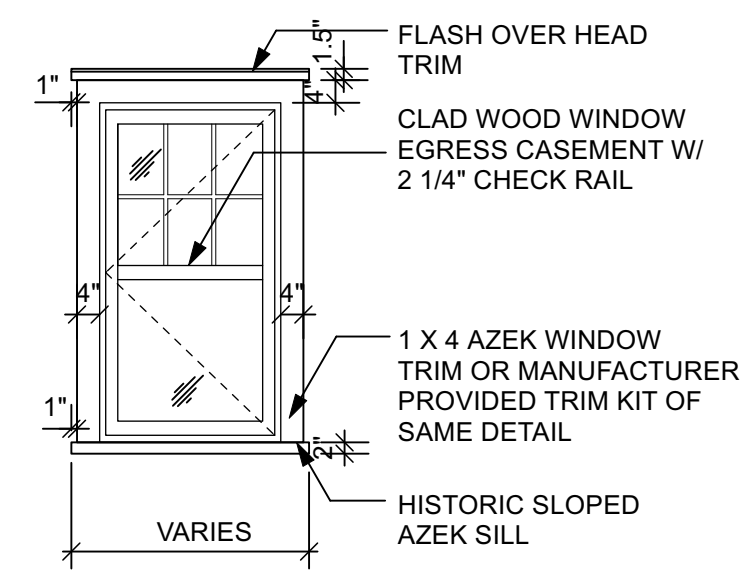


* LOW E4 SMART SUN GLASS (DUAL-PANE, TINTED LOW-E, ARGON BLEND GLASS, MIN U.30)



NOTE:
INSTALL ICE AND WATER SHIELD @ ALL (4) SIDES. LAP OVER FACE OF SHEATHING 6\"/>

TYPICAL WINDOW

- N.T.S.
- 1 X 8 AZEK LOOKOUT / RAKE (TYP)
- 1 X 4 AZEK SUB-RAKE TRIM
- STEP FLASHING (TYP)
- 2\"/>

WINDOW SCHEDULE

#	TYPE	QUANTITY	UNIT SIZE	REMARKS
A	CASEMENT	7	2'-8" W X 4'-0" H	EGRESS CASEMENT / CHECKRAIL
B	AWNING	4	2'-8" W X 2'-0" H	
C	DOUBLE HUNG	1	2'-0" W X 4'-0" H	
D	SLIDING	1	6'-0" W X 4'-6" H	
E	AWNING	1	2'-8" W X 1'-0" H	
F	DOUBLE HUNG	2	2'-4" W X 3'-6" H	
G	UTILITY	3	2'-8" W X 1'-4" H	

EXTERIOR DOOR SCHEDULE

#	TYPE	QUANTITY	UNIT SIZE	REMARKS
H	F.G. DOOR	1	3'-0" W X 6'-8" H	W/ 12" F.G. SIDELITE
I	F.G. DOOR	1	2'-8" W X 6'-8" H	

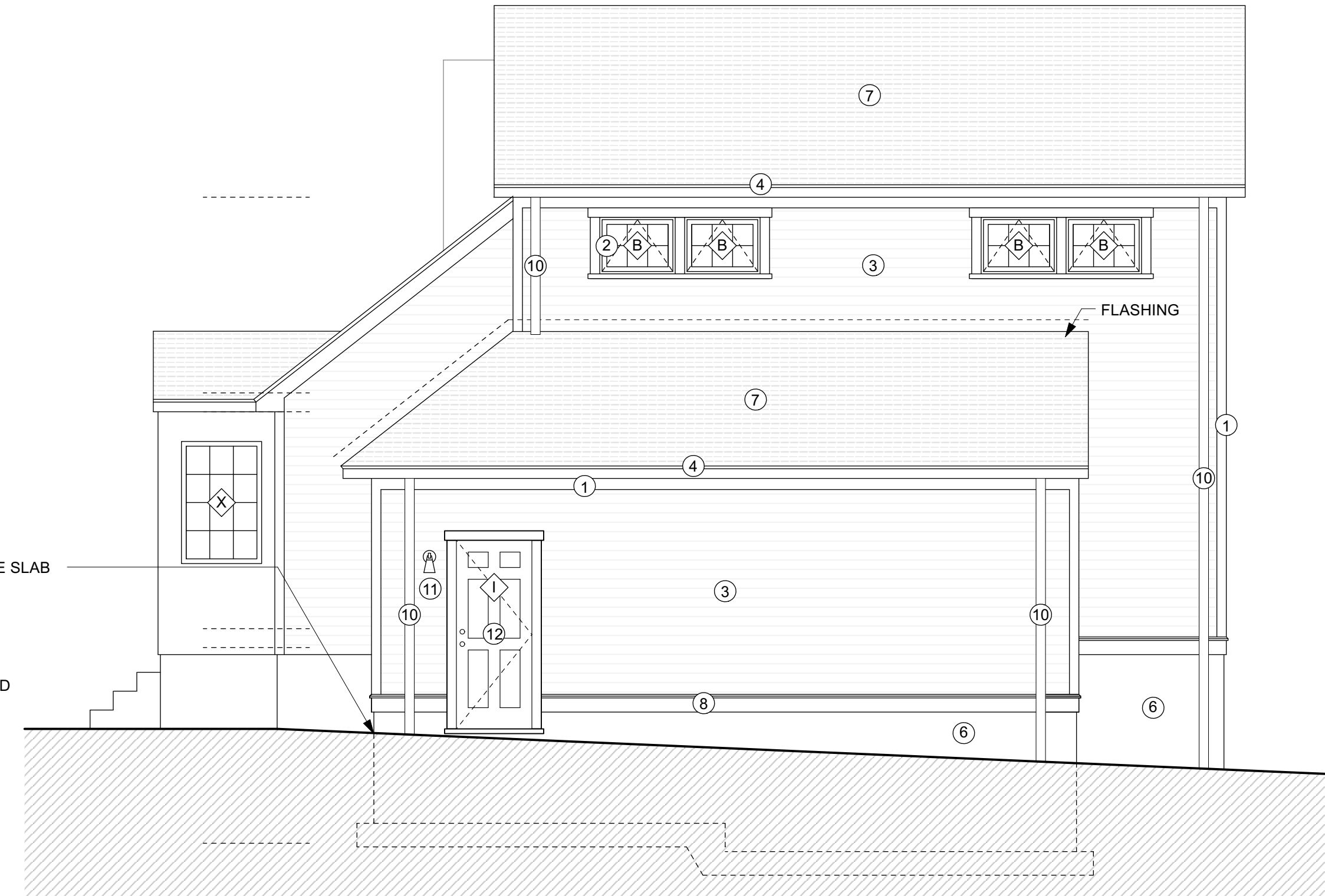
EXTERIOR MATERIALS KEY

- 1 SYNTHETIC TRIM
- 2 SDL CLAD WOOD WINDOW (VINYL ALTERNATE)
- 3 MATCH EXISTING SIDING (CHECK W/ OWNER)
- 4 MTL. DRIP EDGE
- 5 P.V.C. RAILINGS / BALUSTRADE
- 6 POURED IN PLACE CONCRETE FOUNDATION
- 7 3 TAB SHINGLES (ARCH GRADE) ON ICE / WATER SHIELD
- 8 1 X 6 AZEK BASE W/ AZEK CAP / MTL. FLASHING (TYP)
- 9 SYNTHETIC TREADS & AZEK RISERS
- 10 METAL GUTTERS & DOWNSPOUTS
- 11 FULLY SHIELDED LIGHT FIXTURE
- 12 EXTERIOR FIBERGLASS DOOR



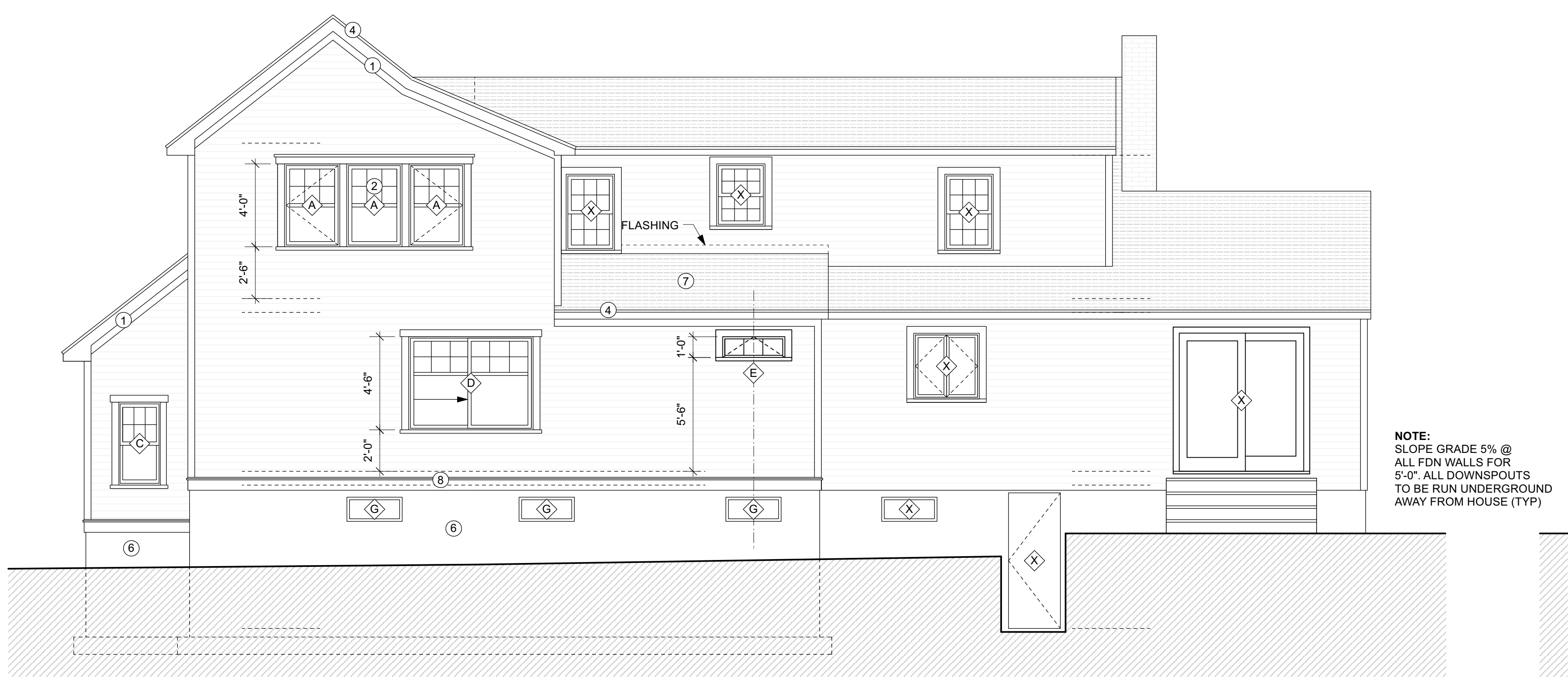
FRONT ELEVATION

1/4" = 1'-0"



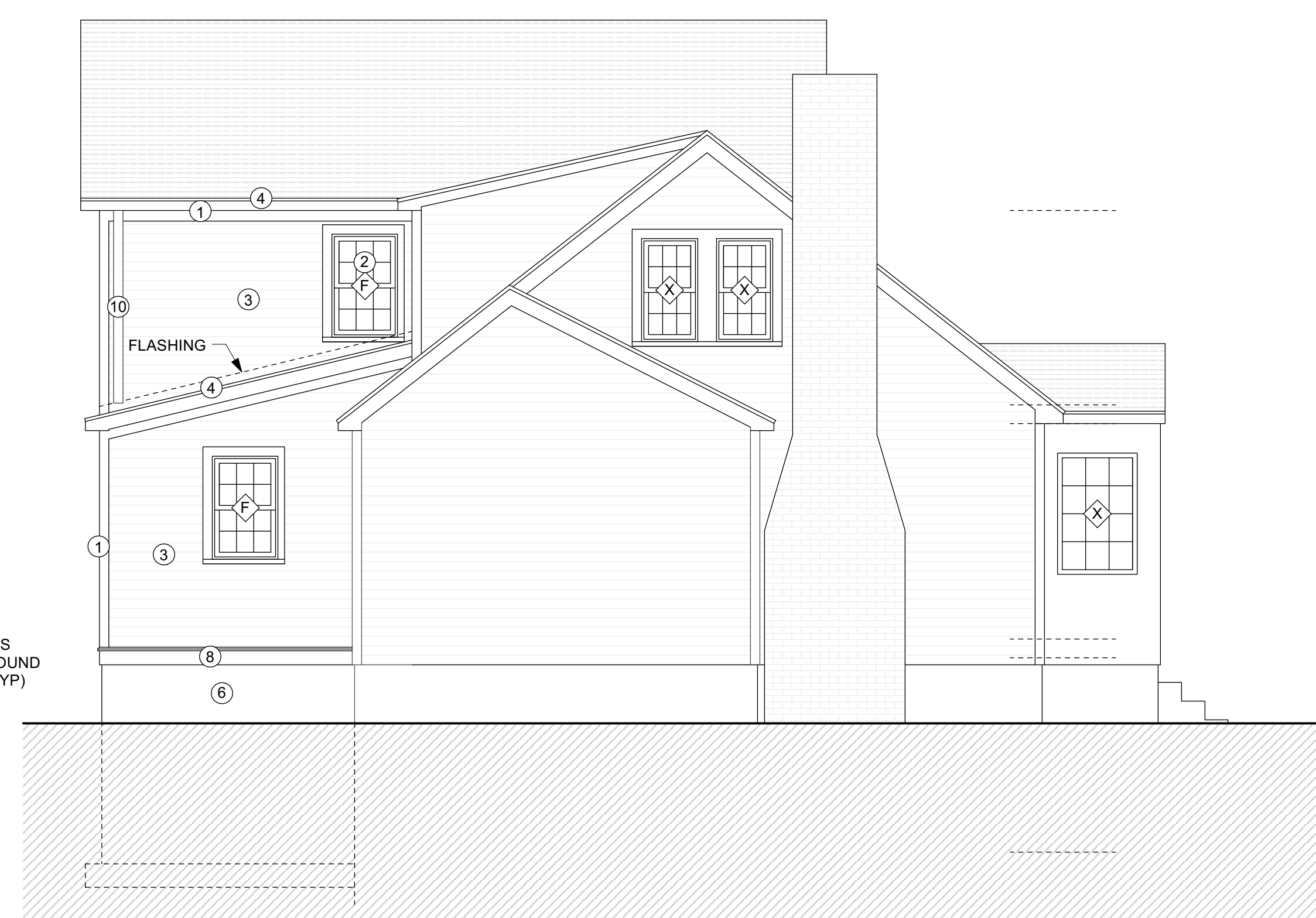
RIGHT SIDE ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"



LEFT SIDE ELEVATION

1/4" = 1'-0"

ELEVATIONS

TIMOTHY SHEEHAN ARCHITECT
9 WALL STREET
CHARLESTOWN, MA. 02129



PROPOSED RENOVATIONS
10 PLYMOUTH ROAD
READING, MA.

START DATE: 2/10/21
DRAWN BY: TS
SCALE: 1/4" = 1'-0"
PROJECT #: 2021-07
PERMIT SET 3-22-22
REV PERMIT SET 4-24-22

A2

PERMIT SET 4-24-22

GENERAL REQUIREMENTS

- ALL WORK SHALL CONFORM TO THE IBC 2015, IRC 2015, MASSACHUSETTS AMENDMENTS TO IBC/IRC, THE TOWN OF READING BYLAWS AND ALL APPLICABLE OSHA STANDARDS.
- UTILITIES MAY BE IN THE VICINITY OF THE EXCAVATIONS. PRIOR TO EXCAVATING THE EXCAVATION CONTRACTOR SHALL COMPLY WITH THE LOCAL "DIG-SAFE" REQUIREMENTS AND OBTAIN ALL EXISTING UTILITY INFORMATION FROM THE OWNER.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE ORDERING MATERIAL AND PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AND SHORING TO SUPPORT EXISTING SURROUNDING STRUCTURES AND AGAINST WIND FORCES AND ALL CONSTRUCTION LOADS THROUGHOUT THE WORK.
- THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE DRAWINGS OF OTHER DISCIPLINES FOR THE LOCATION AND DIMENSIONS OF ALL RELATED ITEMS.
- THE CONTRACTOR SHALL COORDINATE ALL FRAMING DIMENSIONS WITH THE APPROVED DRAWINGS OF ALL PURCHASED WINDOW AND DOOR DIMENSIONS.

MECHANICAL SYSTEMS NOTES GENERAL:

THE HVAC SYSTEM SHALL BE DESIGNED AND INSTALLED BY THE HVAC SUBCONTRACTOR. ENGINEERED STAMPED DRAWINGS SHALL BE SUBMITTED TO AUTHORITIES HAVING JURISDICTION IF REQUIRED. THE ARCHITECT WILL REVIEW ALL DRAWINGS AND SUBMITTALS FOR COORDINATION WITH THE INTENT OF THE ARCHITECTURAL DOCUMENTS & THE OUTLINE SPECIFICATIONS OF THE OWNER'S ENGINEER.

THE PLUMBING SYSTEM SHALL BE DESIGNED AND INSTALLED BY THE PLUMBING SUBCONTRACTOR. ENGINEERED STAMPED DRAWINGS SHALL BE SUBMITTED TO AUTHORITIES HAVING JURISDICTION AS REQUIRED. THE ARCHITECT WILL REVIEW ALL DRAWINGS AND SUBMITTALS FOR COORDINATION WITH THE INTENT OF THE ARCHITECTURAL DOCUMENT.

GENERAL NOTES:

CONSTRUCTION TO BE CONSISTENT WITH THE 9TH EDITION OF THE MASSACHUSETTS STATE BUILDING CODE, 2015 IRC WITH MASSACHUSETTS AMENDMENTS.

G.C. TO ALERT ARCHITECT TO ANY DISCREPANCIES BETWEEN FRAMING AND ARCHITECTURAL DRAWINGS OR SITE CONDITIONS, AS THEY ARE DISCOVERED IN A TIMELY FASHION SO THEY MAY BE PROPERLY ADDRESSED

IT IS THE RESPONSIBILITY OF THE SUBCONTRACTORS FOR THE ELECTRICAL, FIRE PROTECTION, HVAC AND PLUMBING SYSTEMS TO PROVIDE ALL ENGINEERING SERVICES AS REQUIRED BY LOCAL AUTHORITIES AND TO OBTAIN PERMITS AS NECESSARY TO ACCOMPLISH THE WORK. THE ARCHITECT WILL REVIEW ALL DRAWINGS AND SUBMITTALS FOR COORDINATION WITH THE INTENT OF THE ARCHITECTURAL DOCUMENTS, BUT IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE RESPECTIVE SUBCONTRACTORS TO ENSURE THAT ALL INSTALLATIONS ARE DONE IN A WORKMANLIKE MANNER AND COMPLY WITH APPLICABLE CODE REQUIREMENT.

EXCAVATION SAFETY PRECAUTIONS:

SLIT TRENCH USING SHOVEL. DO NOT USE PICKAXE FOR SLIT TRENCH. DETECTION OF UNDERGROUND FACILITIES USING METAL OR CABLE DETECTOR. TRIAL EXCAVATION SHALL BE CARRIED OUT TO ENSURE PROTECTION OF UNDERGROUND FACILITY BEFORE MECHANICAL EXCAVATION. ADAPTING SOIL PROTECTION METHOD LIKE STEPPING, SLOPING, SHORING AND CLOSE SHEETING. IF EXCAVATION REACHED MORE THAN 9 FEET, SHORING OR CLOSE SHEETING SHALL BE DONE. ADEQUATE BARRICADE AND EXCAVATION SIGN BOARD. GAS TEST INSIDE EXCAVATION BEFORE JOB. TEMPORARY SUPPORT SHALL BE PROVIDED FOR EXISTING FOUNDATIONS. ADEQUATE SPACING BETWEEN WORKERS. LADDER SHALL BE POSITIONED AT LEAST 1 METER ABOVE THE LANDING LEVEL AND IS EXCAVATION EXCEED 1.2 METER TWO ACCESS IS REQUIRED. THERE SHOULD BE AT LEAST TWO MEANS OF ACCESS FOR PERSON WORKING INSIDE EXCAVATION IF WALKING DISTANCE IS MORE THAN 25 FEET. WALKWAYS ACROSS EXCAVATIONS SHOULD BE MADE BY SCAFFOLDING AND JUMPING ACROSS EXCAVATION IS NOT ALLOWED. EXCAVATED SOIL, MATERIALS, EQUIPMENT SHALL MAINTAINED DISTANCE OF 1'-6" METER AWAY FROM THE EDGE OF EXCAVATION. IF ENGINE DRIVEN EQUIPMENT IS USING INSIDE EXCAVATION; CONFINED SPACE CONDITIONS SHALL BE FOLLOWED. SIGNAL MAN SHALL ALWAYS BE PRESENT WITH HEAVY EQUIPMENT LIKE EXCAVATOR, DUMP TRUCK, AND LOADER.

WINDOW NOTES:

ALL WINDOWS TO BE INSTALLED PER 2015 IRC AND 9TH EDITION MASSACHUSETTS AMENDMENTS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

ALL WINDOWS MORE THAN 72 INCHES ABOVE THE SURROUNDING GRADE SHALL HAVE A 24 INCH MINIMUM SILL HEIGHT UNLESS AN OPENING LIMITING DEVICE INSTALLED COMPLYING WITH SECTION R612.3.

EXIT AND RESCUE OPENING LOCATIONS SHALL HAVE A MINIMUM OPENING OF 5.7 SQUARE FEET.

MAXIMUM SILL HEIGHT AT RESCUE OPENING SHALL BE 44 INCHES ABOVE THE FINISH FLOOR OF THE ROOM THEY ARE LOCATED IN.

PER MASSACHUSETTS AMENDMENT TO THE IRC, R310.1.1, DOUBLE HUNG WINDOWS SHALL HAVE A NET CLEAR OPENING OF 3.3 SQUARE FEET

PER MASSACHUSETTS AMENDMENT TO THE IRC, R310.1.2, THE MINIMUM NET CLEAR OPENING DIMENSIONS SHALL BE 20 INCHES BY 24 INCHES IN EITHER DIRECTION

INSTALL TEMPERED GLASS AT ALL LOCATIONS REQUIRING SAFETY GLASS INCLUDING WITHIN 24 INCHES OF SWINGING DOORS, 60 INCHES OF STAIRS, LESS THAN 60 INCHES ABOVE A TUB OR SHOWER FLOOR, AND WINDOWS LESS THAN 18 INCHES ABOVE THE FLOOR. REFER TO 'R308.4 (IBC 2406.4) HAZARDOUS LOCATIONS'

VENTILATION NOTES:

- USE ONLY FANS WITH A NOISE LEVEL OF 1.0 SONES OR LESS
- USE AUTOMATIC CONDENSATION SENSORS
- USE HUMIDISTATS
- USE LED LIGHTS
- USE PANASONIC WHISPERGREEN® SELECT™ VENTILATION FANS
- AT ALL 3/4 AND FULL BATHROOMS USE WHISPERGREEN® SELECT™ CEILING MOUNTED VENTILATION FANLED LIGHT FV-11-15VK1 WHISPERGREEN SELECT™ - 110-130-150 CFM FAN/LED LIGHT

ELEC. & TEL/DATA NOTES

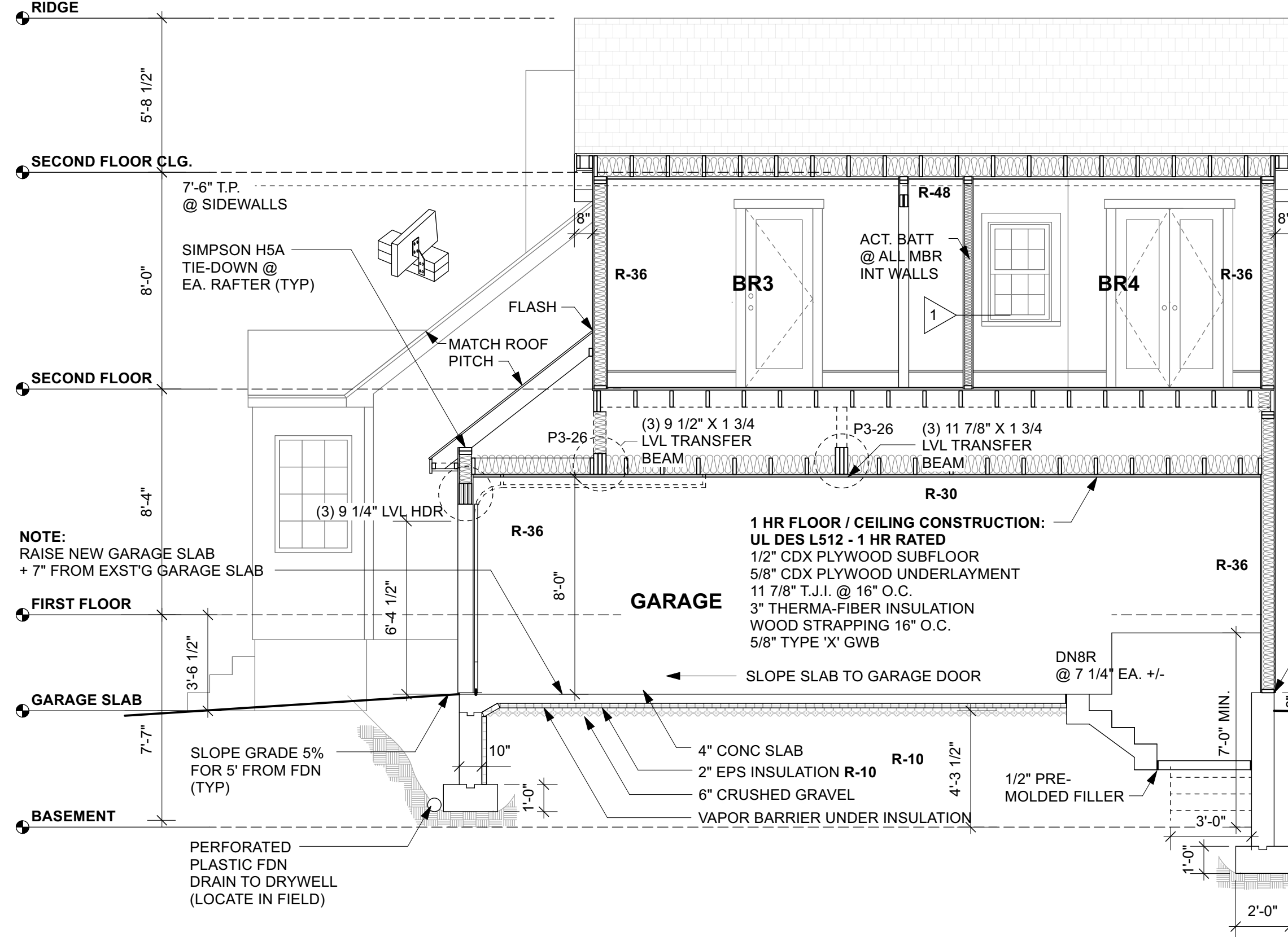
- VERIFY ALL OUTLET TYPES AND LOCATIONS WITH OWNER PRIOR PURCHASING MATERIALS OR BEGINNING WORK.
- ALL OUTLETS TO BE GFCI IN FOOD PREPARATION AREAS AND WET, OUTDOOR OR HAZARDOUS LOCATIONS.
- LOCATE ALL SWITCHES WITH OWNER IN THE FIELD.
- REVIEW CASEWORK KITCHEN SHOP DRAWINGS WITH ARCHITECT.
- IN OFFICES/DENS PROVIDE DUPLEX RECEPTACLES, TELEPHONE JACKS, DATA JACKS BELOW THE COUNTER TOP, VERIFY MOUNTING REQUIREMENTS IN THE FIELD. ROUTE POWER AND LOW VOLTAGE CONDUITS THROUGH CASEWORK TO COLUMN AND UP ABOVE CEILINGS.
- PROVIDE DEDICATED CIRCUITS AT ALL REFRIGERATION EQUIPMENT INCLUDING REACH IN REFS, REF. BEVERAGE STATIONS, AND BAR BACKS.
- VERIFY LOCATION FOR EXTERIOR LIGHTING AND SWITCHING IN THE FIELD WITH OWNER.
- COORDINATE HEIGHT OF OUTLETS WITH EQUIPMENT INSTALLATION MANUALS.
- ELECTRICIAN SHALL BE RESPONSIBLE FOR DESIGNING ALL CIRCUITS AND VERIFYING REQUIREMENTS FOR ALL EQUIPMENT

INSULATION NOTES:

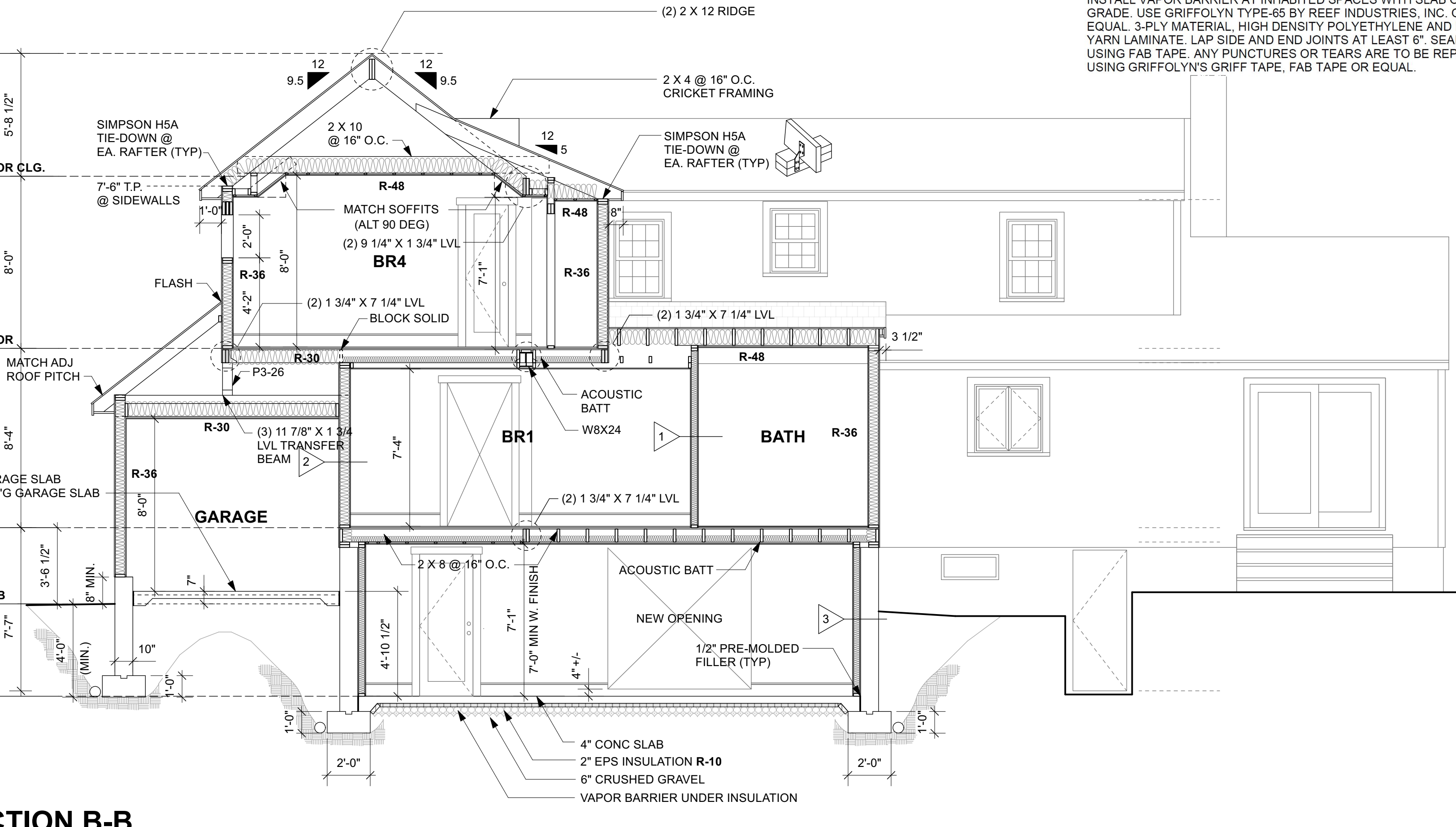
- FILL EXISTING CAVITIES WITH R-3.5 PER INCH MIN. SEE NOTES BELOW FOR PORTIONS OF NEW CONSTRUCTED ELEMENTS
- MINIMUM DOOR WINDOW PERFORMANCE: U-0.30 OR BETTER
- MINIMUM SKYLIGHT PERFORMANCE: U-0.55 OR BETTER
- ROOF AND CEILING INSULATION: PERFORMANCE R-49 OR BETTER. EXTEND FULL DEPTH INSULATION TO EXTERIOR WALL SHEATHING TO ELIMINATE COLD CORNERS AND PREVENT ICE DAM FORMATIONS
- WOOD FRAME EXTERIOR WALLS: SEE NOTE '10' ONLY USE HIGH PERFORMANCE R-21 FIBERGLAS IN 2x6 WD WALLS IF OWNER ALLOWS
- MASS WALLS: R-17 MINIMUM PERFORMANCE IF INSTALLED INSIDE OF WALL CENTER-LINE, R-13 MINIMUM IF INSTALLED ON THE OUTSIDE AS MEASURED FROM THE WALL CENTERLINE
- FLOOR INSULATION: R-30 INSULATION BETWEEN JOISTS. INSULATION MUST BE INSTALLED FOR PERMANENT DIRECT CONTACT BETWEEN SUB-FLOOR AND INSULATION. INSTALLATIONS THAT ALLOW FUTURE SAGGING OF INSULATION AWAY FROM FLOOR DECK NOT PERMITTED
- UNDER SLAB INSULATION: R-10 INSULATION UNDER SLAB. INSULATION MUST BE INSTALLED WITH A VAPOR BARRIER TO MEET CODE
- SILL SEALER: PER IECC 2015 TABLE R402.4.1.1 AIR BARRIER AND INSULATION INSTALLATION, THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED
- CLOSED CELL SPRAY FOAM: ALL ROOF, WALL AND FLOOR CAVITY INSULATION SHALL BE CLOSED CELL ICYNENE SPRAYFOAM
- RIGID INSULATION AT FOUNDATIONS AND SLABS: ALL FOUNDATION WALL AND UNDER-SLAB INSULATION SHALL BE A MINIMUM OF 4 INCH THICK EXTRUDED POLYSTYRENE WITH A MINIMUM R VALUE OF 5.0 PER INCH AND A COMPRESSIVE STRENGTH OF 20 PSI OWENS CORNING "CELLFORT 200" OR APPROVED EQUAL.

FRAMING NAILING SCHEDULE		
CONNECTION	TYPE	NAILING
JOIST TO SILL OF ORDER	TOENAIL	3-8d
RAFTER HEEL LAP	FACE NAIL	8-16d
BRIDGING TO JOIST	TOENAIL (each end)	2-8d
SOLE PLATE TO JOIST OR BLOCKING	FACE NAIL	16d @16"o.c.
SOLE PLATE TO RM BOARD	FACE NAIL	16d @12"o.c.
RM BOARD TO T&J	FACE NAIL	1-10d EA. FLANGE
RM BOARD TO PLATE	TOENAIL	10d @6"o.c.
TOP PLATE TO STUD	END NAIL	2-16d
STUD TO SOLE PLATE	TOENAIL OR END NAIL	4-8d OR 2-16d
DOUBLE STUDS	FACE NAIL	16d @16"o.c.
DOUBLED TOP PLATE	FACE NAIL	16d @16"o.c.
TOP PLATES, LAPS AND INTERSECTIONS	FACE NAIL	2-16d
CONTINUOUS HEADER, TWO PIECES	ALONG EACH EDGE	16d @16"o.c.
CEILING JOISTS TO PLATE	TOENAIL	3-8d
CONTINUOUS HEADER TO STUD	TOENAIL	4-16d
CEILING JOISTS, LAPS OVER PARTITIONS	FACE NAIL	8-16d
FLOOR JOIST TO PLATE	TOENAIL	2-16d
T&J JOIST TO PLATE	TOENAIL	2-8d
BUILT-UP CORNER STUDS	ALONG FACE	16d @16"o.c.
BUILT-UP ORDER AND BEAMS	T&B STAGGER	16d @16"o.c.
SHEAR PANELS TO BEARING PLATES	ENDS AND SPLICES	4-16d
	FACE NAIL	12-10d TAB

WOOD STRUCTURAL PANEL NAILING SCHEDULE			
DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER	SPACING OF FASTENERS	
		EDGES (E-1)	INTERIORS (I-1)
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND WALL SHEATHING TO FRAMING			
5/16" TO 1/2"	8d COMMON NAIL (SUBFLOOR, WALL)	6	12
	8d COMMON NAIL (ROOF)	6	12
1/8" TO 1"	8d COMMON NAIL	6	12
1 1/8" TO 1 1/4"	10d COMMON NAIL	6	12
OTHER SHEATHING			
1/2" GYPSUM SHEATHING	1 3/8" GALVANIZED ROOFING NAIL; 8d COMMON NAIL; STAPLE GALVANIZED, 1 1/2" LONG; 1 1/2" SCREWS, TYPE W OR S	4	8
5/8" GYPSUM SHEATHING	1 3/8" GALVANIZED ROOFING NAIL; 8d COMMON NAIL; STAPLE GALVANIZED, 1 1/2" LONG; 1 1/2" SCREWS, TYPE W OR S	4	8



SECTION A-A
1/4" = 1'-0"



SECTION B-B
1/4" = 1'-0"

NOTES BY ASSEMBLY TYPE:

ROOF CONSTRUCTION:

ARCHITECTURAL GRADE F.3 TAB SHINGLES (MATCH EXISTING)
3/4" T & G PLYWOOD (ZIP BD. ALT)
ICE & WATER SHIELD
2 X 8 @ 16" O.C. (SEE FRAMING PLANS)
8" C.C. ICYNENE R48
WOOD STRAPPING @ 16" O.C.
1/2" GWB W/ SMOOTH PLASTER VENEER

EXTERIOR WALL CONSTRUCTION:

MATCH EXISTING SIDING
AIR-INFILTRATION BARRIER
5/8" CDX PLYWOOD (ZIP BD. ALT)
2 X 4/6 @ 16" O.C.
5.5" C.C. ICYNENE R36
1/2" GYPSUM BASE W/ SMOOTH PLASTER VENEER

FLOOR / CLG. CONSTRUCTION:

3/4" OAK FLOORING (POST FINISHED)
2 X 8 @ 16" O.C. (SEE STRUCTURAL)
3/4" T & G PLYWOOD
3" ACOUSTIC BATT INSULATION
1 X 2 WOOD FURRING @ 16" O.C.
1/2" GWB W/ SMOOTH FINISHED PLASTER VENEER

INTERIOR WALL CONSTRUCTION:

1/2" GWB W/ SMOOTH PLASTER VENEER (BOTH SIDES)
2 X 4 @ 16" O.C.
3" ACOUSTIC BATT @ ALL BATHROOMS / BEDROOM WALLS

FOUNDATION CONSTRUCTION:

10" CONCRETE FOUNDATION WALLS
EXTERIOR PROTECTIVE COATING
EXTERIOR FOUNDATION SURFACES
24" X 12" CONCRETE FOOTING W/ KEYWAY #3,500 LB CONCRETE MIN.
4'-0" STRIP @ PERIMETER SLAB OF 2" RIGID INSULATION (R10) BELOW GRADE POLY VAPOR BARRIER UNDER SLAB
6" CRUSHED GRAVEL
SOIL COMPACTED TO 95 PERCENT

PROVIDE UNDERSLAB DRAINAGE SYSTEM DESIGNED BY OTHERS WITH SUMP PUMP DRAIN TO EXTERIOR DRYWELL / S.

NOTE:
.30 MIN. U-VALUE @ ALL NEW WINDOWS / DOORS

NOTE: INSTALL ACOUSTICWOOL SOUND DEADENING MATERIAL AT ALL NEW FLOORS MANUFACTURED BY ACOUSTBLOK.

NOTE: INSTALL METAL TERMITES SHIELD (TYP)

CONCRETE SLAB NOTES:

GRAVEL
3/4 INCH GRAVEL, NO FINES

FOUNDATION & UNDER-SLAB INSULATION
INSULATION SHALL BE A MINIMUM OF 2 INCH THICK EXTRUDED POLYSTYRENE WITH A MINIMUM R VALUE OF 5.0 PER INCH AND A COMPRESSIVE STRENGTH OF 20 PSI OWENS CORNING "CELLFORT 200" OR APPROVED EQUAL.

UNDER-SLAB VAPOR BARRIER
INSTALL VAPOR BARRIER AT INHABITED SPACES WITH SLAB ON GRADE. USE GRIFFOLYN TYPE-65 BY REEF INDUSTRIES, INC. OR EQUAL. 3-PLY MATERIAL, HIGH DENSITY POLYETHYLENE AND NYLON YARN LAMINATE. LAP SIDE AND END JOINTS AT LEAST 6". SEAL LAPS USING FAB TAPE. ANY PUNCTURES OR TEARS ARE TO BE REPAIRED USING GRIFFOLYN'S GRIFF TAPE, FAB TAPE OR EQUAL.

SECTIONS

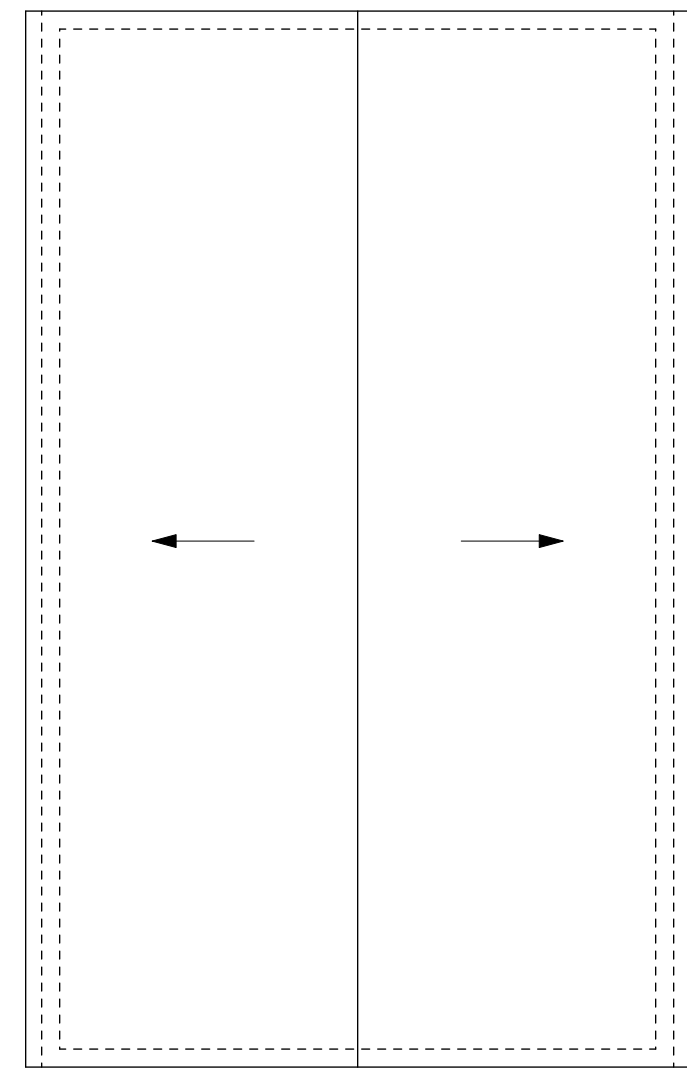
TIMOTHY SHEEHAN ARCHITECT
9 WALL STREET
CHARLESTOWN, MA. 02129

PROPOSED RENOVATIONS
10 PLYMOUTH ROAD
READING, MA.

START DATE: 2/10/21
DRAWN BY: TS
SCALE: 1/4" = 1'-0"
PROJECT #: 2021-07

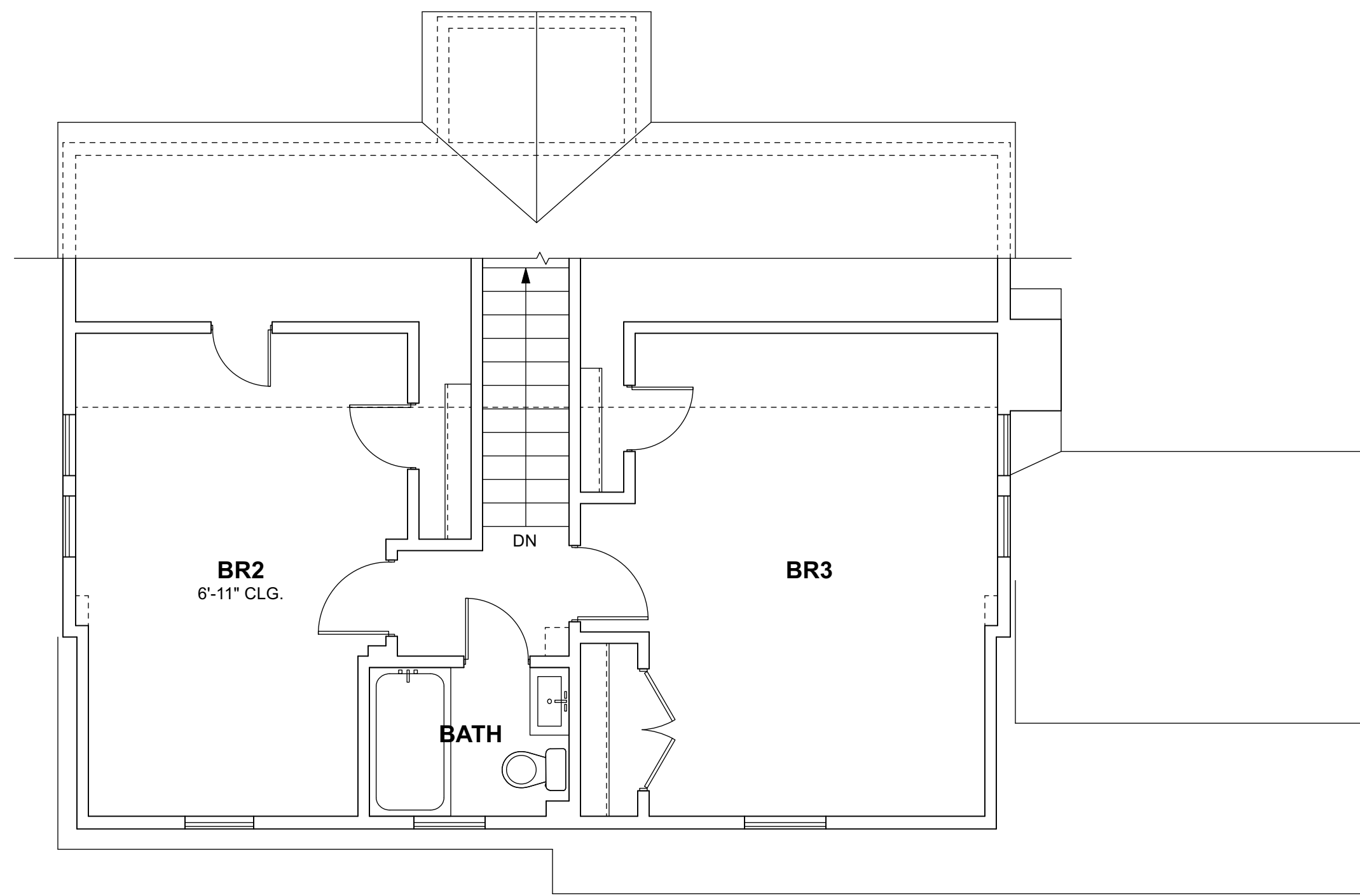
PERMIT SET 3-22-22
REV PERMIT SET 4-24-22

A3



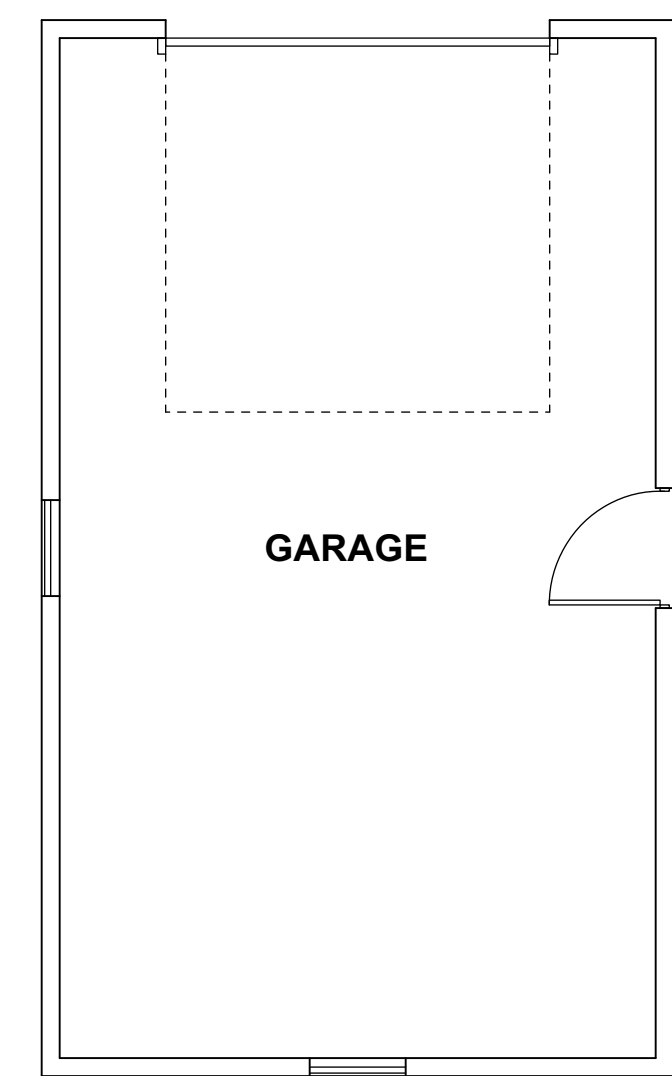
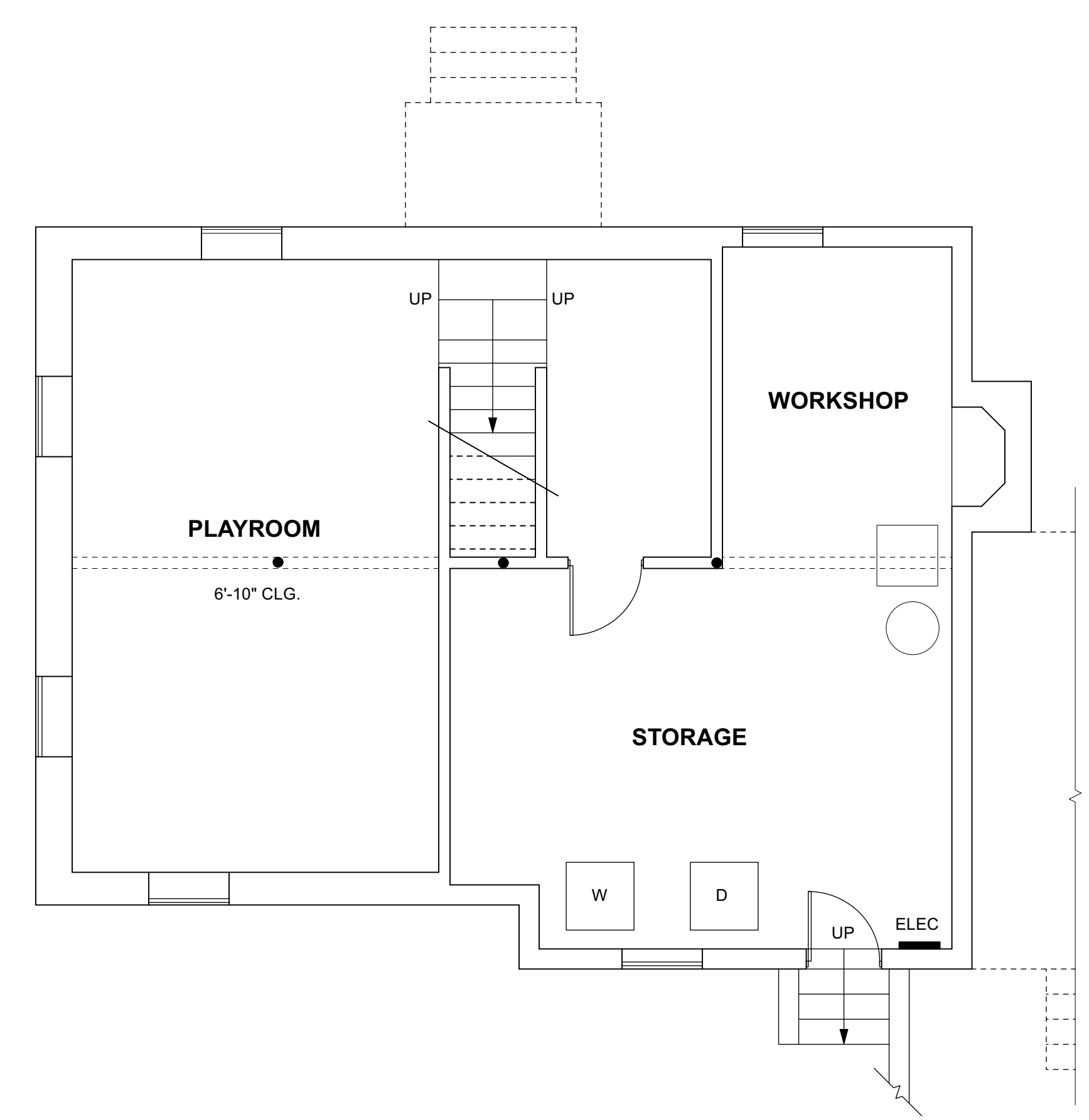
SECOND FLOOR PLAN

1/4" = 1'-0"

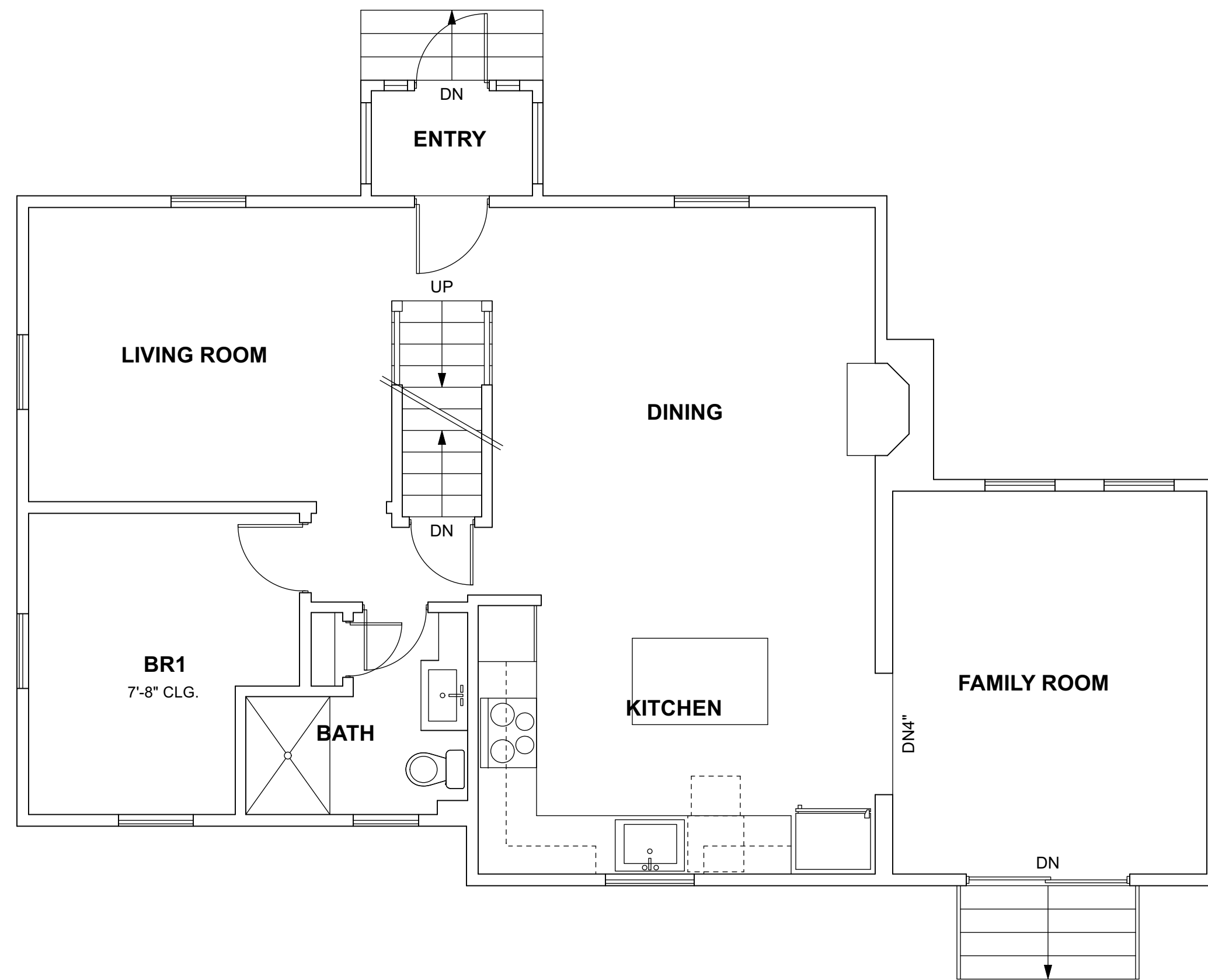


BASEMENT PLAN

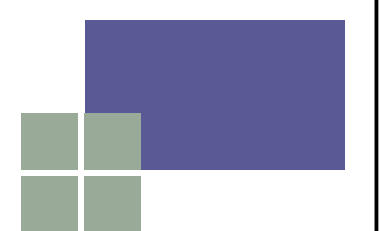
1/4" = 1'-0"



FIRST FLOOR PLAN



EXISTING
FLOOR PLANS



TIMOTHY SHEEHAN ARCHITECT
9 WALL STREET
CHARLESTOWN, MA. 02129



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READING, MA.

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PERMIT SET 3-22-22
REV PERMIT SET 4-24-22

X1

PERMIT SET 4-24-22



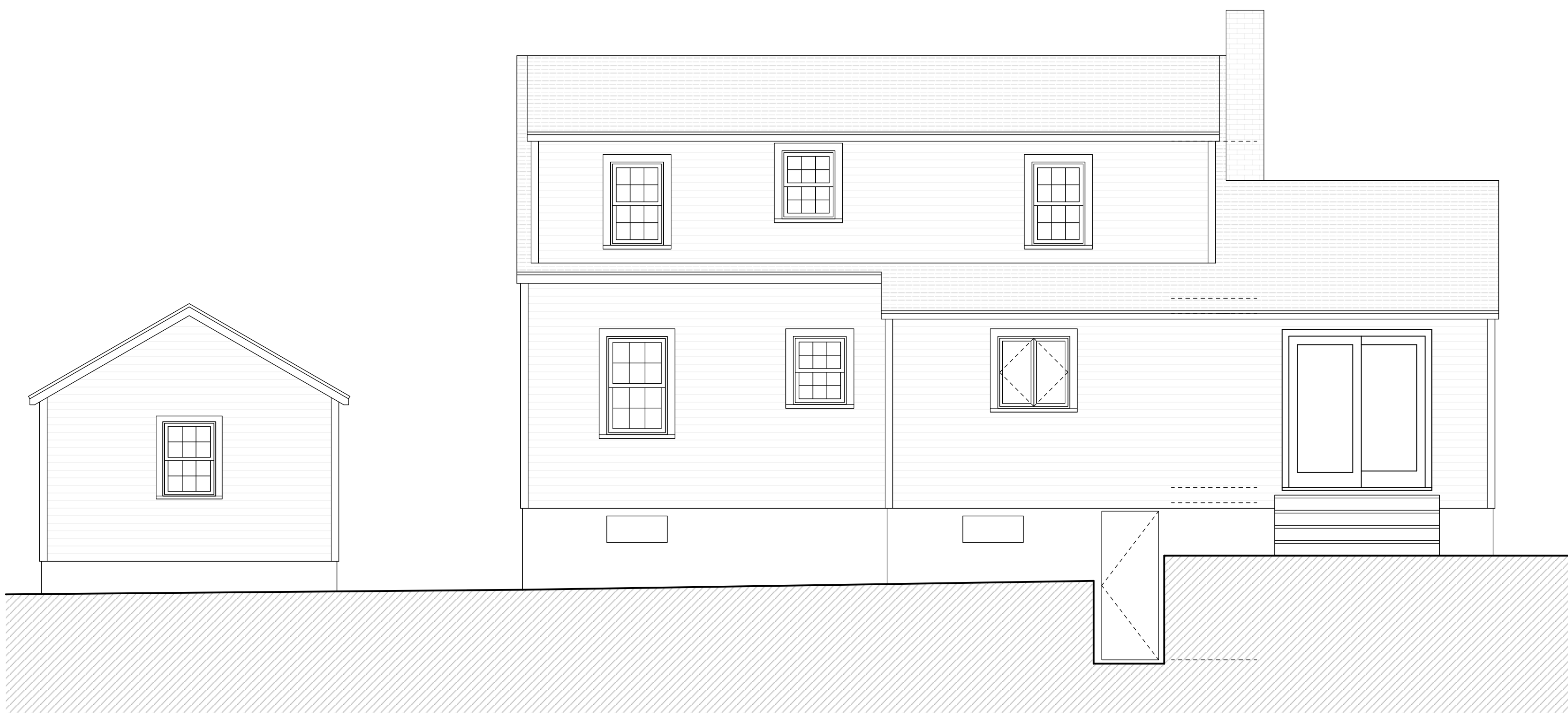
FRONT ELEVATION

1/4" = 1'-0"



RIGHT SIDE ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"



LEFT SIDE ELEVATION

1/4" = 1'-0"

EXISTING
ELEVATIONS



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9 WALL STREET
CHARLESTOWN, MA. 02129



PROPOSED RENOVATIONS
10 PLYMOUTH ROAD
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START DATE: 2/10/21
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SCALE: 1/4" = 1'-0"
PROJECT #: 2021-07

PERMIT SET 3-22-22
REV PERMIT SET 4-24-22

X2

PERMIT SET 4-24-22