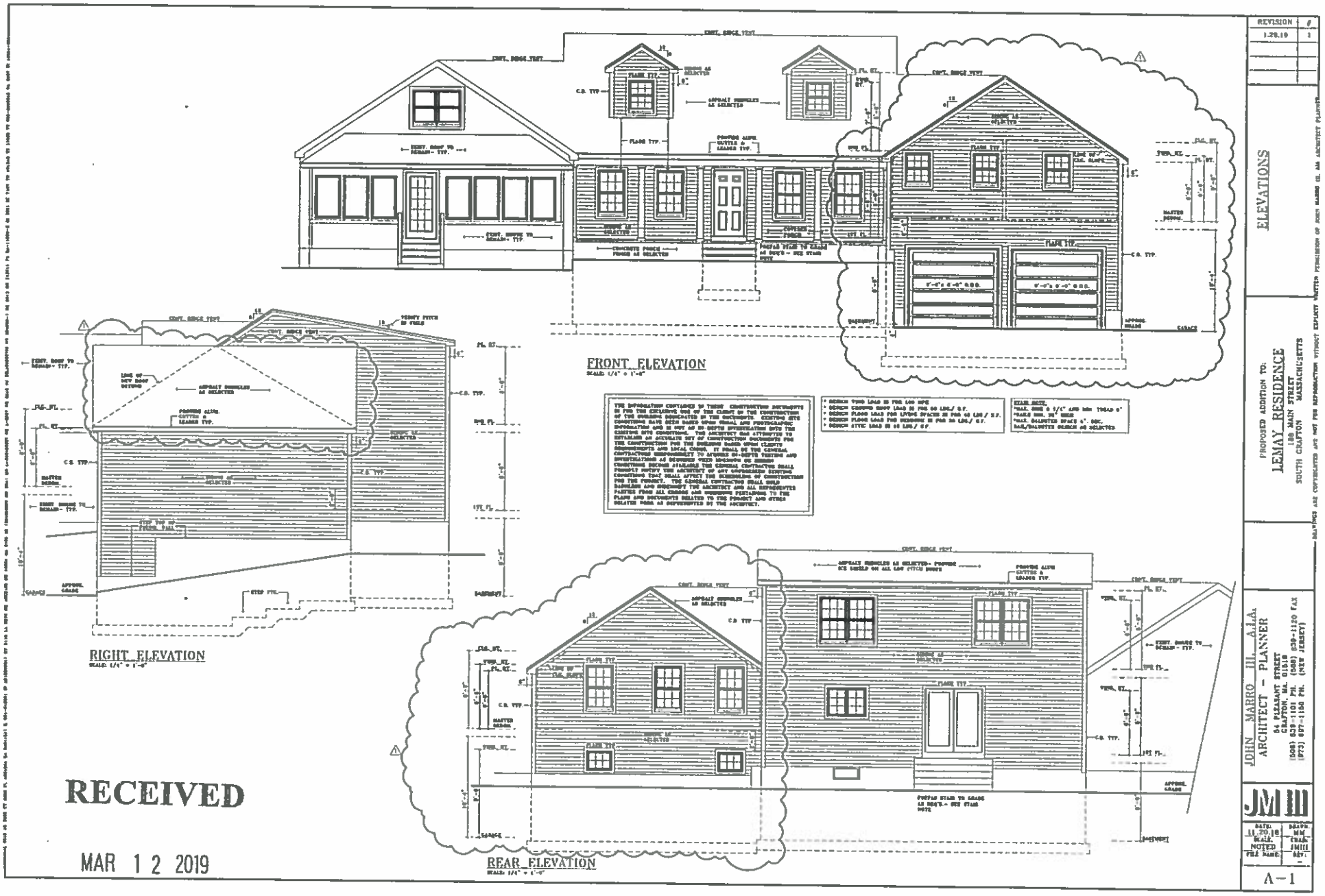

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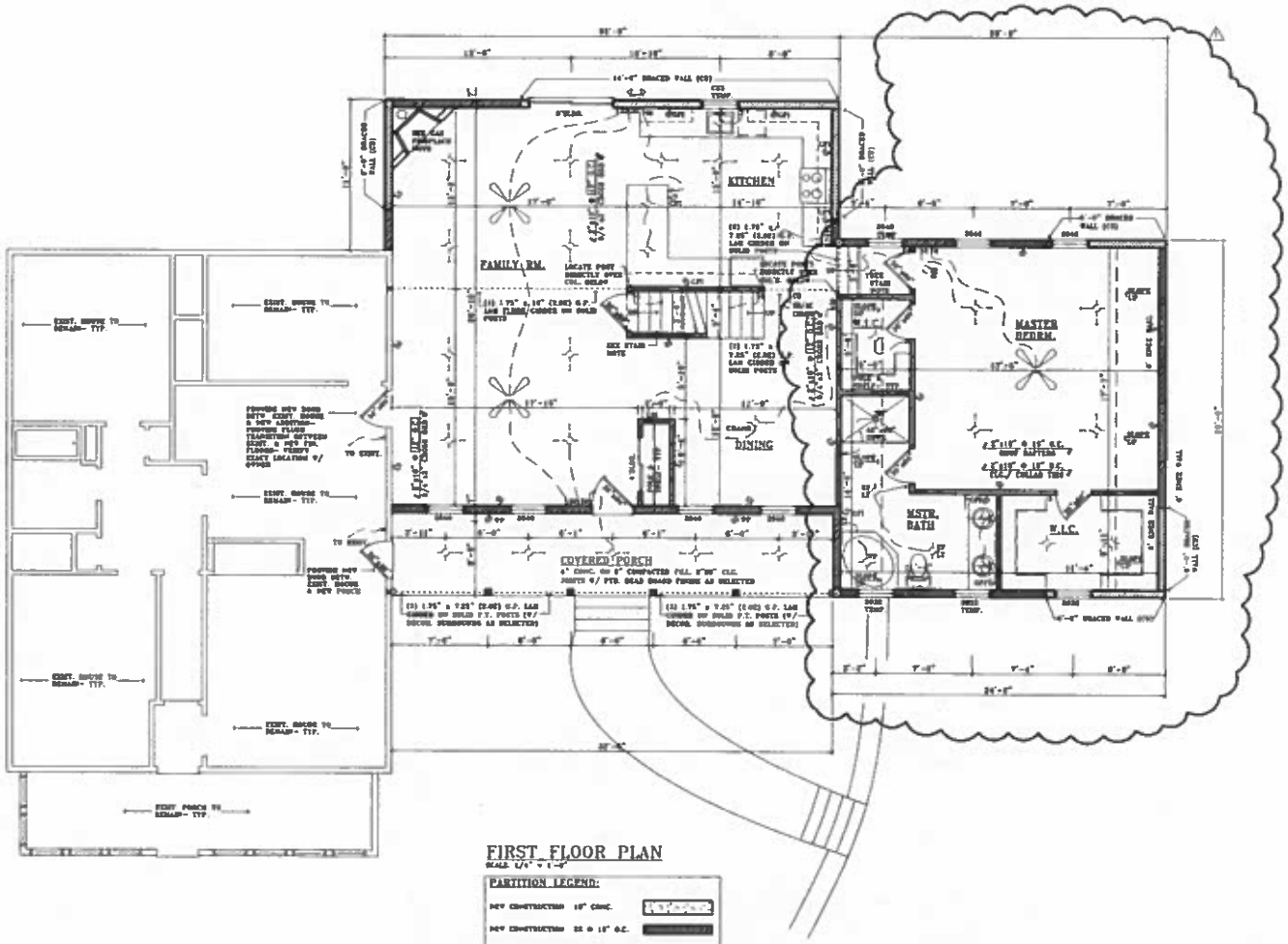

FIRST FLOOR PLAN

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

PARTITION LEGEND:

- NEW CONSTRUCTION 2x6 @ 16" O.C.
- NEW CONSTRUCTION 2x4 @ 16" O.C.
- REMOVE WALL 2x4 @ 16" O.C.
- PARTIAL WALL DEMOLITION DETAILED

(SEE BRACED WALL NOTE AND DETAIL SHEET)

- DESIGN FLOOR LOAD IS FOR 100 SF/S
- DESIGN GROUND SNOW LOAD IS FOR 30 LBS./ S.F.
- DESIGN FLOOR LOAD FOR LIVING SPACES IS FOR 40 LBS./ S.F.
- DESIGN FLOOR LOAD FOR SLEEPING IS FOR 30 LBS./ S.F
- DESIGN ATTIC LOAD IS 10 LBS./ S.F.

STAIR NOTE
*WALL TREE 6 1/4" AND MIN. TREAD 9"
*HEAD MIN. 80" HIGH
*WALL BALUSTER SPACE 4". REQ.
RAIL/BALUSTER DESIGN AS SELECTED.

TREE STAIRS
STRINGERS- CLEAR KIFT WOOD, 2/4" X 10" MINIMUM. WITH A 1/2" MINIMUM EFFECTIVE DEPTH. TREADS- HARDWOOD, 8" MINIMUM WIDE 1" MINIMUM. BASEMENT STAIRS MAY BE OF KIFT WOOD. RISERS CLEAR KIFT WOOD. 2 1/4" MAXIMUM. HAND RAILS- EACH SIDE OF STAIRS AND LANDING. 34" HIGH FROM FRONT OF NOSING. BALUSTERS @ MAXIMUM 4.70" O.C. KIFT ONE HANDRAIL OF STAIRS 1200 THAN 44" WIDE.

LAUNDRY NOTE:
PROVIDE ALL NEW'S HOOD-UPS AND VENTILATION FOR WASHER/DRYER. DRYER EXHAUST VENT (FULLY INSULATED) ABOVE TO ATTIC AND TO EXTERIOR KIFT PROVIDE FULLY LOUVERED DOORS AT LAUNDRY CLOSETS.

HVAC EQUIPMENT NOTE:
HEATING, COOLING & HOT WATER EQUIPMENT TO BE LOCATED IN BASEMENT. IN THE EVENT OF A SECOND HVAC UNIT LOCATED IN THE ATTIC, FRAMING MUST BE ADEQUATE FOR THE ADDITIONAL EQUIPMENT LOADS.

GAS FIREPLACE NOTE:
REFER TO REPORT MANUFACTURERS CUT SHEETS, U.L. CERTIFICATION & INSTALLATION INSTRUCTIONS TO THE BUILDING DEPARTMENT.

ELECTRICAL SYMBOLS

- SINGLE POLE SWITCH
- THREE POLE SWITCH
- FOUR POLE SWITCH
- DIMMER SWITCH
- DUPLEX OUTLET
- DUPLEX OUTLET GROUND FAULT INTERRUPTED
- DUPLEX OUTLET WATER PROOF GFI
- CEILING LIGHT FIXTURE
- WATER PROOF LIGHT FIXTURE
- PULL CHAIN
- CEILING LIGHT FIXTURE W/ TIMEOUT FAN
- SMOKE DETECTOR
- HEAT DETECTOR
- CARBON MONOXIDE DETECTOR
- CARBON MONOXIDE
- SM/HC DETECTOR AND SMOKE CMOD DETECTOR COMBO
- DIMMER LIGHT
- CEILING FAN W/ LIGHT FIXTURE

SMOKE DETECTOR NOTE:
- ALL SMOKE DETECTORS TO BE WIRED TOGETHER TO PROVIDE A SIMULTANEOUS ALARM.
- SMOKE DETECTORS SHALL BE 110 VOLT, WITH A BATTERY BACKUP TYP.

SMOKE DETECTOR SYSTEM:
-ALL SMOKE DETECTORS TO BE WIRED TOGETHER TO PROVIDE A SIMULTANEOUS ALARM.

-SMOKE DETECTORS SHALL BE 110 VOLT, WITH A BATTERY BACKUP TYP.

-SMOKE DETECTORS SHALL NOT BE INSTALLED WITHIN 36" HORIZONTAL PATH FROM THE FOLLOWING LOCATIONS.
1. A DOOR TO A BATHROOM CONTAINING A SHOWER OR TUB.
2. SUPPLY REGISTER OF A FORCED AIR HEATING OR COOLING SYSTEM.
3. WITHIN THE TOP OF THE BLADE OF A CEILING- MOUNTED (PADDLE) FAN

-SMOKE DETECTORS INSTALLED WITHIN A 36" HORIZONTAL PATH OF A COOKING APPLIANCE SHALL BE EQUIPPED WITH AN ALARM-DELAYING MEANS ON ONE OF THE PHOTOELECTRIC TYPE.

LIFE SAFETY SYMBOLS & REQUIREMENTS

- SMOKE DETECTOR
- HEAT DETECTOR
- CARBON MONOXIDE DETECTOR
- CARBON MONOXIDE
- SM/HC DETECTOR AND SMOKE CMOD DETECTOR COMBO

SMOKE DETECTORS ARE REQUIRED AS FOLLOWS:
- ONE SMOKE DETECTOR IN THE BASEMENT AND ON EACH ADDITIONAL STORY OF THE DWELLING
- ONE SMOKE DETECTOR AT THE HEAD OF ALL STAIRS TO ADJACENT OCCUPIED FLOOR.
- ONE SMOKE DETECTOR OUTSIDE OF EACH SEPARATE SLEEPING AREA.
- ONE SMOKE DETECTOR INSIDE EVERY SLEEPING AREA.
- A MINIMUM OF ONE SMOKE DETECTOR MUST BE INSTALLED FOR EVERY 1,000 SQUARE FEET OF AREA OR PART THEREOF
- MUST BE HARDWIRED AND INTERCONNECTED SMOKE DETECTOR WITH BATTERY BACKUP.
- ALL SMOKE DETECTORS MUST BE PHOTOELECTRIC.

HEAT DETECTORS ARE REQUIRED AS FOLLOWS:
- A SINGLE HEAT DETECTOR MUST BE INSTALLED IN AN ATTACHED GARAGE.

CARBON MONOXIDE ALARMS ARE REQUIRED AS FOLLOWS:
- ON EVERY LEVEL OF THE DWELLING, INCLUDING BASEMENTS AND BASEMENTS PORTIONS OF STORIES THAT MUST BE LOCATED WITHIN 10 FEET OF EACH BEDROOM DOOR.
- NO PORTION THAT IS FIVE FEET AWAY BEDROOM DOOR.
- COMBINATION ALARMS SMOKE/ELECTRIC TYPES AND CARBON MONOXIDE ALARMS MAY BE USED.
- MUST BE HARDWIRED AND INTERCONNECTED WITH BATTERY BACKUP. (ONLY IF REPAIRS/ WORK FIND THE EXISTING SMOKE DETECTORS SYSTEM.)

REVISION	#
1.28.10	1

FIRST FLOOR PLAN
LEGEND, NOTES & SYMBOLS

PROPOSED ADDITION TO:
LEMAY RESIDENCE
108 MAIN STREET
SOUTH CRAFTON MASSACHUSETTS

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JM III

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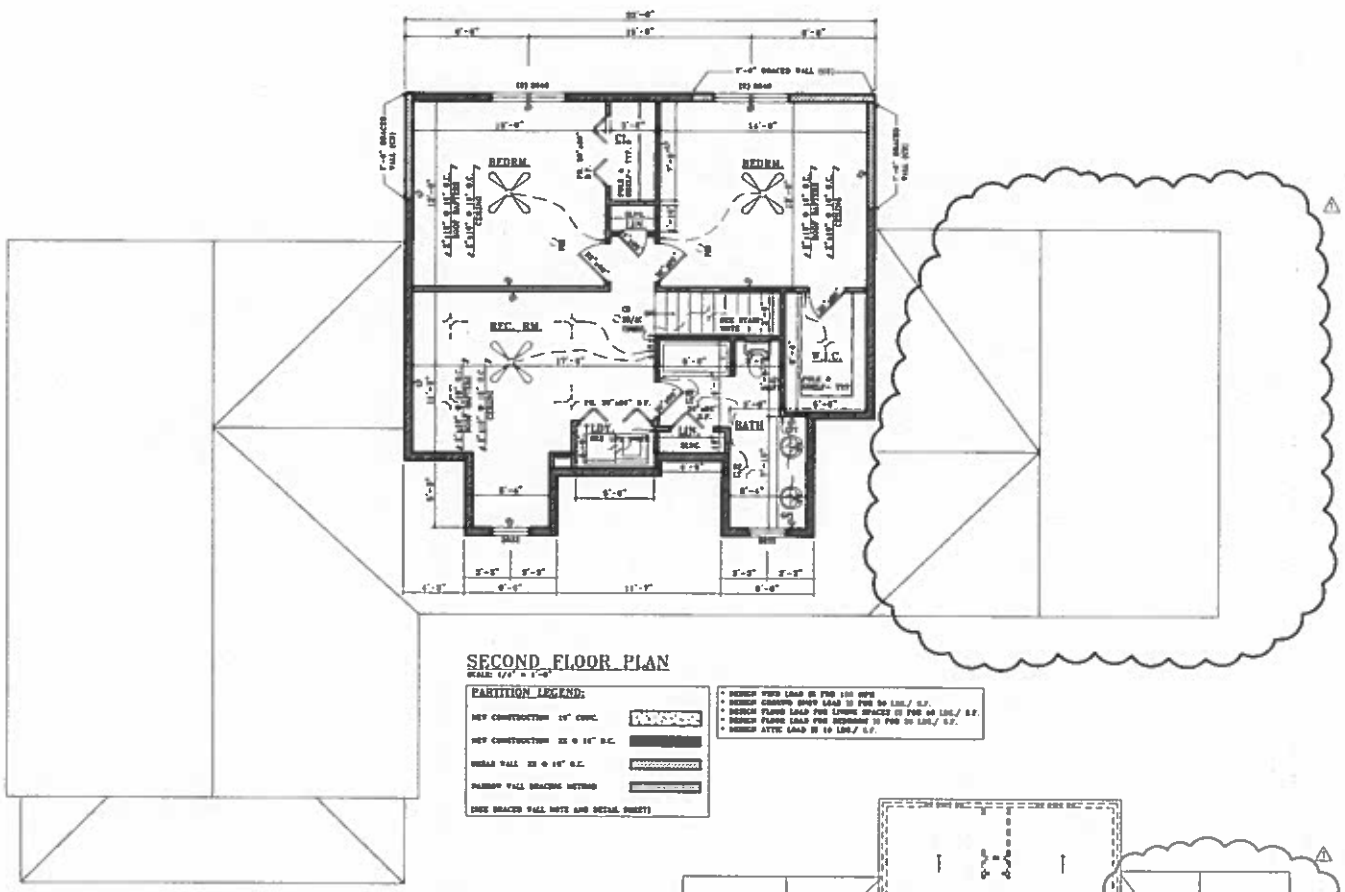


SECOND FLOOR PLAN

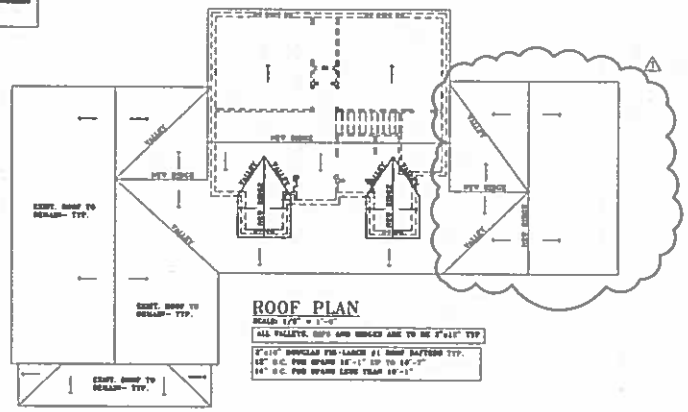
SCALE: 1/4" = 1'-0"

PARTITION LEGEND:

- NEW CONSTRUCTION 2x4 CONC.
- NEW CONSTRUCTION 2x6 @ 16" O.C.
- SHEAR WALL 2x6 @ 16" O.C.
- PLYWOOD WALL BRACING METHOD

(SEE BRACED WALL NOTE AND DETAIL SHEET)

- DESIGN WIND LOAD IS FOR 100 MPH
- DESIGN GROUND SNOW LOAD IS FOR 50 LBS./ S.F.
- DESIGN FLOOR LOAD FOR LIVING SPACES IS FOR 40 LBS./ S.F.
- DESIGN FLOOR LOAD FOR BEDROOMS IS FOR 30 LBS./ S.F.
- DESIGN ATTIC LOAD IS 10 LBS./ S.F.



ROOF PLAN

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

ALL VALLEYS, HIPS AND RIDGES ARE TO BE 2"x10" TYP

2"x10" DOUGLAS FIR-LARCH #1 ROOF RAFTERS TYP.
12" O.C. FOR SPANS 16'-1" UP TO 18'-2"
16" O.C. FOR SPANS LESS THAN 16'-1"

STAIR NOTE:
-MAX. RISE 8 1/4" AND MIN. TREAD 9"
-MAX. RUN 36" RISE
-MAX. GALLETON SPACE 4" MAX.
RAIL/BALUSTER DESIGN AS SELECTED.

FOOD STAIRS:
STRINGERS- CLEAR SOFT WOOD, 6/4" X 12" NOMINAL WITH 9 1/2" MINIMUM EFFECTIVE DEPTH. TREADS- SLAB/WOOD, 1" MINIMUM PLUS 1" NOSING. BASEMENT STAIRS MAY BE OF SOFT WOOD. DEGREE CLEAR SOFT WOOD. 2 1/2" MAXIMUM. HAND RAIL- EACH SIDE OF STAIRS AND CHANNEL 34" (MIN) FROM FRONT OF NOSING. BALUSTERS @ MAXIMUM 3.75" O.C. SOFT WOOD HANDRAIL ON STAIRS LESS THAN 44" WIDE.

LAUNDRY NOTE:
PROVIDE ALL NEW'S. SUPPLY-OFF AND VENTILATION FOR WASHER/DRYER. NEW 2ND FL. DRYER VENT (FULLY INSULATED) ABOVE TO ATTIC AND TO EXTERIOR SUPPLY PROVIDE FULLY LOUVERED DOORS AT LAUNDRY CLOSETS.

HVAC EQUIPMENT NOTE:
HEATING, COOLING & HOT WATER EQUIPMENT TO BE LOCATED IN BASEMENT. IN THE EVENT OF A SECOND HVAC UNIT LOCATED IN THE ATTIC, FRAMING MUST BE ADEQUATE FOR THE ADDITIONAL EQUIPMENT LOADS.

ELECTRICAL SYMBOLS

- S SINGLE POLE SWITCH
- 3 THREE POLE SWITCH
- 4 FOUR POLE SWITCH
- DIMMER SWITCH
- DUPLEX OUTLET
- GFI DUPLEX OUTLET GROUND FAULT INTERRUPTED
- WP DUPLEX OUTLET WATER PROOF GFI
- CEILING LIGHT FIXTURE
- WP WATER PROOF LIGHT FIXTURE
- PULL CHAIN P.C.
- CEILING LIGHT FIXTURE W/ EXHAUST FAN EF
- SMOKE DETECTOR
- HEAT DETECTOR
- CARBON MONOXIDE DETECTOR
- CO CARBON MONOXIDE
- SD/HC DETECTOR AND SMOKE CHARGE DETECTOR CHARGE
- DENOTES LIGHT
- CEILING FAN W/ LIGHT FIXTURE

SMOKE DETECTOR NOTE:
-ALL SMOKE DETECTORS TO BE WIRED TOGETHER TO PROVIDE A SIMULTANEOUS ALARM.

-SMOKE DETECTORS SHALL BE 110 VOLT, WITH A BATTERY BACKUP TYP.

-SMOKE DETECTORS SHALL NOT BE INSTALLED WITHIN 36" HORIZONTAL PATH FROM THE FOLLOWING LOCATIONS:
I. A DOOR TO A BATHROOM CONTAINING A SHOWER OR TUB.
II. SUPPLY REGISTER OF A FORCED AIR HEATING OR COOLING SYSTEM.
III. FROM THE TIP OF THE BLADE OF A CEILING- SUSPENDED (PADDLE) FAN.

-SMOKE DETECTORS INSTALLED WITHIN A 36" HORIZONTAL PATH OF A COOKING APPLIANCE SHALL BE EQUIPPED WITH AN ALARM-SILENCING MEANS OR BE OF THE PHOTOELECTRIC TYPE.

LIFE SAFETY SYMBOLS & REQUIREMENTS

- SD SMOKE DETECTOR
- HD HEAT DETECTOR
- CO CARBON MONOXIDE DETECTOR
- CD CARBON MONOXIDE
- SD/HC DETECTOR AND SMOKE CHARGE DETECTOR CHARGE

SMOKE DETECTORS ARE REQUIRED AS FOLLOWS:
• ONE SMOKE DETECTOR IN THE BASEMENT AND ON EACH CONTINUOUS STORY OF THE DWELLING.
• ONE SMOKE DETECTOR OUTSIDE OF EACH SEPARATE SLEEPING AREA.
• ONE SMOKE DETECTOR INSIDE EVERY SLEEPING AREA.
• A DETECTOR OF ONE SMOKE DETECTOR MUST BE INSTALLED FOR EVERY 1,000 SQUARE FEET OF AREA ON EVERY TERRACE.
• MUST BE HARDWIRED AND INTERCONNECTED SMOKE DETECTOR WITH BATTERY BACKUP
• ALL SMOKE DETECTORS MUST BE FUNCTIONALTIC.

HEAT DETECTORS ARE REQUIRED AS FOLLOWS:
• A SINGLE HEAT DETECTOR MUST BE INSTALLED IN AN UNHEATED OR ATTACHED GARAGE.

CARBON MONOXIDE ALARMS ARE REQUIRED AS FOLLOWS:
• ON EVERY LEVEL OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE PORTIONS OF ATTICS AND MUST BE LOCATED WITHIN 10 FEET OF EACH BEDROOM DOOR.
• ON FLOORS THAT DO NOT HAVE ANY BEDROOM DOOR.
• COMBINATION ALARMS (SMOKE/DETECTOR SMOKE AND CARBON MONOXIDE ALARM) MAY BE USED.
• MUST BE HARDWIRED AND INTERCONNECTED WITH BATTERY BACKUP. (MAY BE REPLACEABLE WIRED FROM THE EXISTING SMOKE DETECTOR SYSTEM.)

REVISION	#
1.28.10	1

SECOND FLOOR PLAN
ROOF PLAN
LEGEND, NOTES & SYMBOLS

PROPOSED ADDITION TO:
LEMAY RESIDENCE
188 MAIN STREET
SOUTH GRAFTON MASSACHUSETTS

JOHN MARIO III, A.I.A.
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JM III

DATE: 11.20.10	DRAWN: MM
SCALE: NOTED	CHKD: JMIII
FILE NAME:	REV: -

A-3

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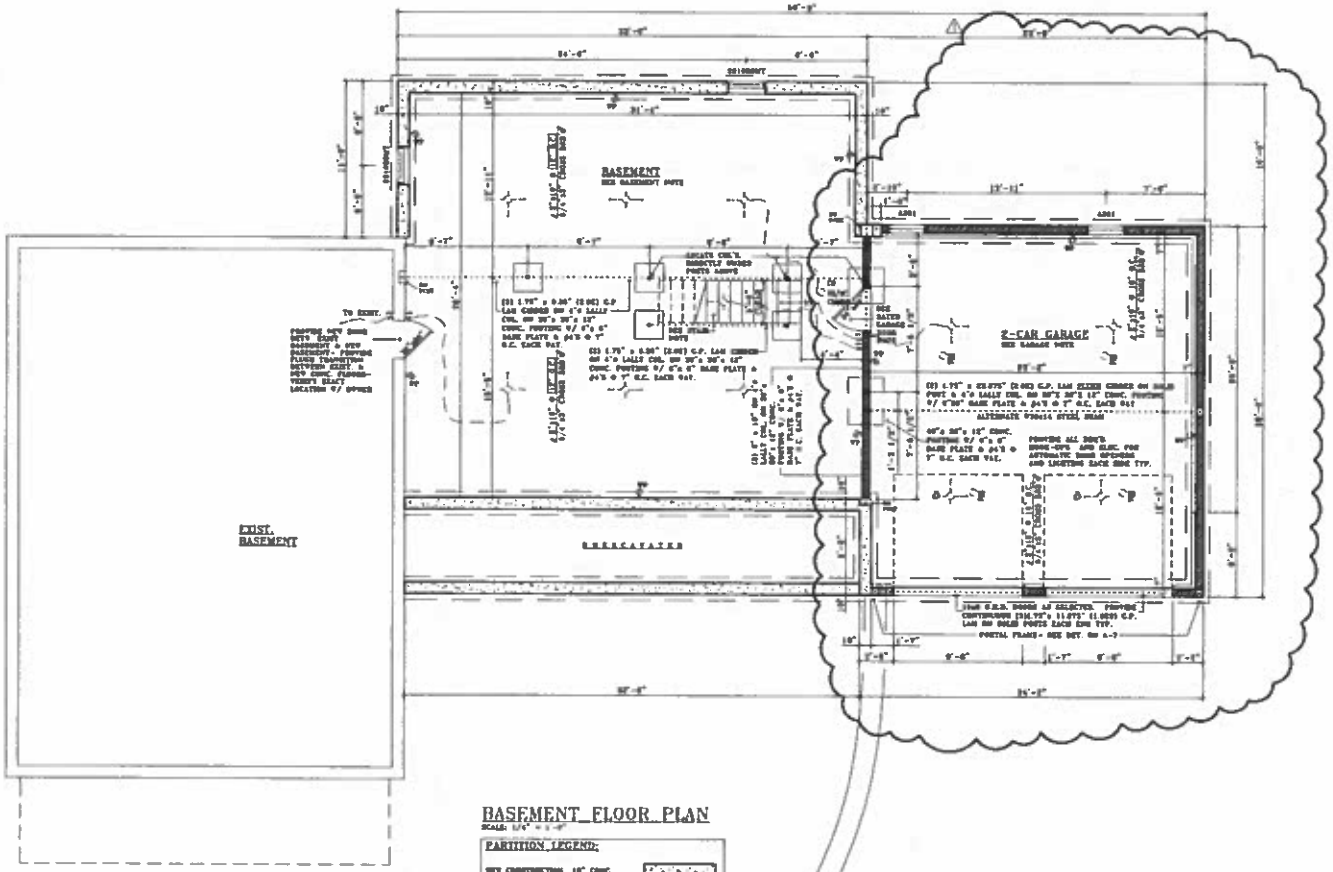

BASEMENT FLOOR PLAN

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

PARTITION LEGEND:

- NEW CONSTRUCTION 10" CONC.
- NEW CONSTRUCTION 2X @ 16" O.C.
- SHEAR WALL 2X @ 16" O.C.
- NARROW WALL BRACING METHOD

(SEE BRACED WALL NOTE AND DETAIL SHEET)

- DESIGN WIND LOAD IS FOR 100 MPH
- DESIGN GROUND SNOW LOAD IS FOR 30 LBS/ S.F.
- DESIGN FLOOR LOAD FOR LIVING SPACES IS FOR 40 LBS/ S.F.
- DESIGN FLOOR LOAD FOR BEDROOMS IS FOR 30 LBS/ S.F.
- DESIGN ATTIC LOAD IS 10 LBS/ S.F.

STAIR NOTE:
*WALL RISE 5 1/4" AND MIN. TREAD 9"
*HANDRAIL HEIGHT 36" MIN.
*WALL BALUSTER SPACE 4". MAX.
BAR/BALUSTER DESIGN AS SELECTED.

WOOD STAIRS:
STRINGERS - CLEAR DRY WOOD, 2/4" X 12" MINIMUM, WITH 3 1/2" MINIMUM EFFECTIVE DEPTH. TREADS- HARDWOOD, 8" MINIMUM PLUS 1" MINIMUM. BASEMENT STAIRS MAY BE OF DRY WOOD. RISERS CLEAR DRY WOOD. 3 1/4" MAXIMUM. HAND RAILS- EACH SIDE OF STAIRS AND GUARDS, 34" MIN. FROM FRONT OF NOSING. BALUSTERS @ MAXIMUM 3.75" O.C. (NOT ONE HANDRAIL ON STAIRS LESS THAN 44" WIDE.

GARAGE NOTE:
4" CONC. SLAB ON 4" POURED FILL. MIN. 6/6" GYP BD. ON CEILING (2 LAYERS) & COMMON WALLS MIN. R-19 INSULATION IN CEILING. MIN. R-11 INSULATION IN COMMON WALLS.

ENTER GARAGE DOOR NOTE:
(TRIMMED) 1 3/8. SOLID CORE SELF CLOSING DOOR. MIN. 4" STEP BETWEEN GARAGE FLOOR AND FINISHED FLOOR OF HOUSE.

BASEMENT:
"4" CONC. SLAB W/ 6x6 10/10 W.W.M.
ON 4" CRUSHED STONE
"6 MIL POLY VAPOR BARRIER
"2-R INSULATION ON FLOOR
"DOUBLE JOISTS & PARTITIONS ABOVE TYP.

HVAC EQUIPMENT NOTE:
HEATING, COOLING & HOT WATER EQUIPMENT TO BE LOCATED IN BASEMENT OR THE EXTENT OF A DETACHED HVAC UNIT LOCATED IN THE ATTIC. TRANSOM GRILL SHOULD BE ADEQUATE FOR THE ADDITIONAL EQUIPMENT LOADS.

ELECTRICAL SYMBOLS

- S SINGLE POLE SWITCH
- S3 THREE POLE SWITCH
- S4 FOUR POLE SWITCH
- S6 DIMMER SWITCH
- DUPLEX OUTLET
- DUPLEX OUTLET CONTROL FAMILY INTERRUPTED
- DUPLEX OUTLET WATER PROOF GFI
- CEILING LIGHT FIXTURE
- WATER PROOF LIGHT FIXTURE
- PULL CHAIN
- CEILING LIGHT FIXTURE W/ EXHAUST FAN
- SMOKE DETECTOR
- HEAT DETECTOR
- CARBON MONOXIDE DETECTOR
- CO CARBON MONOXIDE
- SD/CO DETECTOR AND SMOKE COMBO DETECTOR COMBO
- OUTDOOR LIGHT
- CEILING FAN W/ LIGHT FIXTURE

SMOKE DETECTOR NOTE:
-ALL SMOKE DETECTORS TO BE WIRED TOGETHER TO PROVIDE A SIMULTANEOUS ALARM.

-SMOKE DETECTORS SHALL BE 120 VOLT, WITH A BATTERY BACKUP TYP.

SMOKE DETECTOR NOTES.
-ALL SMOKE DETECTORS TO BE WIRED TOGETHER TO PROVIDE A SIMULTANEOUS ALARM.

-SMOKE DETECTORS SHALL BE 120 VOLT, WITH A BATTERY BACKUP TYP.

-SMOKE DETECTORS SHALL NOT BE INSTALLED WITHIN 36" HORIZONTAL PATH FROM THE FOLLOWING LOCATIONS:
I. A DOOR TO A BATHROOM CONTAINING A SHOWER OR TUB.
II. SUPPLY DUCTWORK OF A FORCED AIR HEATING OR COOLING SYSTEM.
III. WITHIN THE TOP OF THE BLADE OF A CEILING- SUSPENDED (PADDLE) FAN

-SMOKE DETECTORS INSTALLED WITHIN A 36" HORIZONTAL PATH OF A COOKING APPLIANCE SHALL BE EQUIPPED WITH AN ALARM-SILENCING FEATURE ON ONE OF THE PHOTOELECTRIC TYPE.

LIFE SAFETY SYMBOLS & REQUIREMENTS

- SMOKE DETECTOR
- HEAT DETECTOR
- CARBON MONOXIDE DETECTOR
- CO CARBON MONOXIDE
- SD/CO DETECTOR AND SMOKE COMBO DETECTOR COMBO

SMOKE DETECTORS ARE REQUIRED AS FOLLOWS:
* ONE SMOKE DETECTOR IN THE BASEMENT AND ON EACH HABITABLE STORY OF THE DWELLING
* ONE SMOKE DETECTOR AT THE BASE OF ALL STAIRS TO ADJACENT OCCUPIED FLOOR.
* ONE SMOKE DETECTOR OUTSIDE OF EACH SEPARATE SLEEPING AREA.
* ONE SMOKE DETECTOR WITHIN EVERY SLEEPING AREA.
* A SEPARATE OF ONE SMOKE DETECTOR SHALL BE INSTALLED FOR EVERY 1,500 SQUARE FEET OF AREA ON EACH FLOOR
* MUST BE HARDWIRED AND INTERCONNECTED SMOKE DETECTORS WITH BATTERY BACKUP
* ALL SMOKE DETECTORS MUST BE PHOTOELECTRIC.

HEAT DETECTORS ARE REQUIRED AS FOLLOWS:
* A SINGLE HEAT DETECTOR SHALL BE INSTALLED IN AN ATTACHED OR DETACHED GARAGE

CARBON MONOXIDE ALARMS ARE REQUIRED AS FOLLOWS:
* ON EVERY LEVEL OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE PORTIONS OF ATTICS AND MUST BE LOCATED WITHIN 10 FEET OF EACH BEDROOM DOOR.
* ON FOURTEEN YEAR OR FORTY FEET ABOVE BEDROOM DOOR.
* COMBINATION ALARMS (PHOTOELECTRIC SMOKE AND CARBON MONOXIDE ALARM) MAY BE USED.
* MUST BE HARDWIRED AND INTERCONNECTED WITH BATTERY BACKUP (MAY BE REPLACEABLE WHEN FOUND THE SMOKING SMOKE DETECTOR SYSTEM.)

REVISION	#
1.28.10	1

BASEMENT FLOOR PLAN
LEGEND, NOTES & SYMBOLS

PROPOSED ADDITION TO:
LEMAY RESIDENCE
108 MAIN STREET
SOUTH GRAFTON MASSACHUSETTS

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JM III

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A-4

TABLE 602.3(1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING OF FASTENERS
	ROOF		
[illegible]	[illegible]	[illegible]	[illegible]
	WALL		
[illegible]	[illegible]	[illegible]	[illegible]
	FLOOR		
[illegible]	[illegible]	[illegible]	[illegible]

TABLE 602.3(1) - CONTINUED FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

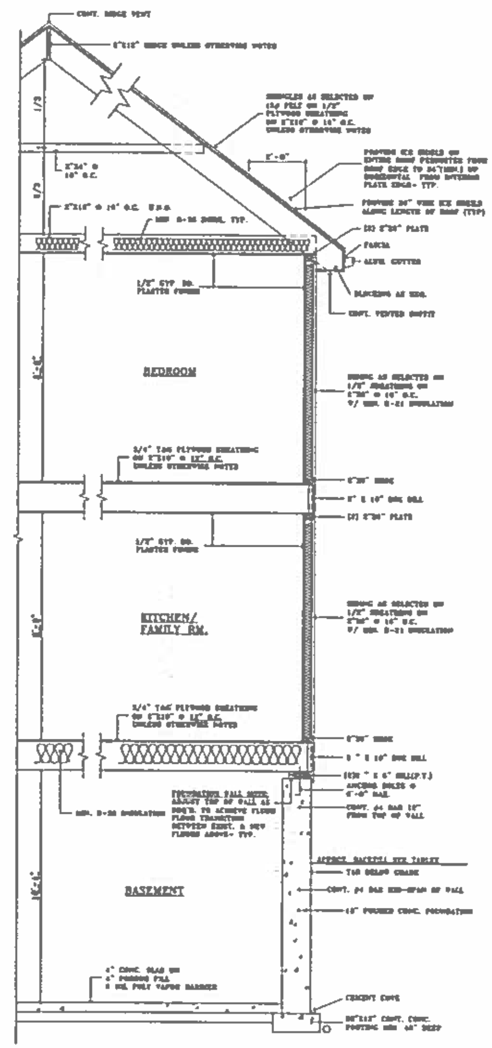
ITEM	DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER	EDGES (inches)	INTERMEDIATE SUPPORTS (inches)
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

[illegible]

TABLE 602.3(2) ALTERNATE ATTACHMENTS

NOMINAL MATERIAL THICKNESS (inches)	DESCRIPTION OF FASTENER AND LENGTH (inches)	SPACING OF FASTENERS: EDGES (inches)	SPACING OF FASTENERS: INTERMEDIATE SUPPORTS (inches)
[illegible]	[illegible]	[illegible]	[illegible]

[illegible]



TYP. SECTION
SCALE: 1/2"=1'-0"

REVISION | #

SECTION DETAIL
FASTENING SCHEDULE

PROPOSED ADDITION TO:
LEMAY RESIDENCE
166 MAIN STREET
SOUTH GRAFTON MASSACHUSETTS

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CONSTRUCTION SPECIFICATIONS
(WHERE APPLICABLE)

GENERAL CONDITIONS

1.) THERE ARE BUILDERS PLANS. THE FOLLOWING, UNLESS PROVIDED FOR IN THESE DRAWINGS, ARE TO BE FURNISHED BY OTHERS:

A.) SITE GRADING, SOIL BEARING CAPACITY, DRAINAGE, UTILITIES, BUILDING LOCATION AND CONSTRUCTION OUTSIDE OF BUILDING PROPER INCLUDING LANDSCAPING.

B.) SELECTION OF MATERIALS, FINISHES, CABINETRY, AND HARDWARE.

C.) DESIGN OF HEATING, PLUMBING, AND ELECTRICAL PLANS AND THE COORDINATION OF THEM IN CONSTRUCTION.

2.) THE ARCHITECT WILL NOT BE RESPONSIBLE WHERE CONSTRUCTION DEVIATES FROM THESE DRAWINGS OR WRITTEN RECOMMENDATIONS.

3.) CONSTRUCTION SHALL CONFORM TO ALL LOCAL BUILDING CODES AND ORDINANCES HAVING JURISDICTION. WHERE DRAWINGS CONFLICT WITH CODES, CODE REQUIREMENTS SHALL TAKE PRECEDENCE.

FOUNDATION

1.) REMOVE ALL TOP SOIL, SUBSOIL AND OTHER DETERIOUS MATERIAL FROM WITHIN BUILDING AREA BEFORE BEGINNING WORK.

2.) PLACE ALL DEEP FILLS UNDER SLABS IN 6" LAYERS, COMPACTED TO 95% MINIMUM A.A.S.H.O. DENSITY.

3.) EXTERIOR FOOTINGS SHALL BE 4'-0" MIN. BELOW FINISHED GRADES OR DEEPER IF REQUIRED BY CODE.

4.) FOOTINGS SHALL BE MIN. 4" EACH SIDE OF WALL ABOVE AND MIN. 8" DEEP. ADD 8" TO WIDTH IF FOOTINGS ARE NOT FORMED. CHIMNEY - 6" EACH SIDE AND 12" DEEP.

5.) WHERE FOOTINGS ARE STEPPED, BOTTOMS SHALL NOT SLOPE MORE THAN ONE FOOT VERTICALLY FOR EACH TWO FOOT HORIZONTALLY.

6.) FOOTINGS ARE DESIGNED FOR AND SHALL BEAR ON FIRM UNDISTURBED EARTH HAVING 4000 P.S.F. BEARING CAPACITY.

7.) CONSTRUCT GROUND SLABS ON 4" POROUS FILL. PROVIDE VAPOR BARRIER OF MIN. 6 MIL. PROVIDE MIN. 6"X6" 10/10 WWM.

8.) CONCRETE SHALL BE 2500 P.S.I. STONE AGGREGATE READY MIX FOR FOOTINGS, AND 3500 P.S.I. OR GREATER FOR SLABS.

MASONRY

1.) CONSTRUCT FOUNDATION WALLS OF POURED CONCRETE OR LIGHT WEIGHT CONCRETE BLOCK, LAID UP IN RUNNING BOND WITH BOTTOM COURSE FILLED SOLID AND A 4" MIN. SOLID CAP BLOCK UNDER FRAMING MEMBERS. (CONCRETE BLOCK WITH 1900 P.S.I. COMPRESSIVE STRENGTH MAY BE USED IN RESIDENTIAL CONSTRUCTION.)

2.) FOUNDATION DEPTH

FOUNDATION WALL CONSTRUCTION		[illegible] SUPPORTING WALL CONSTRUCTION		
TYPE	THICKNESS	FRAME	MASONRY	MASONRY VENEER
HOLLOW MASONRY	8"	4'-0"	5'-0"	6'-0"
	10"	5'-0"	5'-0"	6'-0"
	12"	7'-0"	7'-0"	7'-0"

3.) DAMPPROOF HOLLOW BLOCK WALLS WITH 1/2" PORTLAND CEMENT PARGING, APPLIED TO EXTERIOR FROM COVE TO CAP. APPLY BITUMINOUS DAMPPROOFING OVER PARGING BELOW GRADE.

4.) PROVIDE 1/2"x 1'-6" ANCHOR BOLTS AT 6'-0" (MAX.) O.C. FOR WOOD SILLS. PROVIDE BOLTS WITHIN 12" (MAX.) OF ALL CORNERS. SEE MA. STATE SUPPLEMENT BUILDING CODE TO THE 2015 I.R.C., SECTION 403.1.6.

5.) PROVIDE 8" SOLID BRICK MASONRY UNDER GIRDER ENDS.

6.) INSTALL FIRE CLAY FLUE LINING AND THIMBLE IN ALL MASONRY CHIMNEYS AS FOLLOWS:
A.) FOR HEATING UNIT: SIZE AS RECOMMENDED BY MANUFACTURER.
B.) FOR FIREPLACES: SIZE AS REQUIRED BY DAMPER MANUFACTURER FOR FIREPLACE DIMENSIONS SHOWN.
C.) PREFABRICATED FIRE PLACE AND CHIMNEY FLUES SHALL BE INSTALLED AS PER MANUFACTURER'S WRITTEN SPECIFICATIONS.

7.) BRICK VENEER SHALL BEAR ON 12" BLOCK FOUNDATIONS WITH SEMI-SOLID BLOCK UNDER FIRST COURSE OF BRICK. PROVIDE FLASHING WITH WEEP HOLES AT 2'-0" O.C.

8.) ANCHOR BRICK VENEER TO MASONRY BACK UP OR WOOD FRAMING WITH GALVANIZED STEEL TIES SPACED 24" HORIZONTALLY AND 16" VERTICALLY.

9.) LINTELS - ONE ANGLE FOR EACH FOUR INCHES OF MASONRY OVER ALL OPENINGS AND RECESSES AS FOLLOWS:
0'-0" TO 4'-0" USE 3 1/2" X 3 1/2" X 5/16"
4'-0" TO 6'-0" USE 4" X 3 1/2" X 5/16"
6'-0" TO 8'-0" USE 5"X 3 1/2" X 5/16"
8'-0" TO 16'-0" USE 6" X 3 1/2" X 5/16"
LINTELS SHALL BEAR 6" MIN. EACH END.

10.) PROVIDE 3/8" CAULKING JOINT BETWEEN WINDOW OR DOOR SILLS AND MASONRY SILLS.

CARPENTRY

1) LUMBER AND IT'S FASTENINGS SHALL CONFORM TO THE "WOOD FRAME CONSTRUCTION MANUAL" (WFCM) DEVELOPED BY THE AMERICAN WOOD COUNCIL (AWC) AS REFERENCED IN 2015 I.R.C.

2) STRUCTURAL LUMBER SIZES ARE BASED ON SPRUCE FIR #2 OR BETTER WITH A FIBER STRESS OF 1150 PSI AND AN "E" OF 1,400,000.

3) ANCHOR SILLS TO BOLTS SET IN MASONRY. ALL SILLS IN CONTACT WITH CONCRETE SHALL BE WOLMANIZED LUMBER.

CARPENTRY (CONT.)

4) SET ALL JOISTS AND BEAMS WITH NATURAL CAMBER UP. ENDS LAPPED OVER BEARING SHALL BE SECURELY SPIKED TOGETHER. FIRECUT ENDS BEARING IN MASONRY WALLS WITH "T" ANCHORS'S EVERY 4TH JOIST.

5) FRAME OPENINGS LARGER THAN 16" WITH DOUBLE HEADERS AND TRIMMERS. DOUBLE UP JOISTS UNDER PARTITIONS PARALLEL ABOVE.

6) PROVIDE 3/4" X 3" CROSS BRIDGING @ 8'-0" O.C. MAXIMUM AND SOLID BLOCKING AT ENDS, UNLESS NOTED OTHERWISE.

7) SUBFLOORING SHALL BE "C-D" PLYWOOD #32/16 OR BETTER WITH EXTERIOR GLUE IN SIZES SHOWN ON DRAWING.

8) HEADERS- (EXTERIOR TO BE INSULATED) UNLESS NOTED OTHERWISE:
0'-0" - 2'-0" USE (2) 2" X 4"
2'-0" - 3'-0" USE (2) 2" X 6"
3'-0" - 5'-0" USE (2) 2" X 8"
5'-0" - 7'-0" USE (2) 2" X 10"
7'-0" - 8'-0" USE (2) 2" X 12"
SPANS OVER 7'-0" PROVIDE DOUBLE STUD BEARING EACH SIDE.

9) EXTERIOR WALL SHEATHING MAY BE OMITTED WHEN CORNER BRACING AND SOLID OR HORIZONTAL BRIDGING ARE USED.

10) WOOD STAIRS. STRINGERS- CLEAR SOFT WOOD, 3/4" X 12" MINIMUM, WITH 3 1/2" MINIMUM EFFECTIVE DEPTH. TREADS- HARDWOOD, MINIMUM 9", BASEMENT STAIRS MAY BE OF SOFT WOOD. RISERS CLEAR SOFT WOOD, 8 1/4" MAXIMUM. HAND RAILS- EACH SIDE OF STAIRS AND GUARDS. BALLUSTERS @ MAXIMUM 4" O.C. OMIT ONE HANDRAIL ON STAIRS LESS THAN 44" WIDE.

11) CUTTING, NOTCHING AND DRILLING R502.8
A) R502.8.1 SAWN LUMBER
NOTCHES IN SOLID LUMBER JOISTS, RAFTERS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCHES AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER. THE TENSION SIDE OF MEMBERS 4 INCHES (102 MM) OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED EXCEPT AT THE ENDS OF THE MEMBER. THE DIAMETER OF THE HOLES BORED OR CUT INTO MEMBERS SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE MEMBER. HOLES SHALL NOT BE CLOSER THAN 2 INCHES (51 MM) TO THE TOP OR BOTTOM OF THE MEMBER, OR TO ANY OTHER HOLE LOCATED IN THE MEMBER. WHEN THE MEMBER IS ALSO NOTCHED, THE HOLES SHALL NOT BE CLOSER THAN 2 INCHES (51 MM) TO THE NOTCH.

B) R502.8.2 ENGINEERED WOOD PRODUCTS
CUTS, NOTCHES AND HOLES BORED IN TRUSSES, STRUCTURAL COMPOSITE LUMBER, STRUCTURAL GLUE-LAMINATED TIMBER MEMBERS OR I-JOISTS ARE PROHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURER'S RECOMMENDATIONS OR WHERE THE EFFECTS OF SUCH ALTERATIONS ARE SPECIFICALLY CONSIDERED IN THE DESIGN OF THE MEMBER BY A REGISTERED DESIGN PROFESSIONAL.

C) R502.9 FASTENING
FLOOR FRAMING SHALL BE NAILED IN ACCORDANCE WITH TABLE R602.3(1). WHERE POST AND BEAM OR GIRDER CONSTRUCTION IS USED TO SUPPORT FLOOR FRAMING, POSITIVE CONNECTIONS SHALL BE PROVIDED TO ENSURE AGAINST UPLIFT AND LATERAL DISPLACEMENT.

D) R502.10 FRAMING OF OPENINGS
OPENINGS IN FLOOR FRAMING SHALL BE FRAMED WITH A HEADER AND TRIMMER JOISTS. WHERE THE HEADER JOIST SPAN DOES NOT EXCEED 4 FEET (1219 MM), THE HEADER JOIST SHALL BE A SINGLE MEMBER THE SAME SIZE AS THE FLOOR JOIST. SINGLE TRIMMER JOISTS SHALL BE USED TO CARRY A SINGLE HEADER JOIST THAT IS LOCATED WITHIN 3 FEET (914 MM) OF THE TRIMMER JOIST BEARING. WHERE THE HEADER JOIST SPAN EXCEEDS 4 FEET (1219 MM), THE TRIMMER JOISTS AND THE HEADER JOIST SHALL BE DOUBLED AND OF SUFFICIENT CROSS SECTION TO SUPPORT THE FLOOR JOISTS FRAMING INTO THE HEADER.

R502.8 CUTTING, DRILLING AND NOTCHING
STRUCTURAL FLOOR MEMBERS SHALL NOT BE CUT, BORED OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN THIS SECTION. SEE FIGURE R502.8.

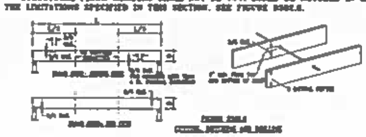


FIGURE R502.8
CUTTING, NOTCHING AND DRILLING

MISCELLANEOUS

1) ENTRANCE DOORS, SIDELIGHTS AND SHOWER DOORS HAVING GLAZING MUST CONFORM TO THE REQUIREMENTS OF THE ANNOTATED LAWS OF MASSACHUSETTS BUILDING CODE. 9TH EDITION.

2) ALL BATHS & LAVATORIES SHALL HAVE EXHAUST FANS DUCTED TO EXTERIOR.

ENERGY COMPLIANCES

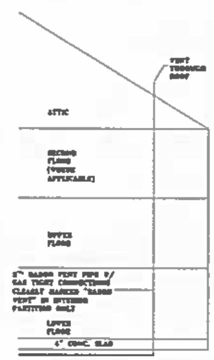
THE BUILDING SHOWN COMPLIES WHEN IT MEETS ALL CRITERIA OF ENERGY CONSERVATION PER MASSACHUSETTS STATE BUILDING CODE. 9TH ED, AND 2015 IECC

4) PLUMBING SYSTEM.

FIXTURES	DRAIN	TRAP	VENT	H.W.	C.W.
WATER CLOSET	4"	4"	2"	-	1 1/2"
TUB	1 1/2"	1 1/2"	1 1/2"	1/2"	1/2"
SHOWER	2"	2"	1 1/2"	1/2"	1/2"
LAVATORY	1 1/2"	1 1/2"	1 1/2"	1/2"	1/2"
KITCHEN SINK	1 1/2"	1 1/2"	1 1/2"	1/2"	1/2"
LAUNDRY	1 1/2"	1 1/2"	1 1/2"	1/2"	1/2"

A) DOMESTIC WATER COMBINED MAIN= 3/4"
B) BUILDING WATER SUPPLY= 3/4" COPPER
C) COMBINED BUILDING WASTE= 4" C.I.

LIGHTING
LIGHTING: BUILDING SHALL COMPLY TO CONSERVATION PER 2015 IECC AND MODIFIED BY MASSACHUSETTS STATE BUILDING CODE. 9TH ED.



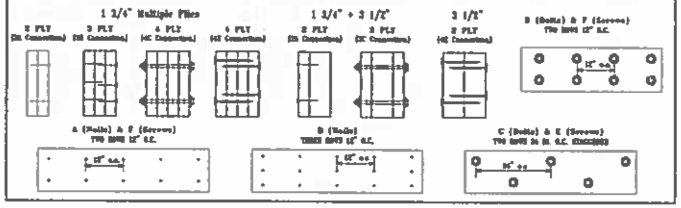
RADON VENT
N.T.S.

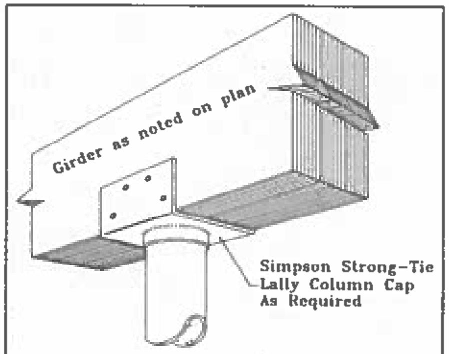
BEAM & HEADER FASTENING SCHEDULE

Maximum Uniform Load Applied to Either or Both Outside Pieces
(Pounds per lineal foot)

Pieces in Member	16d NAILS		1/2" BOLTS		SCREWS (Note 9)	
	A	B	C	D	E	F
	2 rows 12" o.c.	3 rows 12" o.c.	2 rows 24" o.c. stag.	2 rows 12" o.c.	2 rows 24" o.c.	2 rows 12" o.c.
2	505	760	505	1015	600	995
3	380	570	380	760	375	745
4	Not Permitted		340	675	330	660

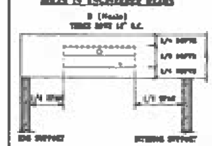
NOTES:
1. Confirm adequacy of the beam (depth and number of pieces) for carrying the designated load.
2. [illegible]
3. Top and bottom row of connectors should be 2" from edge.
4. [illegible]
5. For three-piece members, specified nailing is from the each side.
6. [illegible]
7. Four-piece members must be bolted or attached with 6" screws from both sides.
8. Floor posts must be attached with approved metal hangers.
9. Screws are [illegible] of Simpson Strong-Tie SDS installed per manufacturer instructions.
10. Screws for 3-ply and 4-ply members must be from both sides of beam.





LALLY COL. CAP DETAIL
N.T.S.

HOLES IN ENGINEERED BEAMS



NOTES:
[illegible]

REVISION	#

GENERAL NOTES
DETAILS & SCHEDULE

PROPOSED ADDITION TO:
LEMAY RESIDENCE
188 MAIN STREET
SOUTH GRAFTON MASSACHUSETTS

JOHN MARRO III, A.I.A.
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JM III

DATE:	DRAWN:
11.20.18	MM
SCALE:	CHKD:
NOTED	JMIII
FILE NAME:	REV:
	-

A-6

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TABLE 602.10.2(1) BRACING REQUIREMENTS BASED ON WIND SPEED
(AS A FUNCTION OF BRACED WALL LINE SPACING)

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	10	4.2	4.2	2.5	5.0
		20	8.5	8.5	5.0	4.0
		30	12.8	12.8	7.5	4.0
		40	17.3	17.3	9.0	7.5
		50	21.8	21.8	11.3	9.5
		60	26.3	26.3	13.5	11.0
		10	5.0	6.5	5.0	4.0
		20	10.0	14.0	9.0	5.0
		30	15.0	23.0	13.5	11.0
		40	20.1	33.5	17.0	14.5
		50	25.1	44.5	21.0	19.0
		60	30.5	55.5	25.0	23.0
		10	10	10.5	7.5	4.0
		20	17	22.5	13.5	10.0
		30	17	34.0	20.5	16.5
		40	17	44.0	26.0	23.0
		50	17	54.0	31.0	29.5
		60	17	64.0	36.5	36.0

TABLE R602.10.1.2(1)a, b, c, d, e—continued BRACING REQUIREMENTS BASED ON WIND SPEED (as a function of braced wall line spacing)

For SI: 1 foot = 304.8 mm, 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s, 1 pound force = 4.448 N.

a. Tabulated bracing lengths are based on Wind Exposure Category B, a 30-ft mean roof height, a 10-ft eave to ridge height, a 10-ft wall height, and two braced wall lines sharing load in a given plan direction on a given story level. Methods of bracing shall be as described in Sections R602.10.2, R602.10.4 and R602.10.5. Interpolation shall be permitted.

b. For other mean roof heights and exposure categories, the required bracing length shall be multiplied by the appropriate factor from the following table:

[illegible]	[illegible] / [illegible]		
	[illegible] B	[illegible] C	[illegible] D
1	1.0	1.2	1.5
2	1.0	1.3	1.6
3	1.0	1.4	1.7

c. For other roof-to-eave ridge heights, the required bracing length shall be multiplied by the appropriate factor from the following table: interpolation shall be permitted.

[illegible]	[illegible]			
[illegible]	5 FT OR LESS	10 FT	15 FT	20 FT
[illegible]	0.7	1.0	1.3	1.7
[illegible] + [illegible]	0.83	1.0	1.20	1.4
[illegible] + 2 [illegible]	0.9	1.0	1.1	1.2

d. For a maximum 8-foot wall height, multiplying the table values by 0.85 shall be permitted. For a maximum 9-foot wall height, multiplying the table values by 0.90 shall be permitted. For a maximum 12-foot wall height, the table values shall be multiplied by 1.1.

e. For three or more braced wall lines in a given plan direction, the required bracing length on each braced wall line shall be multiplied by the appropriate factor from the following table:

[illegible]	[illegible]
3	1.00
4	1.00
≥5	1.00

f. Bracing lengths are based on the application of gypsum board finish (or equivalent) applied to the inside face of a braced wall panel. When gypsum board finish (or equivalent) is not applied to the inside face of braced wall panels, the tabulated lengths shall be multiplied by the appropriate factor from the following table:

[illegible]	[illegible]
[illegible]	1.0
[illegible]	1.4

g. Bracing lengths for Method CS are based on the application of gypsum board on both faces of a braced wall panel. When Method CS is provided on only one side of the wall, the required bracing amounts shall be doubled. Then Method CS braced wall panels installed in accordance with Section R602.10.2 are fastened at 4 inches on center at panel edges, including top and bottom plates, and are blocked at all horizontal joints, multiplying the required bracing percentage for wind loading by 0.7 shall be permitted.

h. Method LIB bracing shall have gypsum board attached to at least one side according to the Section R602.10.2 Method GB requirements.

i. Required bracing length for Methods DWB, WSP, SFB, PBS, PCP and HPS in braced wall lines located in one-story buildings and in the top story of two or three story buildings shall be permitted to be multiplied by 0.80 when an approved hold-down device with a minimum uplift design value of 800 pounds is fastened to the end studs of each braced wall panel in the braced wall line and to the foundation or framing below.

TABLE R602.10.4.1 CONTINUOUS SHEATHING METHODS

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
CS-WSP	[illegible]	3/8"		[illegible]
CS-G	[illegible]	3/8"		[illegible]
CS-PF	[illegible]	[illegible]		[illegible]

For SI: 1 inch = 25.4 mm, 1 pound per square foot = 47.88 Pa.

a. Applies to one wall of a garage only.

b. Roof covering dead loads shall be 3 psf or less.

TABLE R602.10.4.2 LENGTH REQUIREMENTS FOR BRACED WALL PANELS WITH CONTINUOUS SHEATHING[a,b] (INCHES)

[illegible]	[illegible]	[illegible]				
		0	5	10	15	20
CS-WSP		24	27	31	34	38
		48	54	62	68	76
		72	81	93	-	-
		96	108	124	-	-
		120	135	155	-	-
		144	162	186	-	-
		168	189	217	-	-
		192	216	248	-	-
		216	243	279	-	-
		240	270	310	-	-
		264	-	341	-	-
		288	-	372	-	-
		312	-	403	-	-
		336	-	434	-	-
		360	-	465	-	-
		384	-	496	-	-
		408	-	527	-	-
		432	-	558	-	-
		456	-	589	-	-
		480	-	620	-	-
CS-G		298	341	397	-	-
CS-PF		480	480	480	-	-

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

a. Interpolation shall be permitted.

TABLE 602.10.6(1) BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING

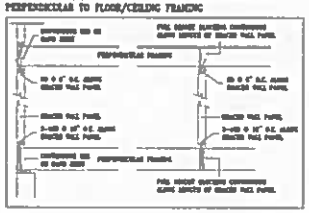


TABLE 602.10.6(1) BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS

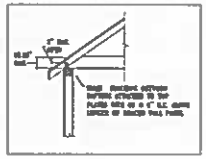
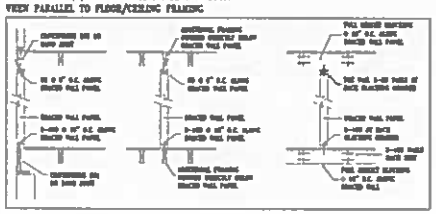
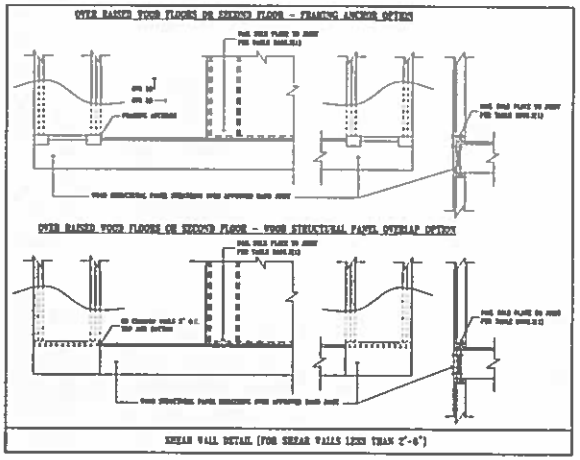
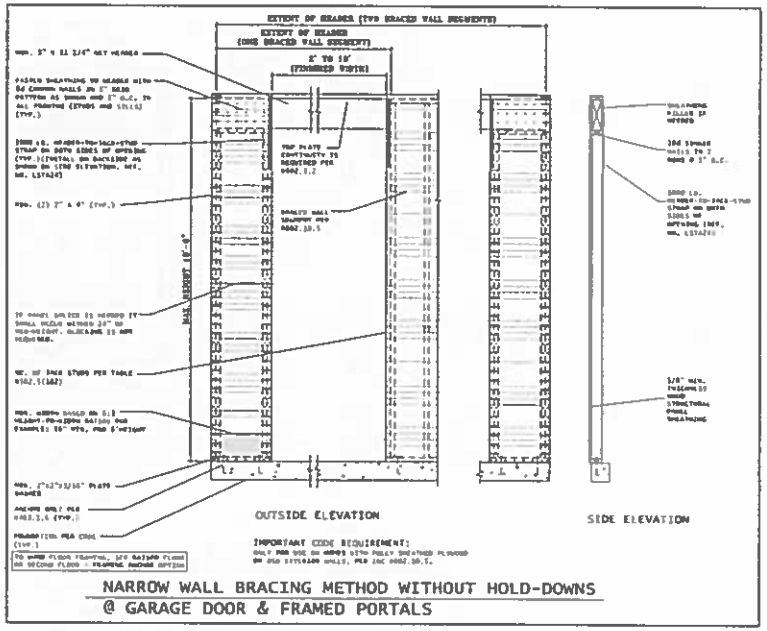


TABLE 602.10.6(2) BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING







NARROW WALL BRACING METHOD WITHOUT HOLD-DOWNS
@ GARAGE DOOR & FRAMED PORTALS

REVISION	#

BRACED WALL
NOTES & DETAILS

PROPOSED ADDITION TO:
LEMAY RESIDENCE
168 MAIN STREET
SOUTH CRAFTON MASSACHUSETTS

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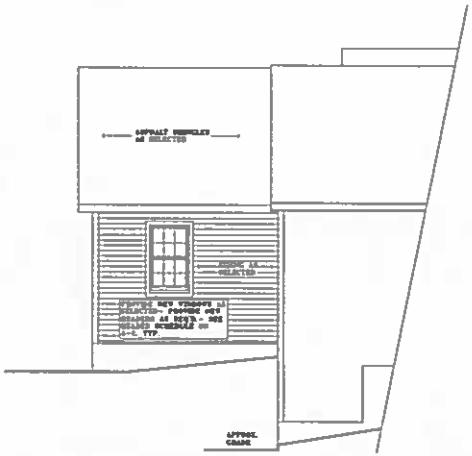
JM III

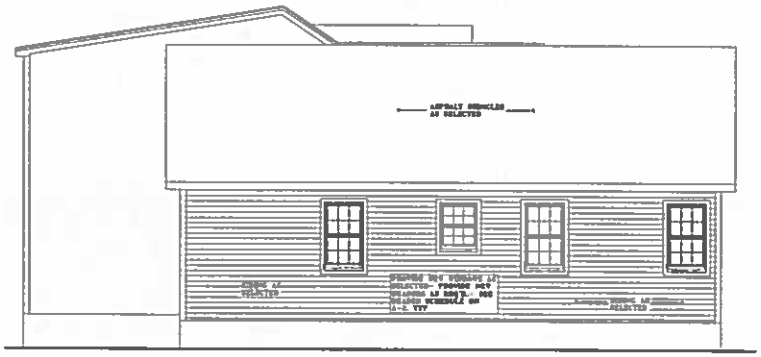
DATE: 11.20.18	DRAWN: MM
SCALE: NOTED	CHKD: JM III
FILE NAME:	REV:

A-7

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



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



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

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

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PLANNING BOARD
GRAFTON, MA

REVISION	#

ELEVATIONS

PROPOSED ALTERATION TO:
LEMAY RESIDENCE
188 MAIN STREET
SOUTH GRAFTON MASSACHUSETTS

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JM III

DATE: 1.29.19	DRAWN: MM
SCALE: NOTED	CHKD: JMIII
FILE NAME:	REV: -

E-1

CONSTRUCTION SPECIFICATIONS
(WHERE APPLICABLE)

GENERAL CONDITIONS

1.) THESE ARE BUILDING PLANS. THE FOLLOWING, UNLESS PROVIDED FOR IN THESE DRAWINGS, ARE TO BE FURNISHED BY OTHERS:

A.) SITE GRADING, SOIL BEARING CAPACITY, DRAINAGE, UTILITIES, BUILDING LOCATION AND CONSTRUCTION OUTSIDE OF BUILDING PROPER INCLUDING LANDSCAPING.

B.) SELECTION OF MATERIALS, FINISHES, CABINETRY, AND HARDWARE.

C.) DESIGN OF HEATING, PLUMBING, AND ELECTRICAL PLANS AND THE COORDINATION OF THEM IN CONSTRUCTION.

2.) THE ARCHITECT WILL NOT BE RESPONSIBLE WHERE CONSTRUCTION DEVIATES FROM THESE DRAWINGS OR WRITTEN RECOMMENDATIONS.

3.) CONSTRUCTION SHALL CONFORM TO ALL LOCAL BUILDING CODES AND ORDINANCES HAVING JURISDICTION. WHERE DRAWINGS CONFLICT WITH CODES, CODE REQUIREMENTS SHALL TAKE PRECEDENCE.

FOUNDATION

1.) REMOVE ALL TOP SOIL, RUBBISH AND OTHER DETRIMENTAL MATERIAL FROM UNDER BUILDING AREA BEFORE BEGINNING WORK.

2.)PLACE ALL DEEP FILLS UNDER SLABS IN 6" LAYERS, COMPACTED TO 95% MINIMUM A.A.S.H.O. DENSITY.

3.)EXTERIOR FOOTINGS SHALL BE 4'-0" MIN. BELOW FINISHED GRADE OR DEEPER IF REQUIRED BY CODE.

4.)FOOTINGS SHALL BE MIN. 4" EACH SIDE OF WALL ABOVE AND MIN. 8" DEEP. ADD 4" TO WIDTH OF FOOTINGS ARE NOT FORMED. CHIMNEY - 6" EACH SIDE AND 12" DEEP.

5.)WHERE FOOTINGS ARE STEPPED, BOTTOMS SHALL NOT SLOPE MORE THAN ONE FOOT VERTICALLY FOR EACH TWO FOOT HORIZONTALLY.

6.)FOOTINGS ARE DESIGNED FOR AND SHALL BEAR ON FIRM UNDISTURBED EARTH HAVING 4000 P.S.F. BEARING CAPACITY.

7.)CONSTRUCT GROUND SLABS ON 4" POROUS FILL. PROVIDE VAPOR BARRIER OF MIN. 6 MIL. PROVIDE MIN. 6"X6" 10/10 WWM.

8.)CONCRETE SHALL BE 2500 P.S.I. STONE AGGREGATE HEAVY MIX FOR FOOTINGS, AND 3000 P.S.I. OR GREATER FOR SLABS.

MASONRY

1.)CONSTRUCT FOUNDATION WALLS OF POURED CONCRETE OR LIGHT WEIGHT CONCRETE BLOCK, LAID UP IN RUNNING BOND WITH BOTTOM COURSE FILLED SOLID AND A 4" MIN. SOLID CAP BLOCK UNDER FRAMING MEMBERS. (CINDER BLOCK WITH 1000 P.S.I. COMPRESSIVE STRENGTH MAY BE USED IN RESIDENTIAL CONSTRUCTION.)

2.)FOUNDATION DEPTH

FOUNDATION WALL CONSTRUCTION		MAX. DEPTH BELOW GRADE SUPPORTING WALL CONSTRUCTION		
TYPE	THICKNESS	FRAME	MASONRY	MASONRY VENEER
HOLLOW MASONRY	8"	4'-0"	4'-0"	3'-0"
	10"	5'-0"	5'-0"	4'-0"
	12"	7'-0"	7'-0"	7'-0"

3.)DAMPPROOF HOLLOW BLOCK WALLS WITH 1/2" PORTLAND CEMENT PARGING, APPLIED TO EXTERIOR FROM COVE TO CAP. APPLY BITUMINOUS DAMPPROOFING OVER PARGING BELOW GRADE.

4.)PROVIDE 1/2"X 1'-6" ANCHOR BOLTS AT 6'-0" (MAX.) O.C. FOR WOOD SILLS. PROVIDE BOLTS WITHIN 24" (MAX.) OF ALL CORNERS. SEE MA. STATE SUPPLEMENT BUILDING CODE TO THE 2015 I.R.C., SECTION 403.1.6.

5.)PROVIDE 8" SOLID BRICK MASONRY UNDER GIRDER ENDS.

6.)INSTALL FIRE CLAY FLUE LINING AND THIMBLE IN ALL MASONRY CHIMNEYS AS FOLLOWS:
A.)FOR HEATING UNIT: SIZE AS RECOMMENDED BY MANUFACTURER.
B.)FOR FIREPLACES: SIZE AS REQUIRED BY DAMPER MANUFACTURER FOR FIREPLACE DIMENSIONS SHOWN
C.)PREFABRICATED FIRE PLACE AND CHIMNEY FLUES SHALL BE INSTALLED AS PER MANUFACTURER'S WRITTEN SPECIFICATIONS.

7.)BRICK VENEER SHALL BEAR ON 12" BLOCK FOUNDATIONS WITH SEMI-SOLID BLOCK UNDER FIRST COURSE OF BRICK. PROVIDE FLASHING WITH WEEP HOLES AT 2'-0" O.C.

8.)ANCHOR BRICK VENEER TO MASONRY BACK UP OR WOOD FRAMING WITH GALVANIZED STEEL TIES SPACED 24" HORIZONTALLY AND 16" VERTICALLY.

9.)LINTELS - ONE ANGLE FOR EACH FOUR INCHES OF MASONRY OVER ALL OPENINGS AND RECESSES AS FOLLOWS:
0'-0" TO 4'-0" USE 3 1/2" X 3 1/2" X 5/16"
4'-0" TO 6'-0" USE 4" X 3 1/2" X 5/16"
6'-0" TO 8'-0" USE 5"X 3 1/2" X 5/16"
8'-0" TO 10'-0" USE 6" X 3 1/2" X 5/16"
LINTELS SHALL BEAR 6" MIN. EACH END

10.)PROVIDE 3/8" CAULKING JOINT BETWEEN WINDOW OR DOOR SILLS AND MASONRY SILLS.

CARPENTRY

1) LUMBER AND IT'S FASTENINGS SHALL CONFORM TO THE "WOOD FRAME CONSTRUCTION MANUAL" (WFCM) DEVELOPED BY THE AMERICAN WOOD COUNCIL (AWC) AS REFERENCED IN 2015 I.R.C.

2) STRUCTURAL LUMBER SIZES ARE BASED ON SPRUCE FIR #2 OR BETTER WITH A FIBER STRESS OF 1150 PSI AND AN "E" OF 1,400,000.

3) ANCHOR SILLS TO BOLTS SET IN MASONRY. ALL SILLS IN CONTACT WITH CONCRETE SHALL BE WOLMANIZED LUMBER.

CARPENTRY (CONT.)

4) SET ALL JOISTS AND BEAMS WITH NATURAL CAMBER UP. ENDS LAPPED OVER BEARING SHALL BE SECURELY SPIKED TOGETHER. FIRECUT ENDS BEARING IN MASONRY WALLS WITH "T" ANCHOR'S EVERY 4TH JOIST.

5) FRAME OPENINGS LARGER THAN 16" WITH DOUBLE HEADERS AND TRIMMERS. DOUBLE UP JOISTS UNDER PARTITIONS PARALLEL ABOVE.

6) PROVIDE 3/4" X 3" CROSS BRIDGING @ 8'-0" O.C. MAXIMUM AND SOLID BLOCKING AT ENDS, UNLESS NOTED OTHERWISE.

7) SUBFLOORING SHALL BE "C-D" PLYWOOD #32/16 OR BETTER WITH EXTERIOR GLUE IN SIZES SHOWN ON DRAWING.

8) HEADERS- (EXTERIOR TO BE INSULATED) UNLESS NOTED OTHERWISE:
0'-0" - 3'-2" USE (2) 2" X 6"
3'-0" - 3'-6" USE (2) 2" X 8"
3'-6" - 5'-0" USE (2) 2" X 8"
5'-0" - 7'-0" USE (2) 2" X 10"
7'-0" - 8'-0" USE (2) 2" X 12"
SPANS OVER 7'-0" PROVIDE DOUBLE STUD BEARING EACH SIDE.

9) EXTERIOR WALL SHEATHING MAY BE OMITTED WHEN CORNER BRACING AND SOLID OR HORIZONTAL BRIDGING ARE USED.

10) WOOD STAIRS: STRINGERS- CLEAR SOFT WOOD, 3/4" X 12" MINIMUM, WITH 3 1/2" MINIMUM EFFECTIVE DEPTH. TREADS- HARDWOOD, MINIMUM 9". BASEMENT STAIRS MAY BE OF SOFT WOOD. RISERS CLEAR SOFT WOOD, 6 1/4" MAXIMUM. HAND RAILS- EACH SIDE OF STAIRS AND GUARDS. BALLUSTERS @ MAXIMUM 4" O.C. ONLY ONE HANDRAIL ON STAIRS LESS THAN 44" WIDE.

11) CUTTING, NOTCHING AND DRILLING R502.8
A) R502.8.1 SAWN LUMBER
NOTCHES IN SOLID LUMBER JOISTS, RAFTERS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCHES AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER. THE TENSION SIDE OF MEMBERS 4 INCHES (102 MM) OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED EXCEPT AT THE ENDS OF THE MEMBER. THE DIAMETER OF THE HOLES BORED OR CUT INTO MEMBERS SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE MEMBER. HOLES SHALL NOT BE CLOSER THAN 2 INCHES (51 MM) TO THE TOP OR BOTTOM OF THE MEMBER, OR TO ANY OTHER HOLE LOCATED IN THE MEMBER. WHEN THE MEMBER IS ALSO NOTCHED, THE HOLES SHALL NOT BE CLOSER THAN 2 INCHES (51 MM) TO THE NOTCH

B) R502.8.2 ENGINEERED WOOD PRODUCTS
CUTS, NOTCHES AND HOLES BORED IN TRUSSES, STRUCTURAL COMPOSITE LUMBER, STRUCTURAL GLUE-LAMINATED TIMBER MEMBERS OR I-JOISTS ARE PROHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURER'S RECOMMENDATIONS OR WHERE THE EFFECTS OF SUCH ALTERATIONS ARE SPECIFICALLY CONSIDERED IN THE DESIGN OF THE MEMBER BY A REGISTERED DESIGN PROFESSIONAL.

C) R502.9 FASTENING
FLOOR FRAMING SHALL BE NAILED IN ACCORDANCE WITH TABLE R602.3(1). WHERE POST AND BEAM OR GIRDER CONSTRUCTION IS USED TO SUPPORT FLOOR FRAMING, POSITIVE CONNECTIONS SHALL BE PROVIDED TO ENSURE AGAINST UPLIFT AND LATERAL DISPLACEMENT.

2) R502.10 FRAMING OF OPENINGS
OPENINGS IN FLOOR FRAMING SHALL BE FRAMED WITH A HEADER AND TRIMMER JOISTS. WHERE THE HEADER JOIST SPAN DOES NOT EXCEED 4 FEET (1219 MM), THE HEADER JOIST SHALL BE A SINGLE MEMBER THE SAME SIZE AS THE FLOOR JOIST. SINGLE TRIMMER JOISTS SHALL BE USED TO CARRY A SINGLE HEADER JOIST THAT IS LOCATED WITHIN 3 FEET (914 MM) OF THE TRIMMER JOIST BEARING. WHERE THE HEADER JOIST SPAN EXCEEDS 4 FEET (1219 MM), THE TRIMMER JOISTS AND THE HEADER JOIST SHALL BE DOUBLED AND OF SUFFICIENT CROSS SECTION TO SUPPORT THE FLOOR JOISTS FRAMING INTO THE HEADER.

R502.8 CUTTING, DRILLING AND NOTCHING
STRUCTURAL FLOOR MEMBERS SHALL NOT BE CUT, BORED OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN THIS SECTION. SEE FIGURE R502.8.

FIGURE R502.8
CUTTING, NOTCHING AND DRILLING

MISCELLANEOUS

1) ENTRANCE DOORS, SIDELIGHTS AND SHOWER DOORS HAVING GLAZING MUST CONFORM TO THE REQUIREMENTS OF THE ANNOTATED LAWS OF MASSACHUSETTS BUILDING CODE, 9TH EDITION.

2) ALL BATHS & LAVATORIES SHALL HAVE EXHAUST FANS DUCTED TO EXTERIOR.

ENERGY COMPLIANCE

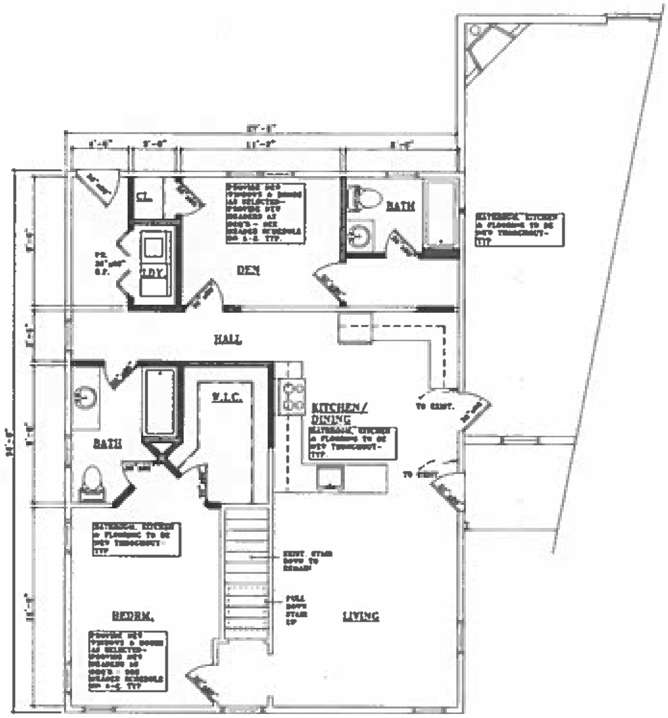
THE BUILDING SHOWN COMPLIES WHEN IT MEETS ALL CRITERIA OF ENERGY CONSERVATION PER MASSACHUSETTS STATE BUILDING CODE, 9TH ED, AND 2015 IECC

4) PLUMBING SYSTEM:

FIXTURES	DRAIN	TRAP	VENT	H.W.	C.W.
WATER CLOSET	4"	4"	2"	-	1 1/2"
TUB	1 1/2"	1 1/2"	1 1/2"	1/2"	1/2"
SHOWER	2"	2"	1 1/2"	1/2"	1/2"
LAVATORY	1 1/2"	1 1/2"	1 1/2"	1/2"	1/2"
KITCHEN SINK	1 1/2"	1 1/2"	1 1/2"	1/2"	1/2"
LAUNDRY	1 1/2"	1 1/2"	1 1/2"	1/2"	1/2"

A) DOMESTIC WATER COMBINED MAIN= 3/4"
B) BUILDING WATER SUPPLY= 3/4" COPPER
C) COMBINED BUILDING WASTE= 4" C.I.

LIGHTING
LIGHTING: BUILDING SHALL COMPLY TO CONSERVATION PER 2015 IECC AND MODIFIED BY MASSACHUSETTS STATE BUILDING CODE, 9TH ED.

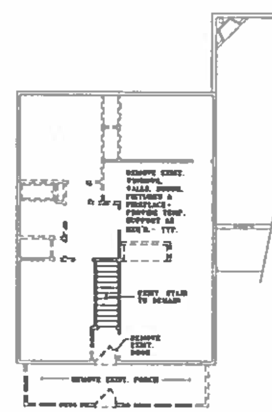


FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

ALL PERIMETER WALLS TO RECEIVE NEW SHEET ROCK W/ PLASTER FINISH, INSULATION, OUTLETS & SWITCHES- TYP.

PARTITION LEGEND:

EXISTING WALL TO REMAIN	
NEW CONSTRUCTION 2X @ 16" O.C.	



EXISTING/ DEMO PLAN
SCALE: 1/8" = 1'-0"

ALL PERIMETER WALLS TO RECEIVE NEW SHEET ROCK W/ PLASTER FINISH, INSULATION, OUTLETS & SWITCHES- TYP.

REVISION	#

FLOOR PLAN
GENERAL NOTES

PROPOSED ALTERATION TO:
LEMAY RESIDENCE
188 MAIN STREET
SOUTH GRAFTON MASSACHUSETTS

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JM III

DATE: 1.28.19	DRAWN: MM
SCALE: NOTED	CHKD: JMIII
FILE NAME:	REV: —

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