## RESIDENTIAL DESIGN

99TH GREAT ROAD, ACTON 01720 MASSACHUSETTS

#### PROJECT LOCATION



#### **GENERAL NOTES:**

- 1- ALL WORK SHALL COMPLY WITH STATE AND LOCAL BUILDING CODES AND REGULATIONS
- 2- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, AND PROCEDURES.
- 3- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS DURING BUILDING CONSTRUCTION AND SHALL PROVIDE ADEQUATE SHORING AND BRACING TO ENSURE SUCH SAFETY.
- 4- ALL DIMENSIONS AND SITE CONDITIONS SHALL BE FIELD VERIFIED AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NOTIFY THE OWNER OR DESIGNER OF ANY DISCREPANCY PRIOR TO COMMENCEMENT OF WORK.
- 5- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, AND TO PROTECT THEM FROM DAMAGE.
- 6- ALL DETAILS, SECTIONS, NOTES, OR REFERENCE TO OTHER DRAWINGS ARE INTENDED TO BE TYPICAL.
- 7- DURING CONSTRUCTION, AND PRIOR TO THE INCORPORATION OF ANY CHANGES, REVISIONS, MODIFICATIONS OR DEVIATION FROM THE CONSTRUCTION DOCUMENT, CONTRACTOR SHALL BRING TO THE ATTENTION OF THE OWNER OR DESIGNER AND OBTAIN APPROVAL FROM THE BUILDING INSPECTOR BEFORE PROCEEDING WITH THE WORK.
- 8- SPECIFIC NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT.
- 9- GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION.

10-CONTRACTOR SHALL PERFORM ALL WORKS IN COMPLIANCE:

A- Building:

INTERNATIONAL RESIDENTIAL CODE (IRC) 2015 WITH ALL MA AMENDMENTS. Any reference in 780 CMR to the International Residential Code shall be considered reference to 780 CMR 51.00 through 120.00.

B- Architectural Access:

MASSACHUSETTS ARCHITECTURAL ACCESS BOARD 521-CMR AND THE AMERICANS WITH DISABILITIES ACT (ADAAG), WHERE REQUIRED.

C- Mechanical:

INTERNATIONAL MECHANICAL CODE (IMC) 2015 WITH 780 CMR - MA MECHANICAL AMENDMENTS.

D- Electrical:

527 CMR 12.00 (2015 NATIONAL ELECTRICAL CODE) Any reference in 780 CMR to the International Electrical Code shall be considered reference to 527 CMR 12.00: Massachusetts Electrical Code (Amendments).

E- Plumbing:

248 CMR MASSACHUSETTS PLUMBING REGULATIONS Reference to the International Plumbing Code shall be considered reference to 248 CMR: Board of State Examiners of Plumbers and Gas Fitters.

F- Fire Prevention:

INTERNATIONAL FIRE CODE (IFC) AND INTERNATIONAL MECHANICAL CODE (IMC) 2015 WITH 527 CMR REGULATIONS

AND 780 CMR MA CODE AMENDMENTS

G-Energy:

2018 IECC with MA AMENDMENTS.

#### **BUILDING PHOTO**



	SHEET LIST		SHEET LIST
NO.	SHEET NAME	NO.	SHEET NAME
P0.1	TITLE SHEET AND NOTES	P4.3	REAR ELEVATION - EXISTING AND PROPOSED
P0.2	GENERAL NOTES	P4.4	RIGHT SIDE ELEVATION - EXISTING AND PROPOSED
P1.1	EXISTING 1ST FLOOR	P5.1	FRONT LEFT VIEW
P1.2	DEMOLITION PLAN	P5.2	REAR LEFT VIEW
P1.3	PROPOSED 1ST FLOOR	P5.3	REAR RIGHT VIEW
P1.4	1ST FLOOR DOORS AND WINDOWS	P5.4	FRONT RIGHT VIEW
P2.1	PROPOSED 2ND FLOOR	P6.1	GROSS FLOOR AREA
P2.2	2ND FLOOR DOORS AND WINDOWS	P7.1	1ST FLOOR LIFE SAFETY PLAN
P3.1	PROPOSED ROOF	P7.2	2ND FLOOR LIFE SAFETY PLAN
P4.1	FRONT ELEVATION - EXISTING AND PROPOSED	P8.1	GENERAL BUILDING DETAILS
P4.2	LEFT SIDE ELEVATION - EXISTING AND PROPOSED		



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### TITLE SHEET AND NOTES

Project 13/2023

Date MARCH 26th, 2023

P0.1

#### **OUTLINE CONSTRUCTION SPECIFICATIONS:**

#### A GENERAL NOTES

- 1. All work and materials shall conform with state and local codes and regulations, and shall be in accordance with good construction standards.
- 2. All dimensions to face of stud unless otherwise noted
- 3. Verify all dimensions prior to ordering materials and/ or fabrication. Do not scale off drawings. Notify architect of any discrepancies in the plans prior to constructing areas in question.

#### B SITE WORKS

1. Excavation & Grading: Excavate for new foundation. Remove all excess soil. Grade surface to direct water away from house. Final finish grading, screened loam and seed, retaining walls, walkways, paving, gravel driveway, and finish landscaping shall be under separete contract.

#### C.FLOOR CONSTRUCTION

- 1. <u>Joists</u>:As noted on framing plan. Galvanized joist and beam hangers for flush framing. Bridging or solid blocking rows between joists every 6 ft.(maximum). (Refer to Table R602,3(1)Fastener Schedule for Structural Members) Joists and hangers designed by others
- 2. Decking: 3/4" T&G CDX plywood or "Advantek" decking glued and nailed to framing. Use 1/2" underlayment board under thin-set tile and VCT. Glue and nail underlayment to subfloor.
- 3. Insulate: Floors above unconditioned space to min R-30 using closed cell spray foam or per HERS RATER specifications.
- 4. Finish flooring: As per plan or Owner's selection.

#### D.WALL CONSTRUCTION

- 1. Studs: No.2 2x6 KD spruce (SPF) studs @ 16" on center for all exterior wall construction. Interior partitions to be framed with 2x4 studs @ 16" on center, except where indicated, Refer to Table R602,3(1) Fastener Schedule for Structural Members.
- 2. Top Plates: Cap walls with double top plate overlapped at corners and intersection with bearing partitions.
- 3. Sheathing: Install 1/2" exterior grade CDX plywood sheathing, nailed according to requirements of Table R602,3(2) Fastener Schedule for Structural Members. Apply building wrap ("Typar" or "Tyvek") on all exterior wall. Tape seams and apply double coverage at all corners. Alternatively, use "zip wall" sheathing and joint tape system.
- 4. Siding: Remove all existing siding on entire home. Prepare for new siding to replace existing. New siding per Owner's selection.
- 5. Trimboards, casing, and soffits: Per Owner's selection.
- 6. Thermal barrier: Insulate exterior walls with closed cell spray foam to min. R-21. Insulate interior walls around bathrooms, and all unheated spaces with fiberglass acoustical batts. Insulate all box headers and corner stud framing.
- 7. Finish: Install 1/2" Blueboard & plaster, prep, primed and painted with 2 finish coats (Colors selected by Owner).

#### E. ROOF CONSTRUCTION:

- 1. Framing: See roof framing plans.
- 2. Ties: Install hurricane ties on each truss and rafter tall and each ridge seat with min. 365# uplift capacity (Simpson' 18 ga. H2.5 hurricane ties, or equal)
- 3. Sheathing: 5/8" exterior grade plywood sheathing nailed per Table R602,3(1) Fastener Schedule for Structural Members. Nail edges at 6" o.c. along gable ends. Alternatively use zip roof sheathing and joint tape system.
- 4. Roof Shingles: Install lifetime "Architectural" asphalt, 3 tab roof shingles over 30# felt paper. Verify manufacture's warranty-color to match existing roof.
- 5. Ice & Water Shield in valleys, over lower 3'-0" of roof edge over all slops with a pitch of less than 4 in 12 and minimum 12" up face of cheek wall.
- 6. Trim: Match existing. Verify with Owner.
- 7. Soffits and Porch ceiling: Composite trim boards, panels or beadboard per Owner's selection.
- 8. <u>Insulation</u>: Insulate roof to min R-48 using closed cell spray foam insulation or per HERS RATER specifications.
- 9. Finish: Install 1x3 strapping @ 16" on center and 4 mill poly vapor barrier. Install 1/2" Blueboard & veneer plaster. Prep and prime. Apply 2 finish coats. (Colors selected by Owner)

#### F. DOORS AND WINDOWS:

- 1. <u>Windows</u>:(Refer to window schedule) Window and ext. doors shall be Energy Star rated and qualify for Federal Tax Credits. Install pre-finished aluminum cap flashing on windows and 6" wide "Vycor" membrane flashing around entire opening sealed to nailling flange and sheathing window openings. Install bituthane membrane pan flashing at sill.
- 2. Door sizes: Shall be as noted on plans and be approved by Owner.
- 3. Wind Pressure Rating: All exterior windows and doors to have min. 30 DP rating, which meet or exceed local wind pressure exposure ratings. Selected manufacturers shall provide product test documentation verifying compliance prior to ordering materials.
- 4. Exterior Doors: (see window schedule for exterior glass doors)
- 5. <u>Interior Doors</u>: Refer to plans for sizing. Owner to approve material, style, and finish.

#### G. INTERIOR MILLWORK:

- 1. Trim: Install paint grade window and door casings, and baseboard to match existing.
- 2. Stairs: Hardwood railing and treads, and painted risers on all finished interior stairs.

#### H. MECHANICAL, ELECTRICAL & FIRE PROTECTION:

- 1. HVAC & Plumbing: Review heating system options with owner. Provide all piping, ductwork and fittings as per code. Fixtures and faucets shall be approved by
- 2. Electrical: Review electrical options with Owner, install electrical, communication, outlets, switches, lighting, CAT 5 cable and TV jacks as directed by Owner.
- 3. <u>Light Fixtures</u>: Electrical contractor shall furnish all equipment and fixtures. Final locations of all fixtures to be approved by Owner.
- 4. Smoke, Heat and CO Detectors: Install hard wired smoke detectors, carbon monoxide and heat detectors as required by the local fire department.

#### **KEY NOTE:**

THE DRAWING REPRESENT CONSTRUCTION IN SCALE BUT DO NOT "SCALE" DRAWINGS TO OBTAIN MISSING INFORMATION OR TO INTERPRET ANY INFORMATION NOT SPECIFICALLY DIMENSIONED FOR EXACT DETAILING, FABRICATION OR CONSTRUCTION PURPOSES. CONTACT THE DESIGN

ENGINEER FOR ANY REQUIRED MISSING DIMENSIONS.

THE CONTRACTOR SHALL OBTAIN ALL PERMITS FROM THE BUILDING DEPARTMENT PRIOR TO THE START OF WORK.

THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK. VERIFY AND CONFIRM ALL DIMENSIONS,

ELEVATIONS AND LOCATIONS OF EXISTING BUILDINGS AND OTHER STRUCTURES PRIOR COMMENCING THE WORK. DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER IMMEDIATELY, BEFORE PROCEEDING.

THE CONTRACTOR ARE RESPONSIBLE FOR ACCURATE COORDINATION OF ALL RELATED PROJECT DRAWINGS, INCLUDING BUT NOT LIMITED TO ARCHITECTURAL, STRUCTURAL, CIVIL AND UTILITIES DRAWINGS. THE
CONTRACTOR SHALL VERIFY ALL DETAILS, DIMENSIONS AND SYSTEMS PRIOR WORK OR ORDERING ANY ITEM AND COORDINATE WITH THE ARCHITECT OR THE RELATED ENGINEER. DO NOT COMMENCE WORK UNTIL CONDITION IS RESOLVED AND
MODIFICATION IF NEEDED IS

APPROVED. ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES THAT MAY EXIST PRIOR TO COMMENCING THE WORK.

THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING AND BRACING REQUIRED FOR PLUMPNESS, STRUCTURAL STABILITY AND

SAFETY WHENEVER REQUIRED TO SUPPORT LOADS AS MAY BE IMPOSED UPON THE STRUCTURE AND ITS COMPONENTS DURING CONSTRUCTION.

THE CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR THE SAFETY OF ADJACENT STRUCTURES, PROPERTY, HIS WORKMEN, AND THE PUBLIC, AS AFFECTED BY THE CONSTRUCTION OF THIS PROJECT.

THESE DRAWINGS ARE INTENDED TO BE USED ONLY BY EXPERIENCED CONTRACTOR WITH KNOWLEDGE ON THIS TYPE OF WORK. SOULVE PLUS PERSONNEL ARE AVAILABLE TO ANSWER QUESTIONS AND ASSIST THE CONTRACTOR BY EXPLAINING THE DESIGN INTENT.

CONTRACTOR SHALL UNDERSTAND THE COMPLEXITIES OF THE PROJECT AND THE CONSTRUCTION SEQUENCE. THE CONTRACTOR ASSUMES TOTAL RESPONSIBILITY FOR ANY CONSEQUENCE OF THAT ACTION.



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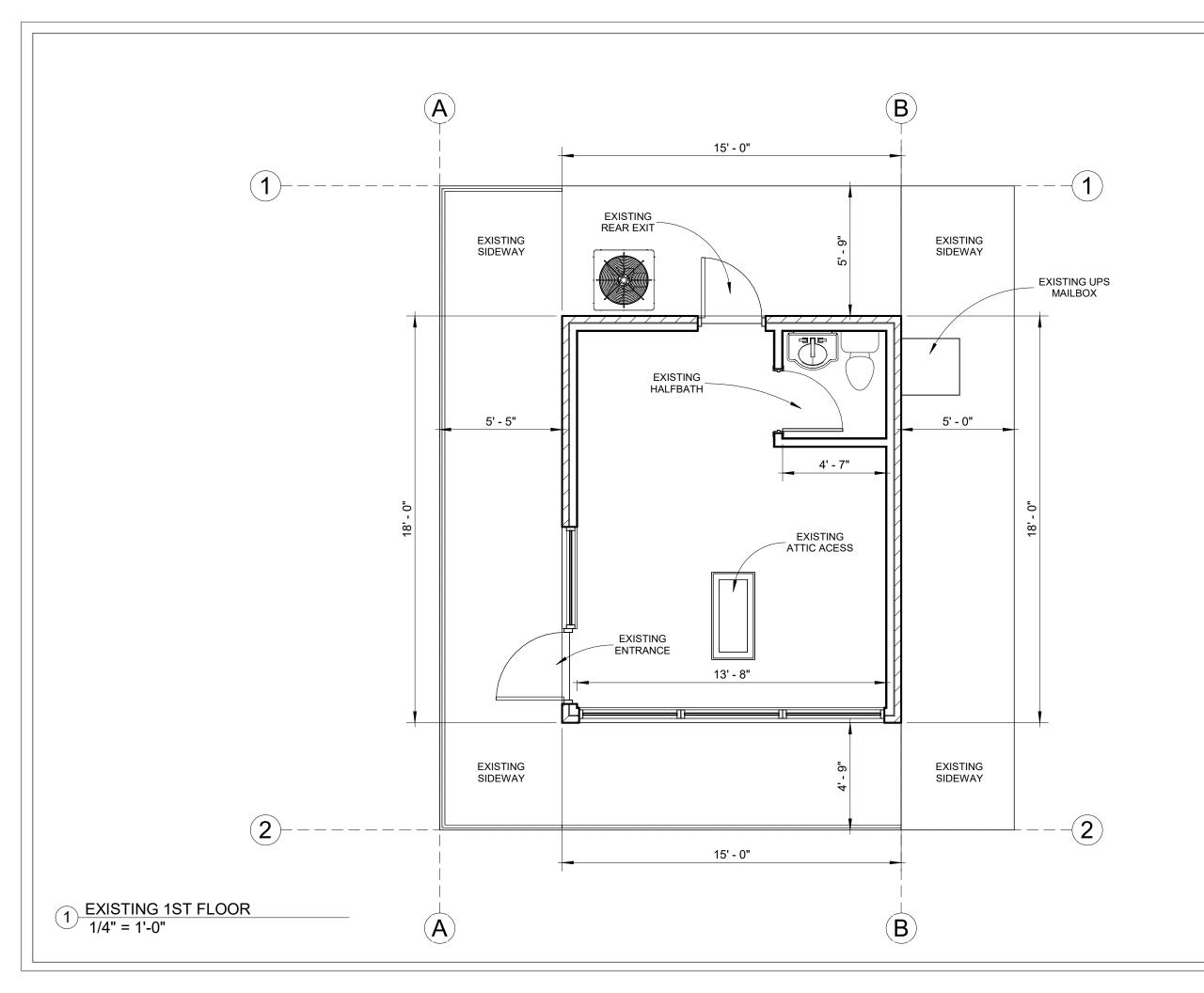
**GENERAL NOTES** 

Project

13/2023

Date MARCH 26th, 2023

P0.2





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### **EXISTING 1ST FLOOR**

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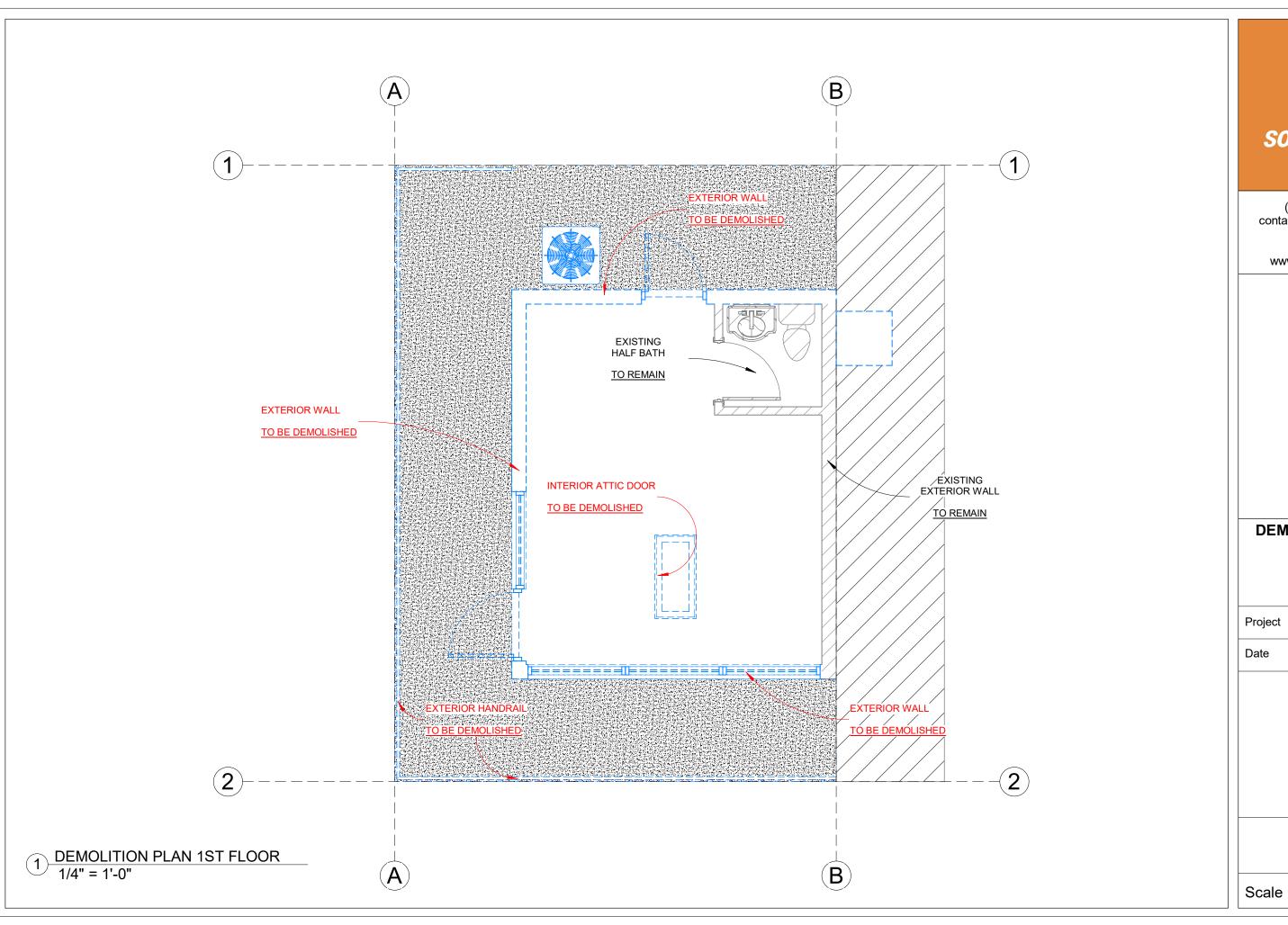
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P1.1

Scale 1/4" = 1'-0"





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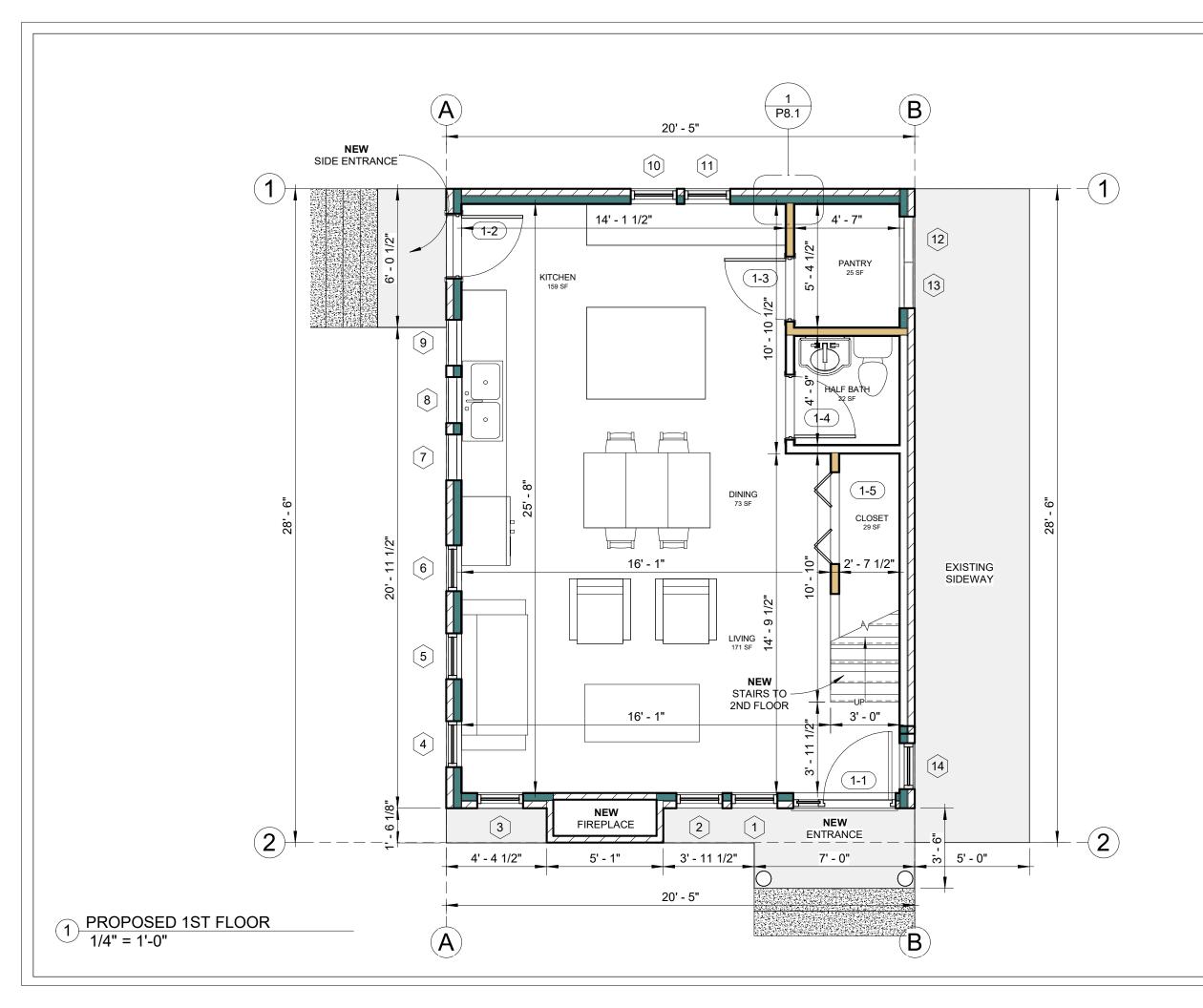
### **DEMOLITION PLAN**

13/2023

MARCH 26th, 2023

P1.2

1/4" = 1'-0"





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# PROPOSED 1ST FLOOR

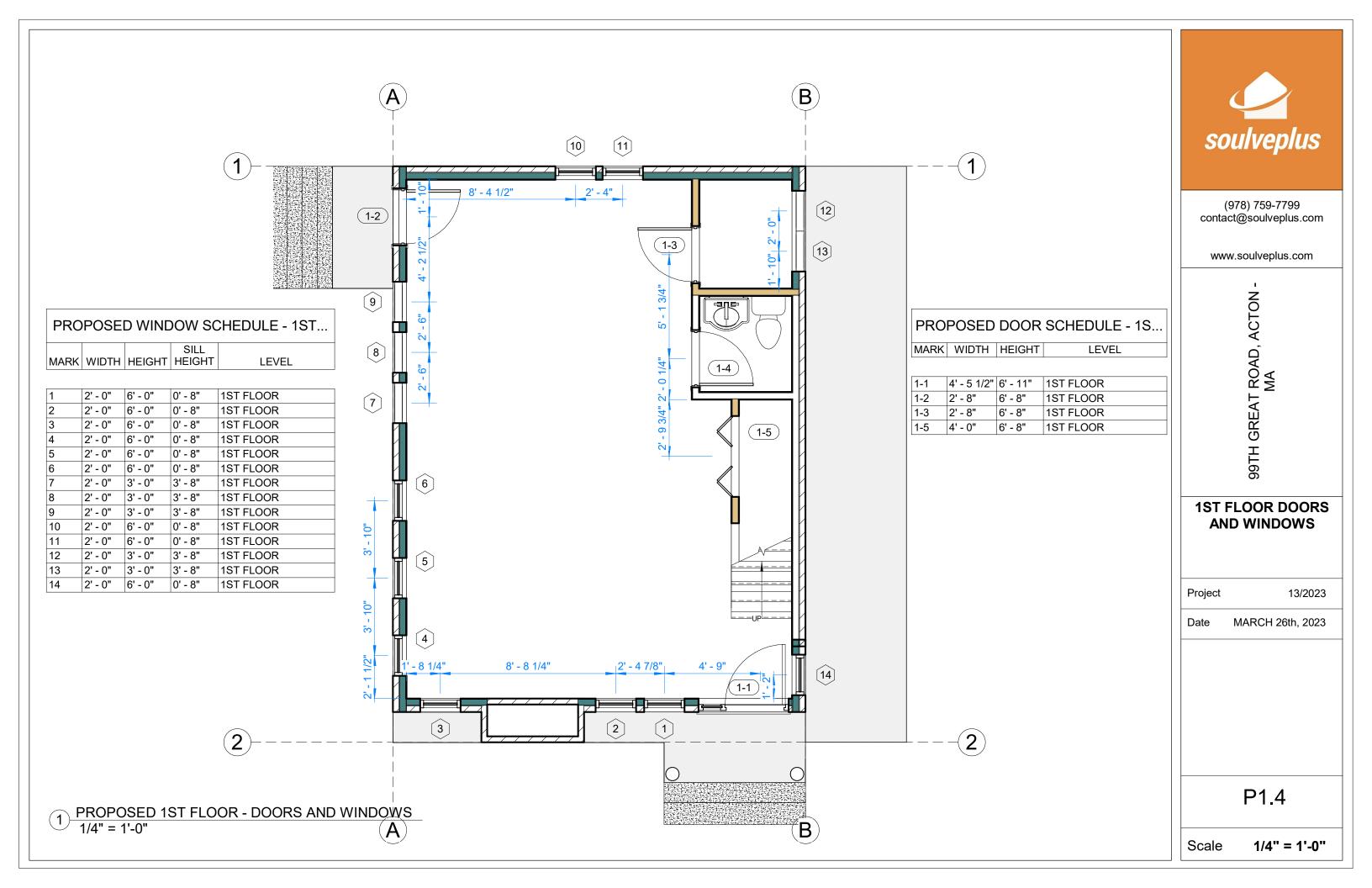
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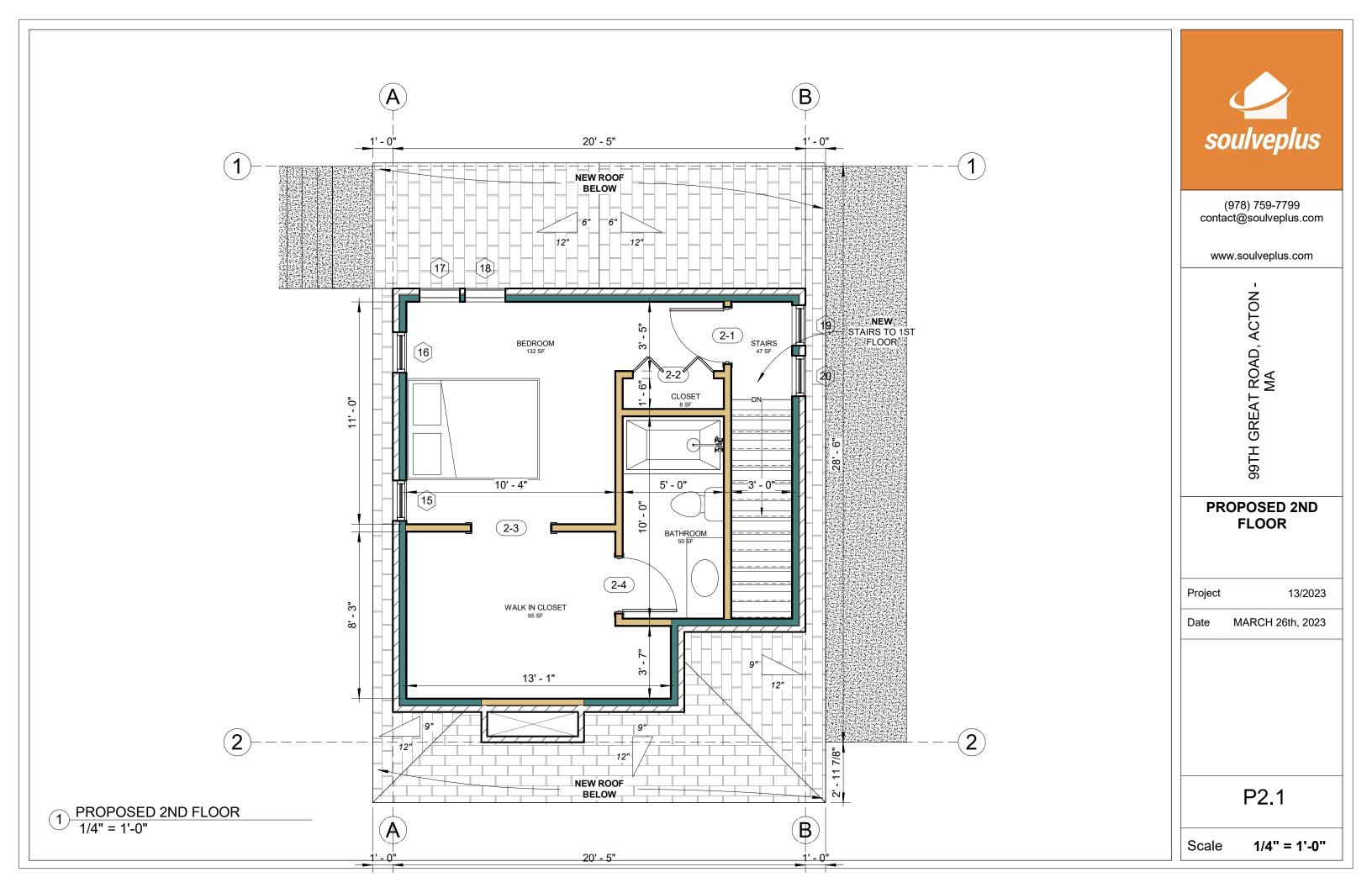
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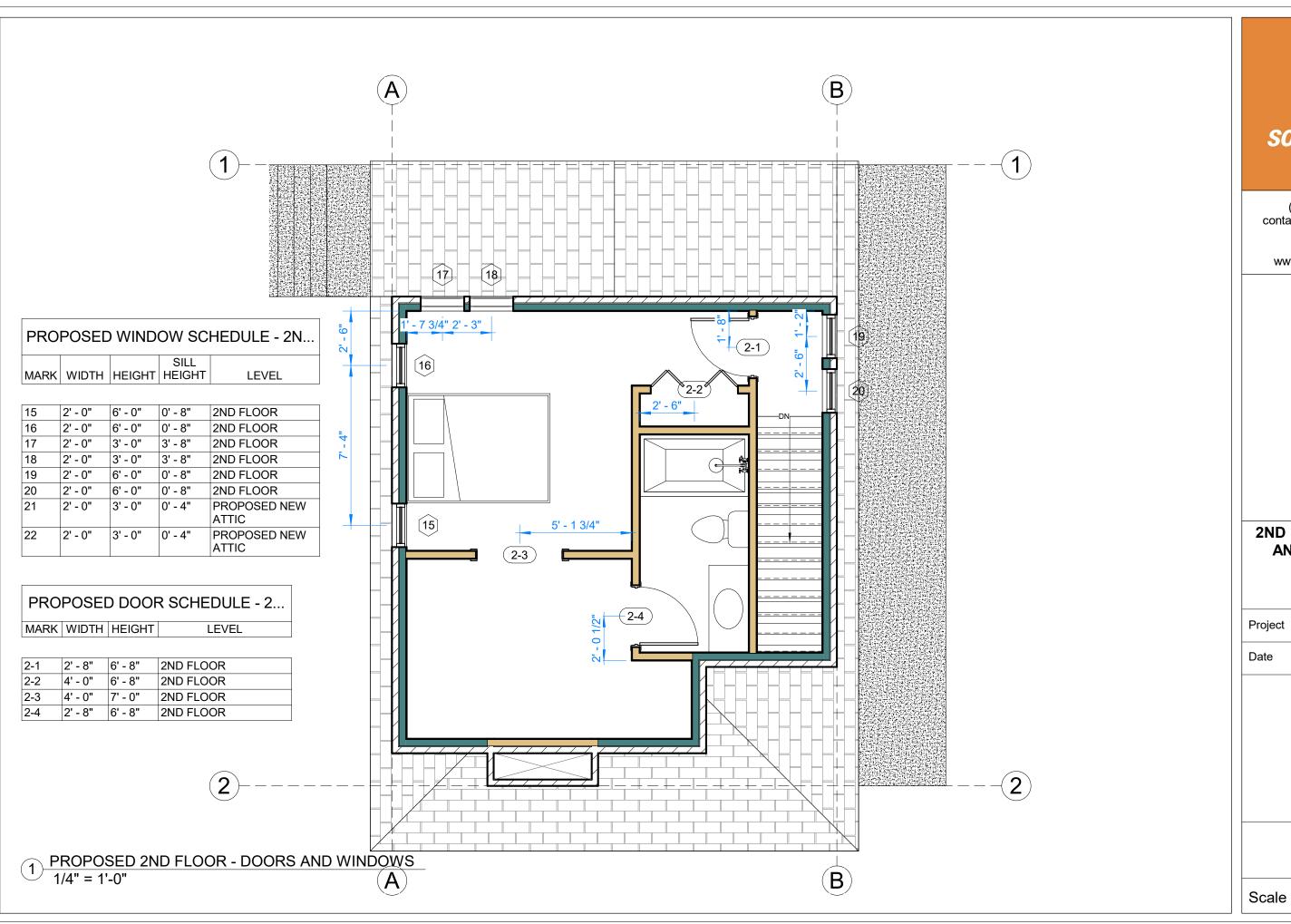
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P1.3

Scale 1/4" = 1'-0"









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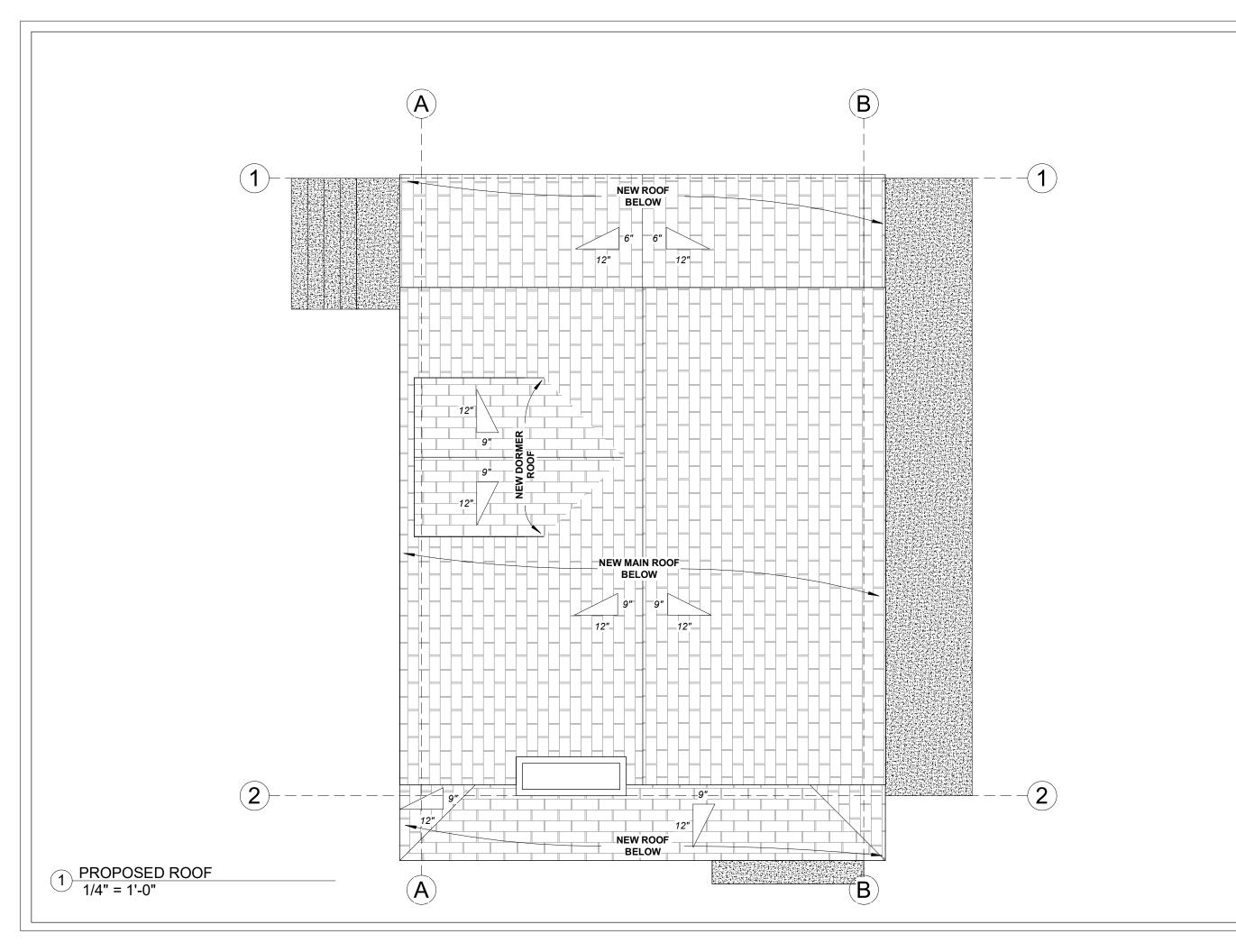
### **2ND FLOOR DOORS AND WINDOWS**

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MARCH 26th, 2023

P2.2

1/4" = 1'-0"





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### PROPOSED ROOF

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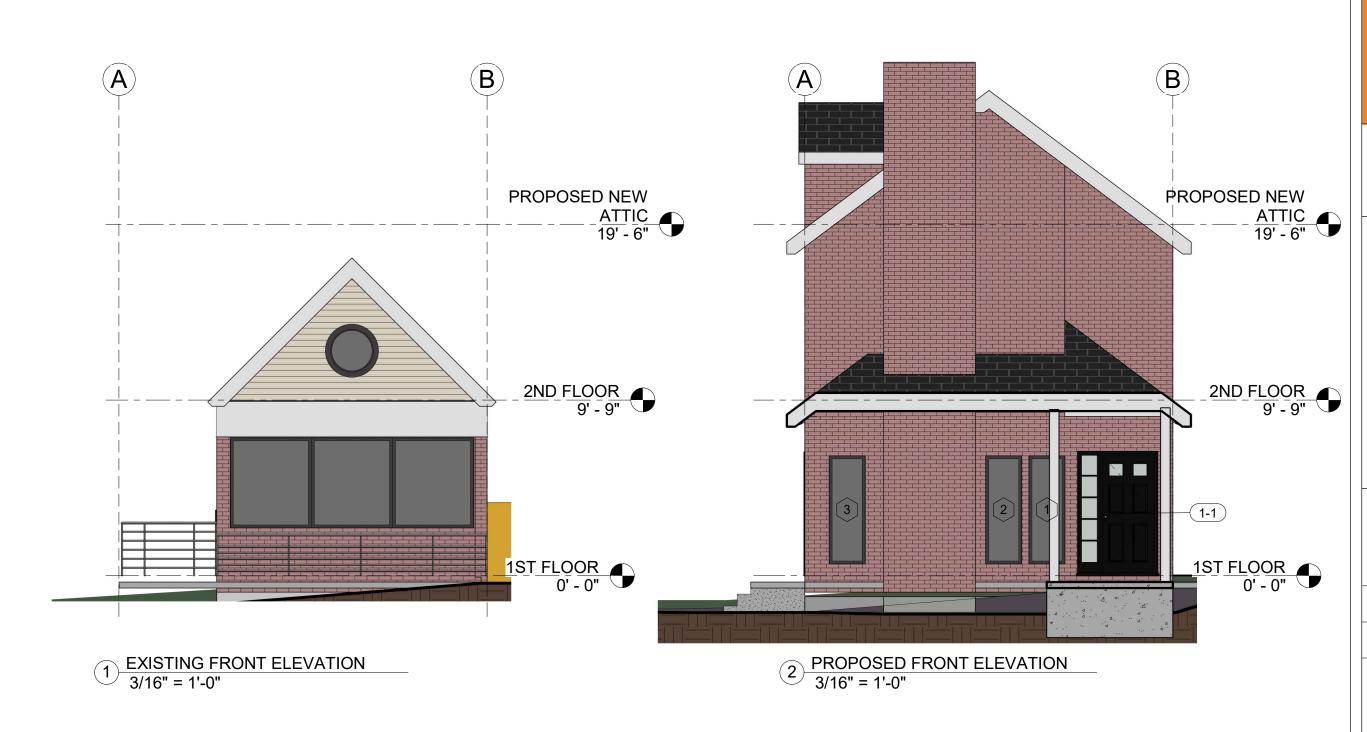
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P3.1

Scale 1/4" = 1'-0"





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### FRONT ELEVATION -EXISTING AND PROPOSED

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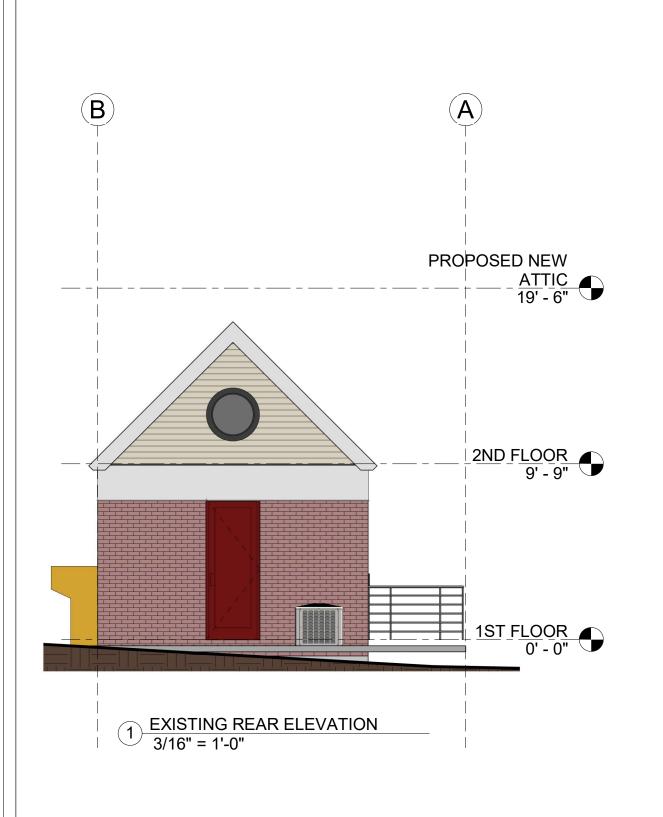
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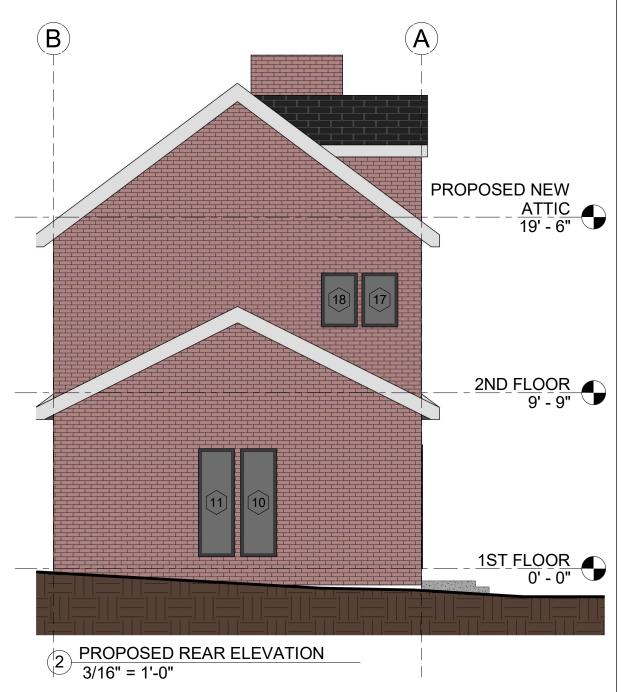
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P4.1

Scale **3/16" = 1'-0"** 









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### REAR ELEVATION -EXISTING AND PROPOSED

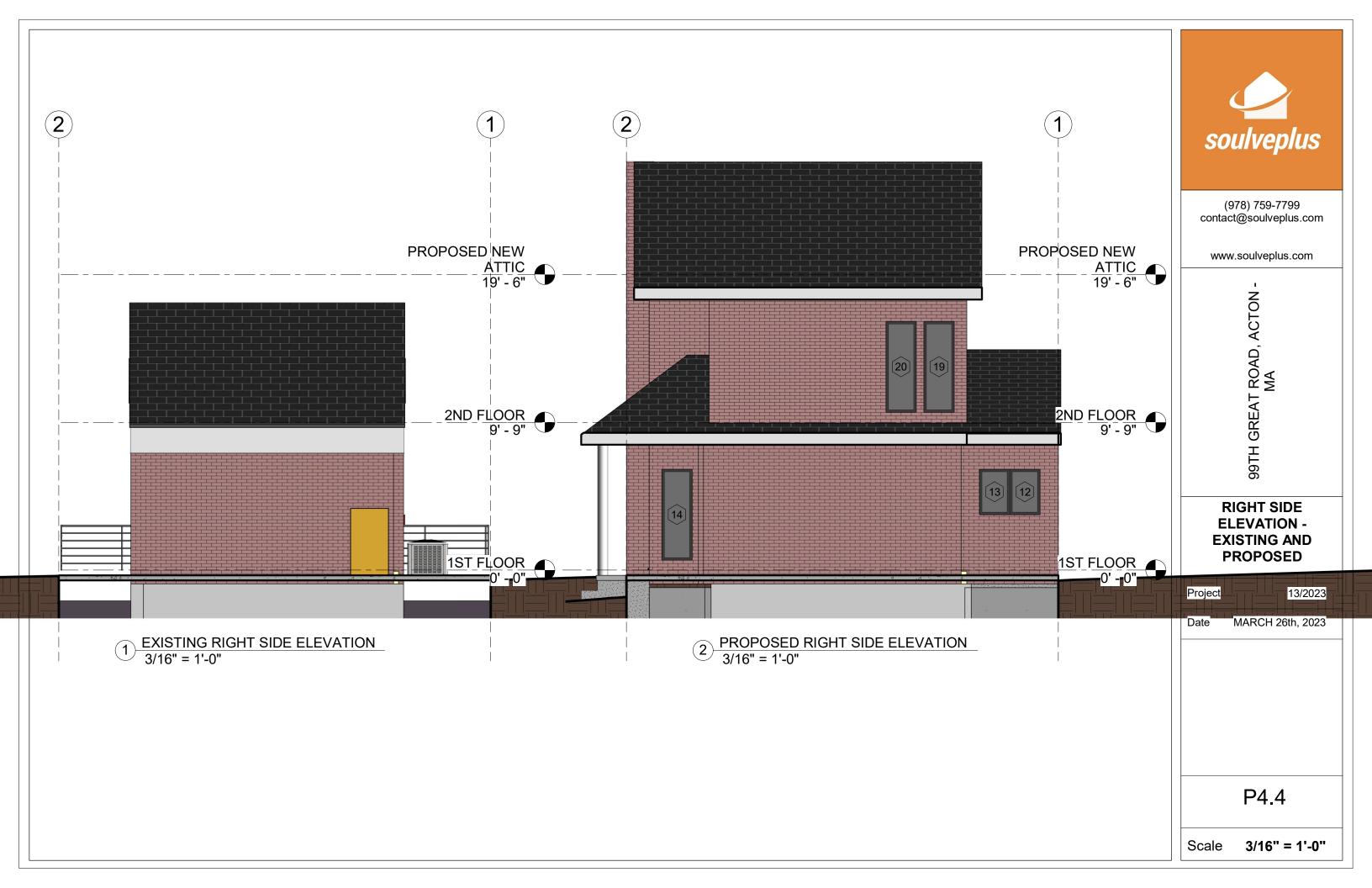
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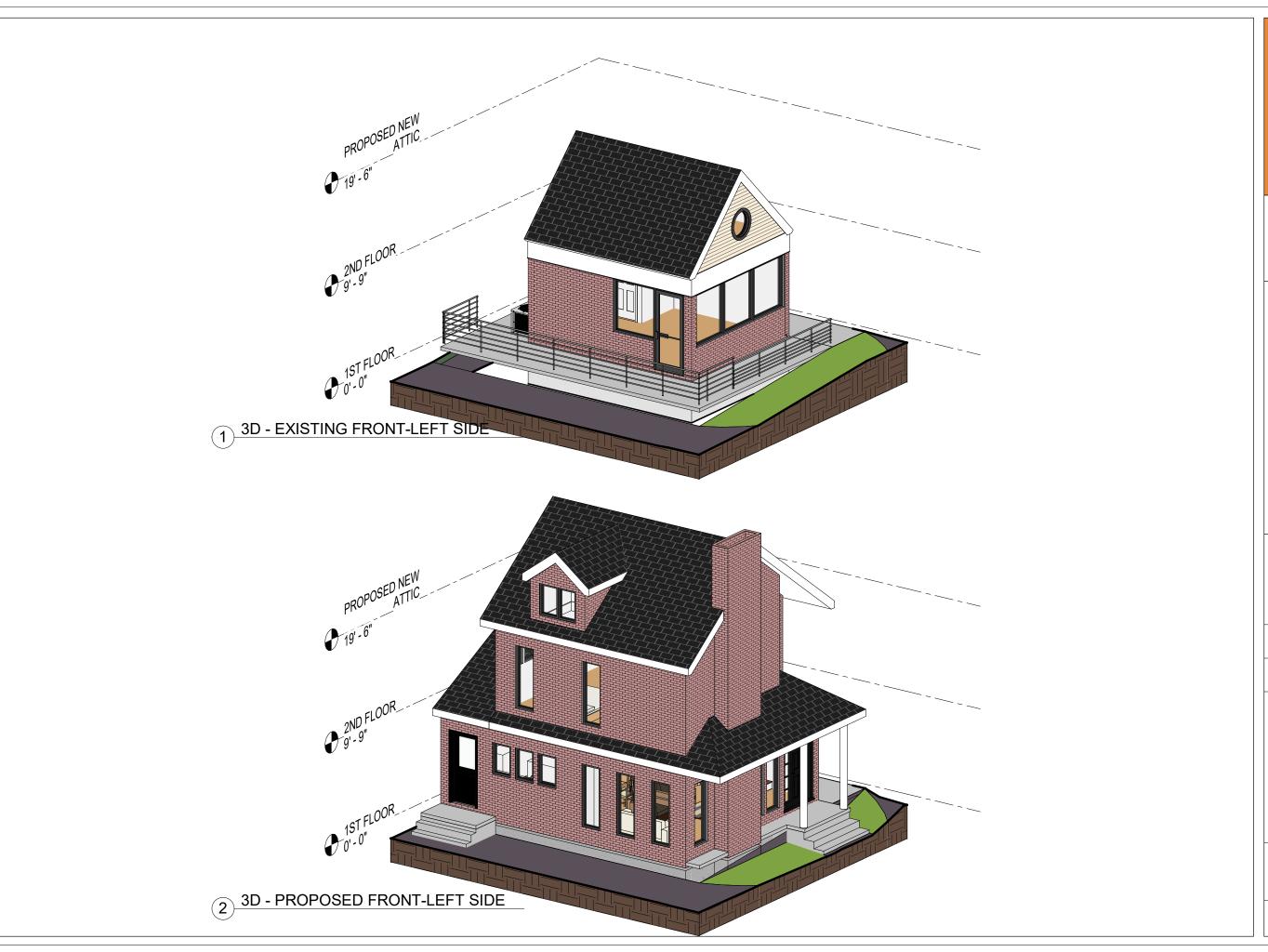
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P4.3

Scale **3/16" = 1'-0"** 







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### FRONT LEFT VIEW

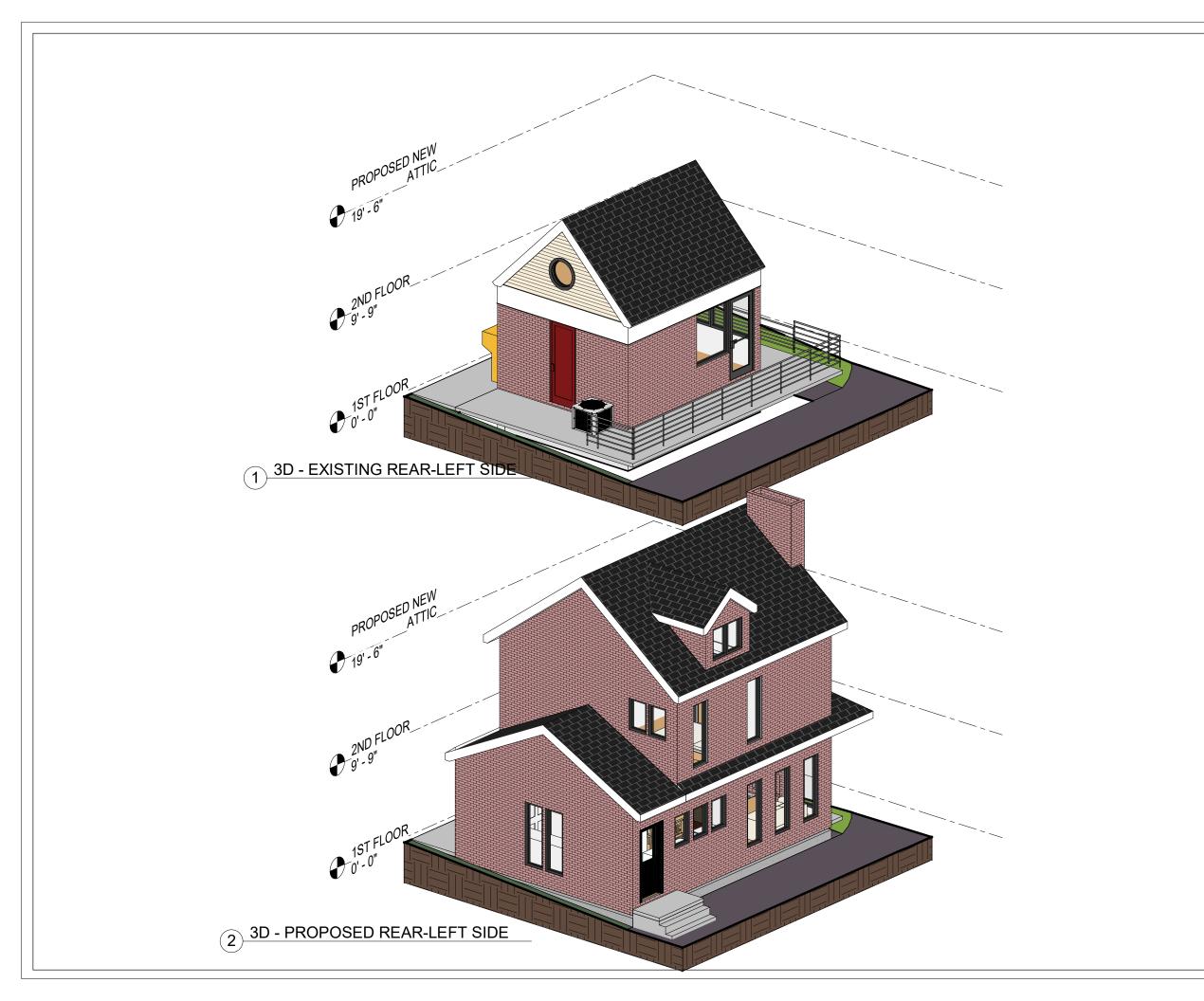
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P5.1





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### **REAR LEFT VIEW**

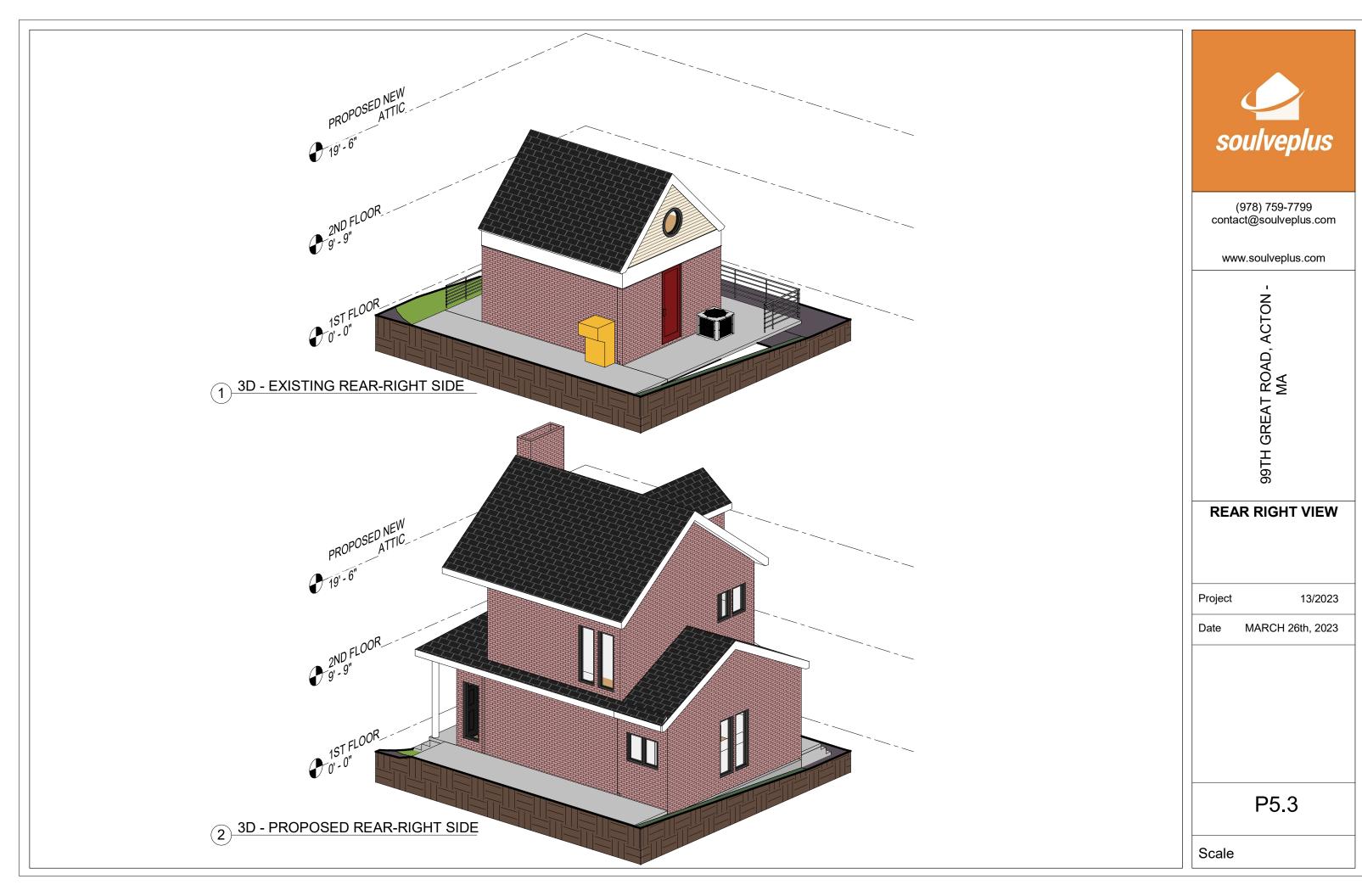
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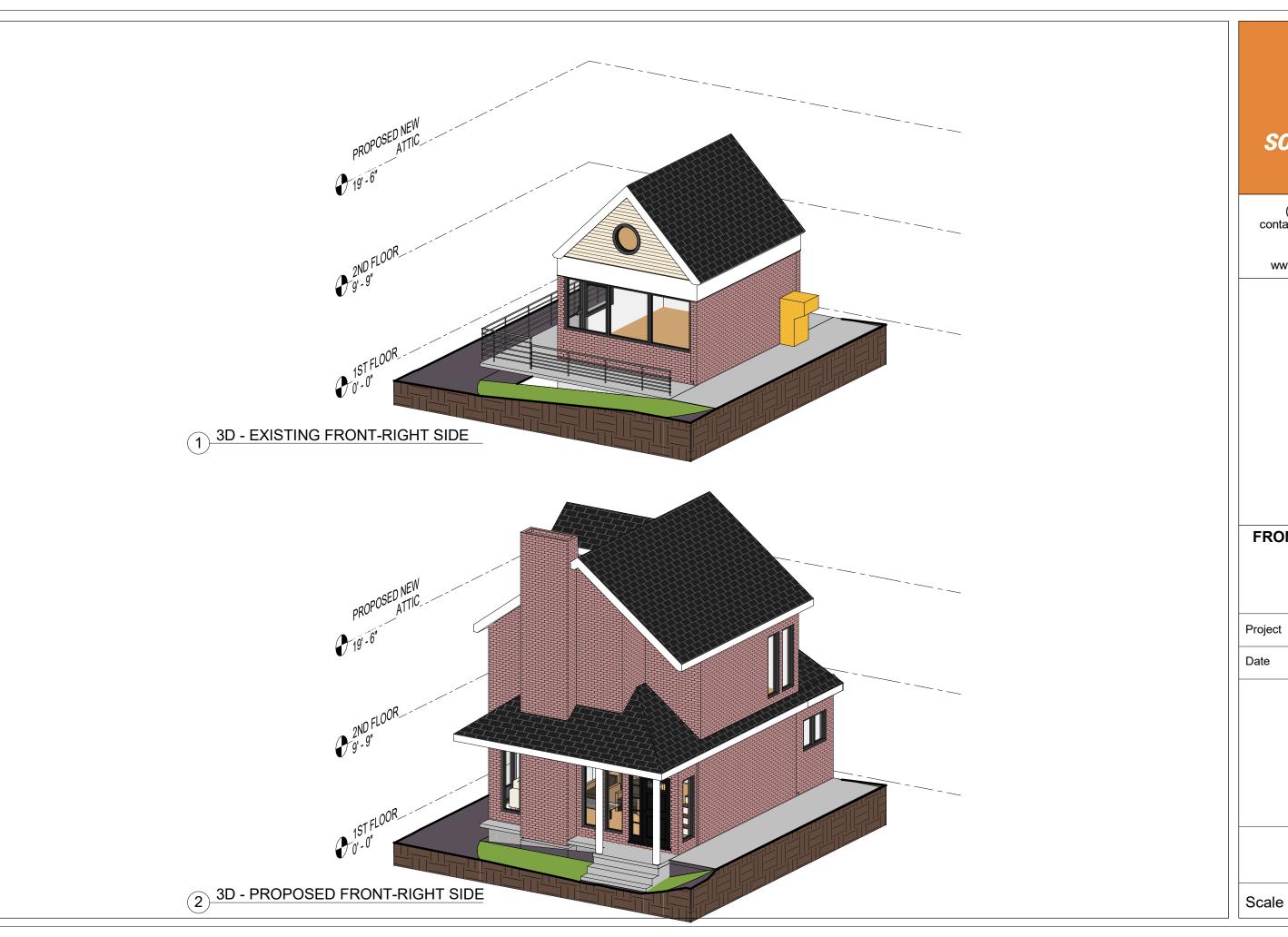
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P5.2







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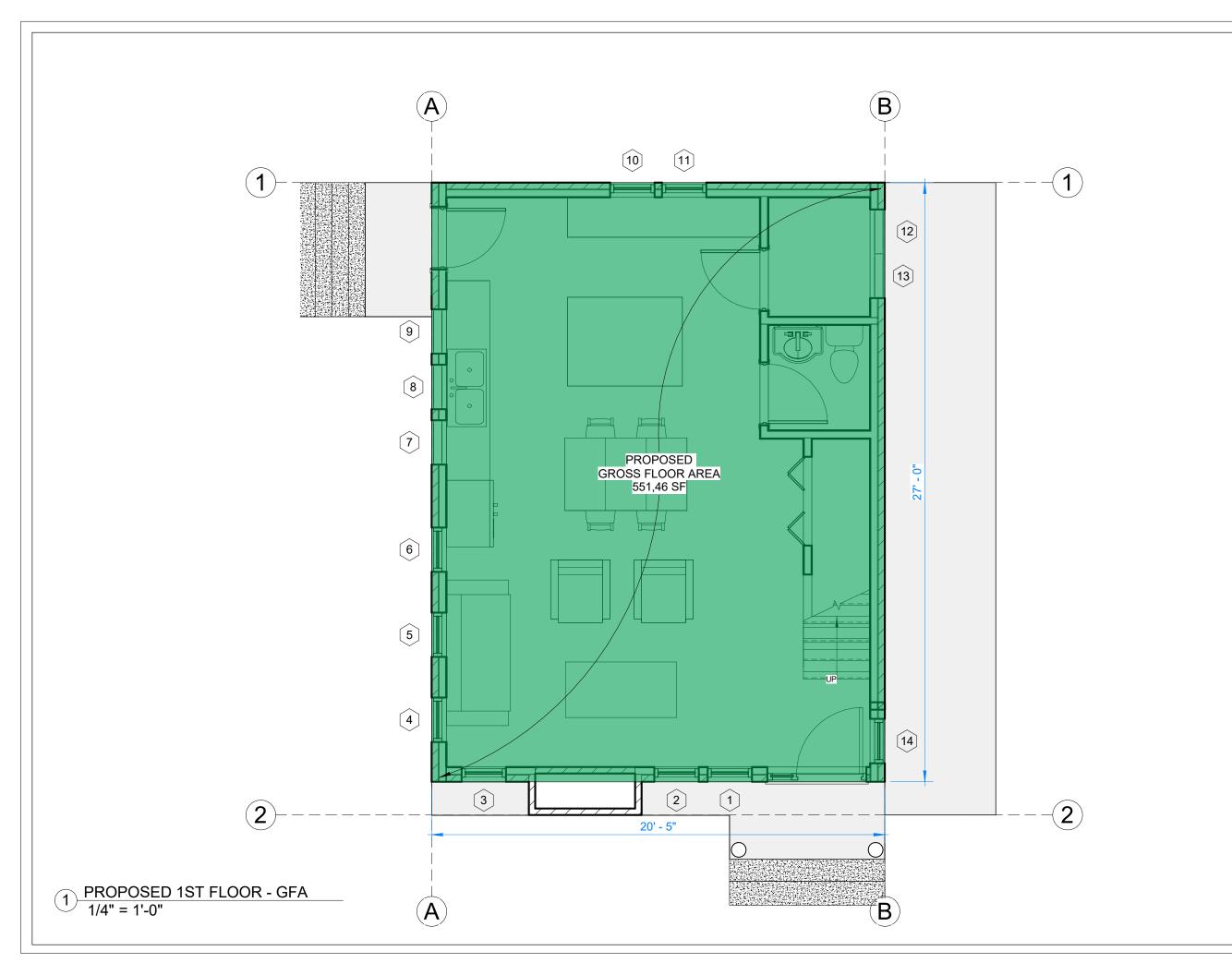
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### FRONT RIGHT VIEW

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MARCH 26th, 2023

P5.4





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### GROSS FLOOR AREA

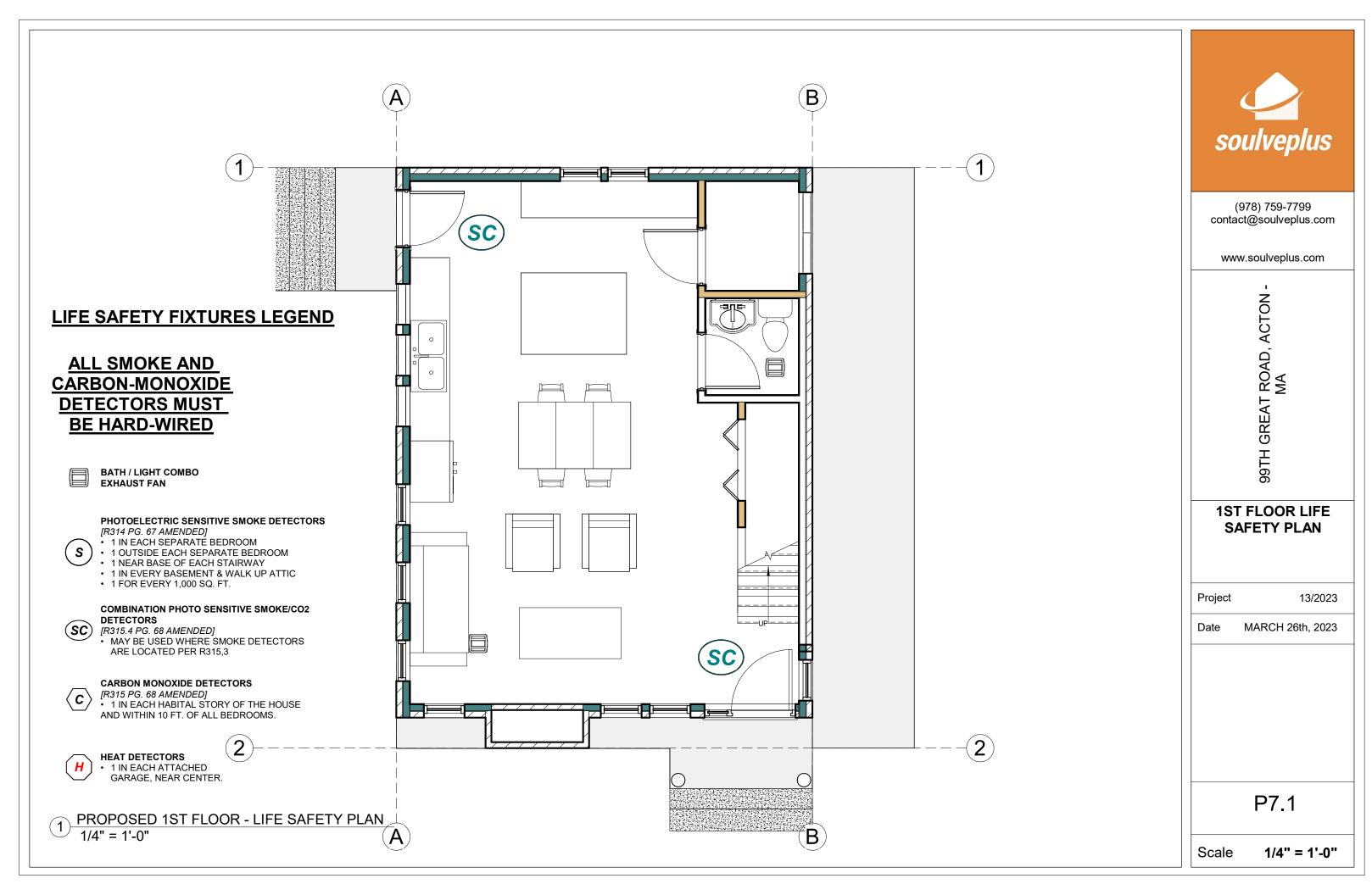
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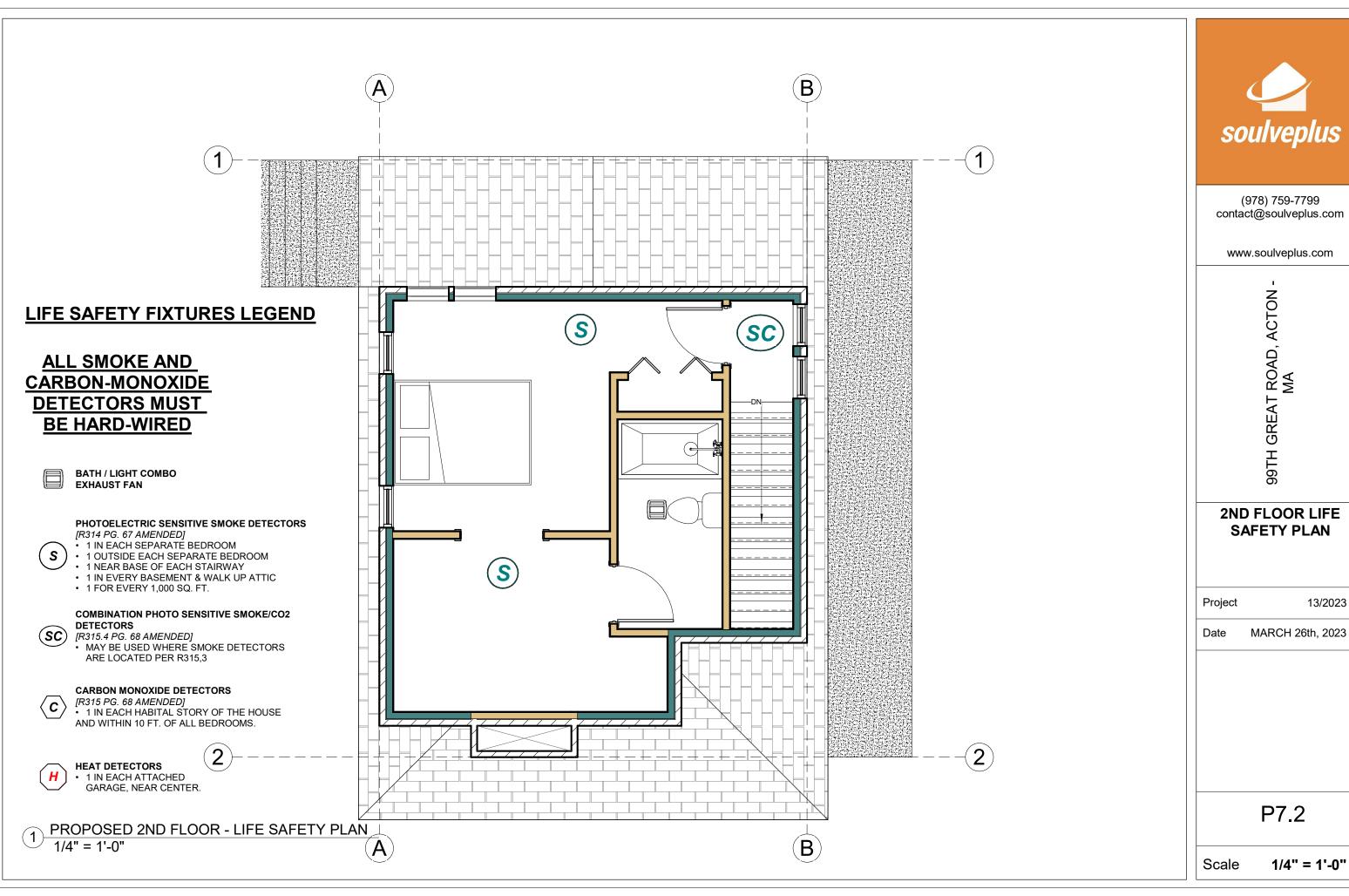
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Date MARCH 26th, 2023

P6.1

Scale **1/4" = 1'-0"** 







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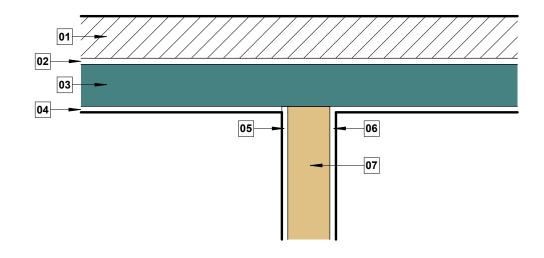
### **2ND FLOOR LIFE SAFETY PLAN**

13/2023

P7.2

1/4" = 1'-0"

#### EXTERIOR WALL



WALL DETAIL 1 1/2" = 1'-0"

### LEGEND

**01 -** 3 1/2" - MASONRY - BRICK

**02 -** 0 1/2" - WOOD - SHEATING

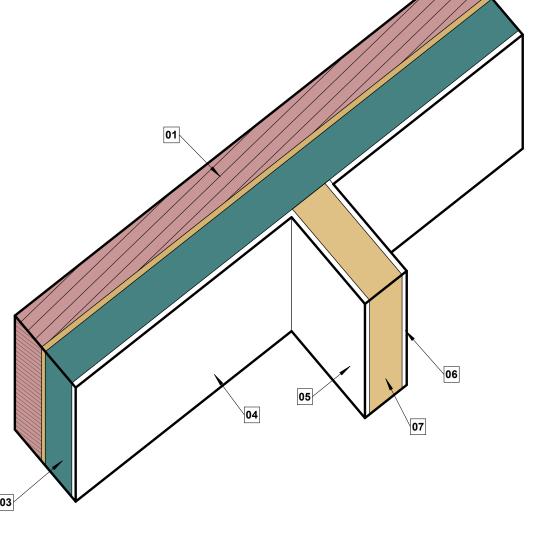
**03 -** 3 1/2" - WOOD - STUD

**04 -** 0 1/2" - GYPSON BOARD

**05 -** 0 1/2" - GYPSON BOARD

**06 -** 0 1/2" - GYPSON BOARD

**07 -** 0 1/2" - WOOD - STUD



2 3D - WALL DETAIL



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### **GENERAL BUILDING DETAILS**

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P8.1

Scale **1 1/2" = 1'-0"**