

GENERAL NOTES:

Designed in compliance with 2015 International Residential Code (IRC) one and two family dwelling code. And 780 CMR MA 2015 Residential Code 8th Addition

The Contractor shall be responsible for verifying the Scope of Work required as listed in these notes and beyond with the local Inspector before proceeding with any work. Notify Owner and Architect of any discrepancies that arise prior to commencing work.

I. DESIGN LOADS

Basic wind speed design criteria: 130 MPH per figure R301.2(4).
Live load design criteria per table R301.2 (5) (min. uniformly distributed live loads):

- 40 PSF (rooms other than sleeping rooms)
- 30 PSF sleeping areas
- 20 PSF Attics with limited storage
- Roof 12 PSF dead load
- 35 PSF ground snow load
- 35 PSF (min) roof snow load
- Soil Pressure 2000 p.s.f (site verify)
- Maximum Live Load Deflection Limits
Floor = L/360 Walls = L/240 Exposed rafters with greater than 3/12 pitch = l/180

II. SOIL, SITE & FOUNDATION

Contractor is to verify that the soil & site conditions are in accordance with IRC 401. Soils testing is not the responsibility of the Architect. All design work is based on solid, well draining, and non-expansive soil with a min. bearing capacity of 2000 p.s.f. If soil and site conditions do not meet this requirement, additional engineering by soils & structural engineer will be required prior to construction. Additional engineering is not the responsibility of the Architect.

III. FOUNDATIONS

- A. Frost footings to be a minimum of 4'-0" below grade.
- B. Unless otherwise noted, foundation walls shall be poured concrete, see reinforced foundation details.
- C. Provide termite control protection as required by IRC 324.
- D. Foundation drainage is to comply with IRC 405. Contractor is to verify that foundation drainage is installed as required by site.
- E. The finished grade shall slope away from foundation walls 6" min. in the first 10'-0" run. Top of grade at exterior walls to be held 8" min. below foundation.
- F. Foundation walls that retain earth and enclose habitable or usable spaces below grade shall be dampproofed. Waterproofing shall be used if a high water table and/or other severe soil conditions are known to exist.

IV. CONCRETE

- A. All Concrete to be installed per manufacturers specifications
- B. Coordinate rough and final grades with all window and door locations shown on architectural plans prior to commencing grading.
- C. Unless otherwise noted, interior slabs shall be 3000 p.s.i. (28 day compressive strength) concrete on 6" compacted gravel fill. Interior slabs shall be placed on 4 mil. polyethylene vapor barrier.
- D. All foundation walls and footings shall be 3000 p.s.i. (28 day compressive strength).
- E. Foundation walls, garage slabs and exterior concrete shall have 5% min. / 7% max. air entrainment.

VI. CARPENTRY

Unless otherwise noted, all 2x6 framing lumber shall be Hem Fir or equal. All 2x8, 2x10, and 2x12 framing shall be Hem Fir #2 grade or better. See drawings for specific species and grade at each condition.

- A. Unless otherwise noted provide:

1. All headers @ bearing partitions to be (3) 2 x 10's unless noted otherwise.
2. Provide fireblocking in accordance with IRC R-302.11
3. Blocking between joists under parallel partitions. If joists are separated for pipes, block 4ft O.C. maximum. OR double up under partition directly above
4. Provide solid bearing to foundation or beam below for all beams, headers and girders. Provide blocking between joists.
5. Exterior walls shall be fully sheathed. Exterior sheathing to be Zip system installed per mfg recommendations. Plywood and Blueskin an approved equal. Install weather resistant membrane per mfr. specs over all sheathing not water repellent.
6. All interior walls and ceilings are to be covered with 1/2" min. gypsum board, with metal corner reinforcing, tape, float and sand. All interior partitions to have 2x4 studs @ 16" o.c.

- B. All wood trim and siding applied over weather resistant membrane to be back-primed prior to installation.

- C. Interior trim and finishes to be selected by Owner. See sheet A0.01 for Schedules

VII. STRUCTURAL ELEMENTS

- A. Laminated Veneer Lumber Beams (L.V.L) design base values are: FB=2900 PSI, E=1900 PSI

- B. All steel shall be new steel conforming to the a.i.s.c. specifications for design, fabrication and erection of structural steel for buildings and a.s.t.m. - grade 50 for w sections grade 36 for others. All other Steel notes are found on the framing drawings.

- C. See framing drawings for all other structural requirements.

VIII. MISCELLANEOUS

- A. Unless otherwise noted, provide:

1. Insulating double glazing at all exterior glass areas. Interior and exterior glass areas (including windows) shall be tempered glass as required by IRC 308
- B. The working drawings do not provide specific detail and workmanship requirements in areas including but not limited to flashing, caulking, painting, nailing, waterproofing, and finishing. Builder is responsible for providing supervised workmanship in all areas of construction.
- C. All exterior wall penetrations are to be flashed or caulked in accordance with specifications provided by exterior wall surface manufacturer (i.e. siding, etc.).
- D. Exterior siding to be installed over weather resistant membrane per siding mfr specs. Flashing on vertical & horizontal siding joints per siding mfr specs.
- E. Grace ice and water shield 6 feet from bottom of roofline and valleys. Typical all locations
- F. Crawl Space shall be vented at two locations (minimum) to allow for cross ventilation. Floor joists to be insulated with Closed Cell Foam Insulation and pipes shall be freeze proofed.
- G. Floor joists to be insulated per values on A0.01 and pipes shall be freeze proofed.
- H. Electrical scope to comply with NFPA 70 National Electric Code 2015
- I. General Contractor to integrate new heating system / zones.
- J. It shall be the owner's responsibility to review materials and products specified on drawings (and match to existing building if applicable) and verify the same with contractor prior to start of construction.
- K. General Contractor to coordinate all electrical requirements with Owner.
- L. All HVAC Engineering and Heating and Cooling scope by Others. G.C. to coordinate all system requirements.

SEE INDIVIDUAL DRAWING SHEETS FOR ADDITIONAL NOTES.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW THE SET IN FULL TO CROSS REFERENCE ALL SCOPE, MEET ALL STATE AND LOCAL CODES REQUIREMENTS REGARDLESS OF THE DOCUMENT SET, AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES AS SOON AS THEY ARISE.

Asterlin House Single Family Residence

Construction Documents



DIAMOND ESTATES LOT 8
SHARON, MA 02067

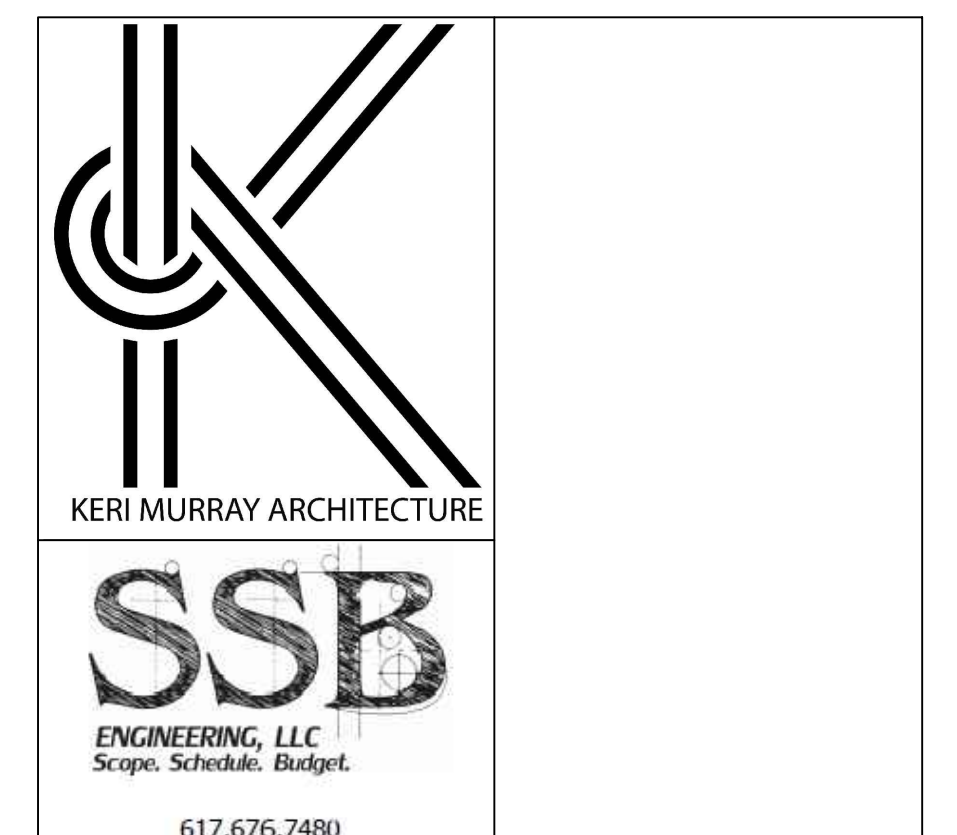
AUGUST 27, 2018

ISSUED FOR PRICING

PRICING SET
NOT FOR CONSTRUCTION

DRAWING LIST

COVER	COVER SHEET & CODE INFORMATION
A0.01	WINDOW AND DOOR SCHEDULES
A0.02	FINISH AND FIXTURE SCHEDULES
S2.00	FOUNDATION PLAN & DETAILS
S2.01	FIRST FLOOR FRAMING PLAN
S2.02	SECOND FLOOR FRAMING PLAN
S2.03	CEILING FRAMING PLAN
S2.04	ROOF FRAMING PLAN
S2.05	ROOF PLAN
S2.06	STRUCTURAL DETAILS
A2.01	FIRST FLOOR PLAN
A2.02	SECOND FLOOR PLAN
A2.03	FIRST FLOOR CEILING PLAN
A2.04	SECOND FLOOR CEILING PLAN
A3.00	EXTERIOR ELEVATIONS
A3.01	EXTERIOR ELEVATIONS
A4.01	SECTIONS
A4.02	SECTIONS
A6.01	DETAILS
A6.02	INTERIOR ELEVATIONS



*SEE ATTACHED PLOT PLAN AND SITE/CIVIL DRAWINGS.
ALL CIVIL ENGINEERING, GEOTECHNICAL ENGINEERING
AND LANDSCAPE ARCHITECTURE BY OTHERS.

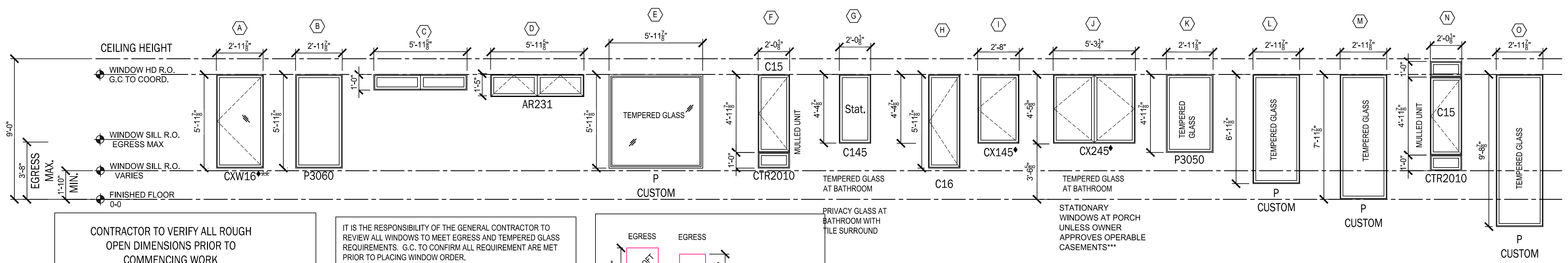
WINDOW SCHEDULE

TYPE	WINDOW UNIT SIZE WIDTH x HEIGHT	STYLE	QTY
A	SEE LEGEND	ANDERSEN 400 SERIES NEW CONSTRUCTION CASEMENT	12
B		ANDERSEN 400 SERIES NEW CONSTRUCTION PICTURE	9
C		ANDERSEN 400 SERIES NEW CONSTRUCTION DOUBLE TRANSOM	1
D		ANDERSEN 400 SERIES NEW CONSTRUCTION DOUBLE AWNING	2
E		ANDERSEN 400 SERIES NEW CONSTRUCTION PICTURE TEMPERED GLASS	1
F		ANDERSEN 400 SERIES NEW CONSTRUCTION CASEMENT TRANSOM MULLED UNIT	2
G		ANDERSEN 400 SERIES NEW CONSTRUCTION STATIONARY CASEMENT, TEMPERED AT BATHROOMS	6
H		ANDERSEN 400 SERIES NEW CONSTRUCTION CASEMENT	6
I		ANDERSEN 400 SERIES NEW CONSTRUCTION CASEMENT SOME ARE PART OF MULLED UNIT - SEE ELEVATIONS	6
J		ANDERSEN 400 SERIES NEW CONSTRUCTION CASEMENT -SEE ELEVATIONS FOR SWING DIRECTION	3
K		ANDERSEN 400 SERIES NEW CONSTRUCTION PICTURE TEMPERED GLASS	2
L		ANDERSEN 400 SERIES NEW CONSTRUCTION PICTURE TEMPERED GLASS	1
M		ANDERSEN 400 SERIES NEW CONSTRUCTION PICTURE TEMPERED GLASS	1
N		ANDERSEN 400 SERIES NEW CONSTRUCTION TRANSOM CASEMENT TRANSOM MULLED UNIT	2
O		ANDERSEN E SERIES NEW CONSTRUCTION PICTURE TEMPERED GLASS	1
P	2'-8" X 1'-3"	BASEMENT HOPPER- SUPPLIED BY G.C NO GRILLE. COORDINATE WITH FOUNDATION SUBCONTRACTOR	TBD

NOTES:

- THE ABOVE WINDOWS ARE ANDERSEN 400 SERIES NEW CONSTRUCTION WINDOW PRODUCTS. IF ANOTHER MANUFACTURER IS USED THE GENERAL CONTRACTOR MUST VERIFY PRODUCT WITH OWNER AS WELL AS ALL NEW ROUGH OPENING DIMENSIONS.
- SIZES SHOWN ARE UNIT SIZES UNLESS OTHERWISE NOTED
- GENERAL CONTRACTOR TO COORDINATE ALL ROUGH OPEN DIMENSIONS WITH MANUFACTURER'S GUIDELINES.
- GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL SCREENS WITH WINDOWS.
- GENERAL CONTRACTOR TO COORDINATE ALL MULLED UNITS WITH MANUFACTURER
- GENERAL CONTRACTOR SHALL INSTALL ALL WINDOWS PER MANUFACTURER'S GUIDELINES.
- ALL EXTERIOR CASING 1X2 FLAT STOCK
- ALL INTERIOR CASING 1X4 FLAT STOCK
- ALL CASEMENT WINDOWS IN BEDROOM TO HAVE EGRESS HINGES
- GENERAL CONTRACTOR TO CONFIRM ALL TEMPERED GLASS REQUIREMENTS AND PROVIDE TEMPERED GLASS AT ALL AREA REQUIRED BY CODE
- TEMPERED GLASS AT ALL WET LOCATION

TOTAL: 55



CONTRACTOR TO VERIFY ALL ROUGH OPEN DIMENSIONS PRIOR TO COMMENCING WORK

CONTRACTOR TO COORDINATE ALL MULLED UNIT DIMENSIONS WITH MANUFACTURER

NOTES

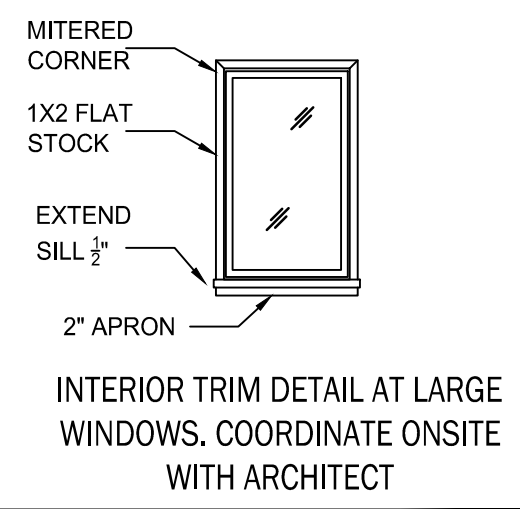
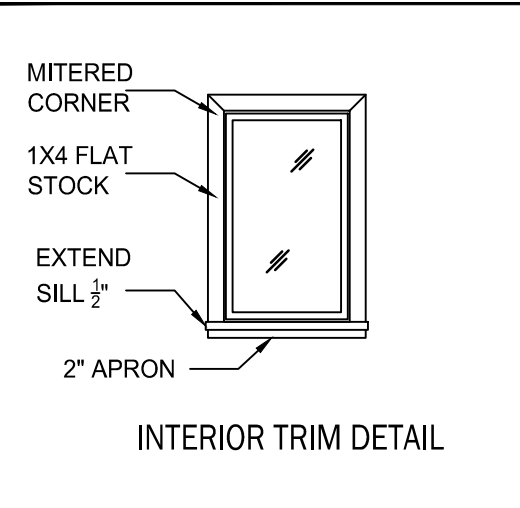
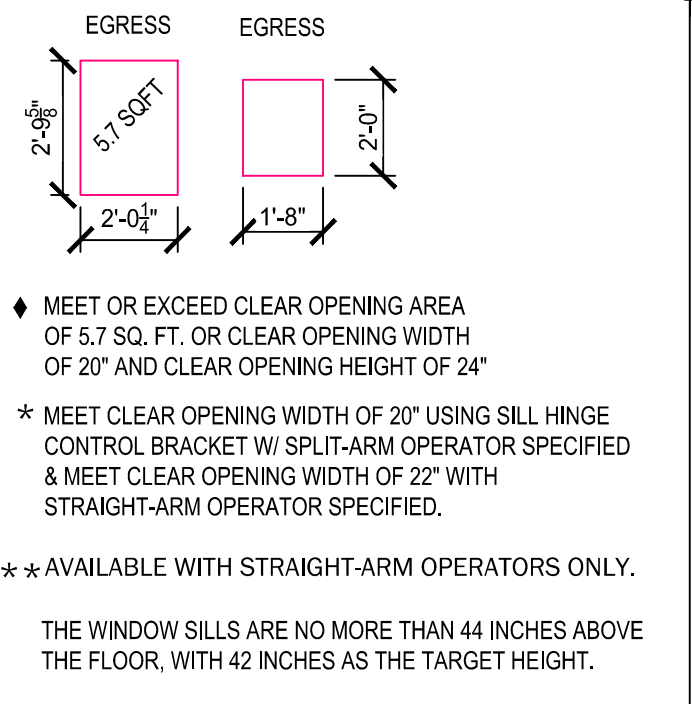
- CASEMENT AND PICTURE WINDOWS
- MULLED UNIT
- SEE EXTERIOR ELEVATIONS FOR CASEMENT SWING DIRECTION
- EGRESS HINGE AT BEDROOM LOCATION
- SEE EXTERIOR ELEVATIONS FOR UNIT ORIENTATION
- TOP OF STOLE TO BE COORDINATED BY CONTRACTOR

ANDERSEN 400 SERIES WINDOWS ARE BASIS OF DESIGN CONTRACTOR TO REVIEW WINDOW FINISH AND HARDWARE WITH OWNER PRIOR TO PLACING ORDER

NOTES: WINDOW FINISH AND HARDWARE (OWNER APPROVAL REQUIRED)

- NO GRILLE
- CONFIRM ALL REQUIRED TEMPERED WINDOWS
- EXTERIOR FINISH - BLACK (CONFIRM WITH OWNER)
- INTERIOR FINISH - WHITE
- FACTORY APPLIED EXTENSION JAMBS - WHITE
- HARDWARE: OWNER SELECTED
- INSECT SCREENS

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REVIEW ALL WINDOWS TO MEET EGRESS AND TEMPERED GLASS REQUIREMENTS. G.C. TO CONFIRM ALL REQUIREMENTS ARE MET PRIOR TO PLACING WINDOW ORDER.



SAFETY GLAZING LOCATIONS PER 2015 IRC SECTION R308.4

R308.4.1 GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOORS.

R308.4.2 GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24 INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.

R308.4.3 GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:

- THE EXPOSED AREA OF AN INDIVIDUAL PANEL IS LARGER THAN 9 SQUARE FEET;
- THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" ABOVE THE FLOOR;
- THE TOP EDGE OF THE GLAZING IS MORE THAN 36" ABOVE THE FLOOR; AND
- ONE OR MORE WALKING SURFACES ARE WITHIN 36" MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.

R308.4.4 GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE.

R308.4.5 GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.

R308.4.6 GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES (914 MM) ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS.

R308.4.7 GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN 60 INCHES (1524 MM) HORIZONTALLY OF THE BOTTOM TREAD.

FOR EXCEPTIONS SEE IRC SECTION R308.4

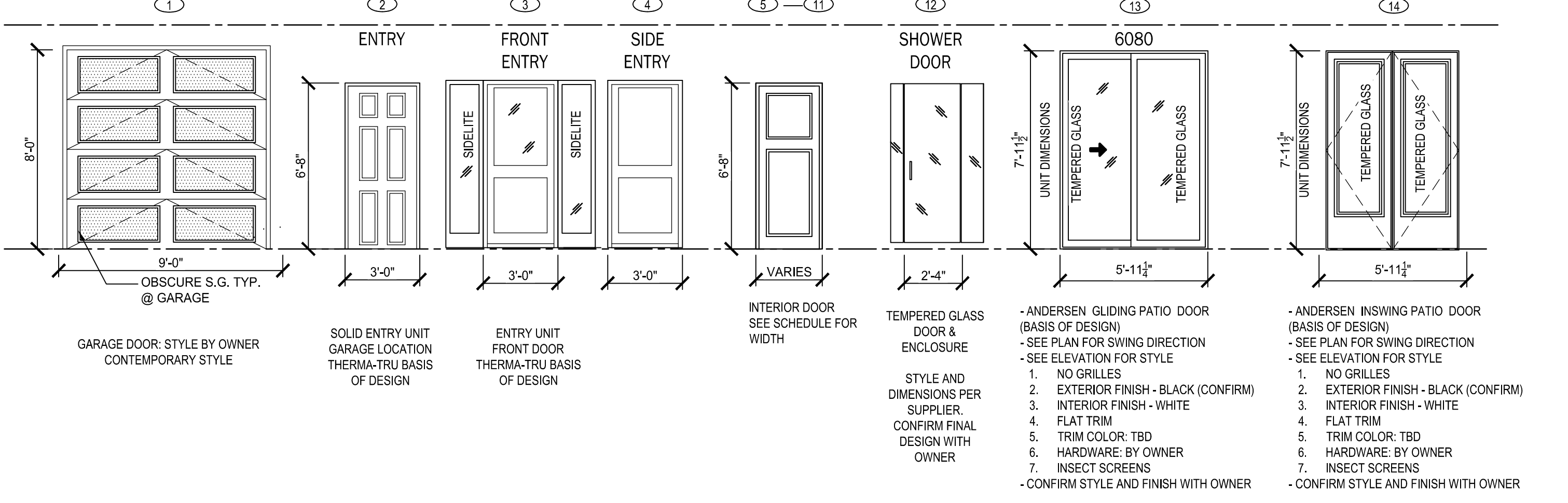
DOOR SCHEDULE

TAG	DOOR SIZE QTY- WIDTH x HEIGHT	TYPE	FINISH	STYLE	HARDWARE	QTY
1	9'-0" X 8'-0"	GARAGE DOOR	TBD	SINGLE	BY OWNER	3
2	3'-0" X 6'-8"	THERMA TRU ENTRY UNIT AT GARAGE	TBD	SINGLE	BY OWNER	2
3	3'-0" X 6'-8"	THERMA TRU ENTRY UNIT AT FRONT (MAIN ENTRY)	TBD	SINGLE W/ SIDELITES	BY OWNER	1
4	3'-0" X 6'-8"	THERMA TRU ENTRY UNIT AT SIDE	TBD	SINGLE	BY OWNER	1
5	3'-0" X 6'-8"	INTERIOR DOOR 2 PANEL	PREFINISHED WHITE	SINGLE	BY OWNER	2
6	2'-8" X 6'-8"	INTERIOR DOOR 2 PANEL	PREFINISHED WHITE	SINGLE	BY OWNER	6
7	2'-6" X 6'-8"	INTERIOR DOOR 2 PANEL	PREFINISHED WHITE	SINGLE	BY OWNER	7
8	3'-0" X 6'-8"	INTERIOR DOOR 2 PANEL	PREFINISHED WHITE	SINGLE POCKET	BY OWNER	2
9	2'-4" X 6'-8"	INTERIOR DOOR 2 PANEL	PREFINISHED WHITE	POCKET SINGLE	BY OWNER	1
10	(2)4'-6" X 6'-8"	INTERIOR DOOR 2 PANEL	PREFINISHED WHITE	DOUBLE	BY OWNER	1
11	(2)4'-6" X 6'-8"	INTERIOR DOOR 2 PANEL	PREFINISHED WHITE	DOUBLE BIFOLD	BY OWNER	4
12	DIMENSIONS PER GLASS SUPPLIER	GLASS SHOWER UNIT	TEMPERED GLASS	HINGED	BY OWNER	2
13	6'-0" X 8'-0"	ANDERSEN 400 SERIES GLIDING PATIO DOORS	TBD	SINGLE	BY OWNER	1
14	6'-0" X 8'-0"	ANDERSEN 400 SERIES INSWING PATIO DOORS	TBD	SINGLE	BY OWNER	1
15	STANDARD 22X3" MIN.	ATTIC ACCESS	TBD	SINGLE	BY OWNER	1

TOTAL: 35

NOTES:

- THE REQUIRED EGRESS DOOR MAY HAVE A MAXIMUM 7 1/2" STEP FROM TOP OF THE THRESHOLD TO A MINIMUM 36" DEEP LANDING ON THE EXTERIOR SIDE OF THE DOOR. OTHER EXTERIOR DOORS MAY HAVE A MAXIMUM (2) 7 1/2" STEPS TO A MIN. 36" DEEP LANDING.
- CONFIRM ALL DOOR MANUFACTURER AND STYLE WITH OWNER.
- GENERAL CONTRACTOR SHALL COORDINATE AND INSTALL ALL DOOR FRAMES ASSOCIATED WITH DOORS LISTED ABOVE.
- EXTERIOR DOOR FRAMES TO BE COMPOSITE- CONFIRM WITH OWNER.
- GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL HARDWARE PER APPROVAL OF STYLE BY OWNER.
- ALL EXTERIOR DOOR COLORS TO BE APPROVED BY OWNER
- GENERAL CONTRACTOR SHALL INSTALL ALL DOORS PER MANUFACTURER'S GUIDELINES.



GENERAL CODE NOTES

PLANS COMPLY TO THE 2015 INTERNATIONAL RESIDENTIAL CODE.

CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AS REQUIRED UNTIL ALL PERMANENT CONNECTIONS HAVE BEEN MADE. IT IS THE CONTRACTORS RESPONSIBILITY TO IDENTIFY ALL DISCREPANCIES TO THE ARCHITECT AT THE TIME THEY ARE NOTED. DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS.

CODES:
ALL APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION SHALL BE FOLLOWED

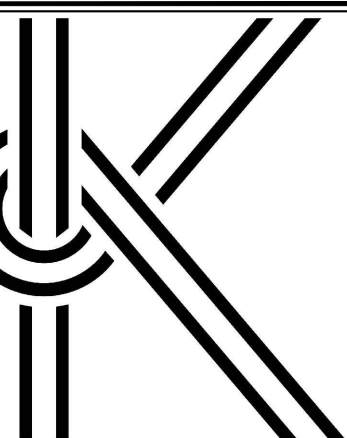
- 2015 INTERNATIONAL RESIDENTIAL CODE (IRC)
- 2015 INTERNATIONAL BUILDING CODE (IBC)
- 2015 INTERNATIONAL MECHANICAL CODE (IMC)
- 2015 UNIFORM PLUMBING CODE (UPC)
- 2015 INTERNATIONAL FIRE CODE

780 CMR Appendix 120 AA
ENERGY CODE REQUIREMENTS: CLIMATE ZONE 5

NOTE: GENERAL CONTRACTOR SHALL MEET ALL GUIDELINES SET FORTH BY 780 CMR APPENDIX 120 AA STRETCH ENERGY CODE AND IECC 2015 ENVELOPE INSULATION REQUIREMENTS CHAPTER 4, SECTION 402

IECC 2015: TABLE 402.1.1 INSULATION AND FENESTRATION REQUIREMENTS:

- FENESTRATION U-FACTOR: 0.32
- GLAZED FENESTRATION U-FACTOR 0.40
WINDOW = .30
DOOR WITH 1/2 LITE = .27
DOOR WITH FULL LITE = .32
SOLID DOOR = .21
- CEILING R-VALUE: 49
- WOOD FRAME WALL R-VALUE: 20
- MASS WALL R-VALUE: 13/17
- FLOOR R-VALUE: 30
- BASEMENT WALL R-VALUE: 15/19
- SLAB R-VALUE & DEPTH: 10, 2FT
- CRAWL SPACE R-VALUE: 15/19
- CEILINGS WITH ATTIC SPACES: R-38
- EXISTING CAVITY INSULATION R-VALUE: 3.5/INCH



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Sharon, MA

PRICING SET NOT FOR CONSTRUCTION

Asterlin House
Diamond Estates: Lot 8
Sharon, MA 02067

DATE: AUGUST 2018
SCALE: 1/4" = 1'-0"

SCHEDULES & CODES

A0.01

FINISH SCHEDULE

ROOM	WALLS	FLOOR	BASE	CEILING	REMARKS
BASEMENT					
ALL	UNFINISHED	CONCRETE	CONCRETE	GWB, ROUGH PLASTER	UNFINISHED
FIRST FLOOR					
GARAGE	FIRE RATE GWB, PLASTER ROUGH FINISH	CONCRETE	CONCRETE	FIRE RATED GWB, ROUGH PLASTER	FIRE RATED GWB
MUDROOM	BOARD & PLASTER SMOOTH FINISH	PORCELAIN TILE	TILE	BOARD & PLASTER SMOOTH FINISH	1/2" BIRCH PLYWD BENCH & CUBBIES
POWDER	BOARD & PLASTER SMOOTH FINISH	PORCELAIN TILE	6" WOOD	BOARD & PLASTER SMOOTH FINISH	
LAUNDRY	BOARD & PLASTER SMOOTH FINISH	PORCELAIN TILE	6" WOOD	BOARD & PLASTER SMOOTH FINISH	COUNTERTOPS AND STORAGE, BY VENDOR
HALL 1	BOARD & PLASTER SMOOTH FINISH	HARDWOOD 3 1/2" STRIP RED OAK FLOORING	6" WOOD	BOARD & PLASTER SMOOTH FINISH	
DINING ROOM	BOARD & PLASTER SMOOTH FINISH	HARDWOOD 3 1/2" STRIP RED OAK FLOORING	6" WOOD	BOARD & PLASTER SMOOTH FINISH	FLAT 1X4 CASING AT ALL DOORS AND WINDOWS TYP.
FOYER	BOARD & PLASTER SMOOTH FINISH	HARDWOOD 3 1/2" STRIP RED OAK FLOORING	6" WOOD	BOARD & PLASTER SMOOTH FINISH	STAIR RAIL STYLE AND FINISH SELECTED BY OWNER
OFFICE	BOARD & PLASTER SMOOTH FINISH	HARDWOOD 3 1/2" STRIP RED OAK FLOORING	6" WOOD	BOARD & PLASTER SMOOTH FINISH	
BEDROOM 1	BOARD & PLASTER SMOOTH FINISH	HARDWOOD 3 1/2" STRIP RED OAK FLOORING	6" WOOD	BOARD & PLASTER SMOOTH FINISH	
BATHROOM 1	BOARD & PLASTER SMOOTH FINISH PAINT/TILE	PORCELAIN TILE	TILE	BOARD & PLASTER SMOOTH FINISH	SHOWER WITH TILE SURROUND. SEE PLANS & ELEVATIONS FOR DESIGN
GREAT ROOM	BOARD & PLASTER SMOOTH FINISH	HARDWOOD 3 1/2" STRIP RED OAK FLOORING	6" WOOD	BOARD & PLASTER SMOOTH FINISH	GAS FIREPLACE, BUILT-IN ENTERTAINMENT. SEE ELEVATIONS FOR DESIGN
KITCHEN	BOARD & PLASTER SMOOTH FINISH	HARDWOOD 3 1/2" STRIP RED OAK FLOORING	6" WOOD	BOARD & PLASTER SMOOTH FINISH	TILE BACKSPASH
PANTRY	BOARD & PLASTER SMOOTH FINISH	HARDWOOD 3 1/2" STRIP RED OAK FLOORING	6" WOOD	BOARD & PLASTER SMOOTH FINISH	STORAGE BY VENDOR BASE CABINETS AND UPPER SHELVES
NOOK	BOARD & PLASTER SMOOTH FINISH	HARDWOOD 3 1/2" STRIP RED OAK FLOORING	6" WOOD	BOARD & PLASTER SMOOTH FINISH	
FAMILY ROOM	BOARD & PLASTER SMOOTH FINISH	HARDWOOD 3 1/2" STRIP RED OAK FLOORING	6" WOOD	BOARD & PLASTER SMOOTH FINISH	GAS FIREPLACE WITH STONE SURROUND
SECOND FLOOR					
BRIDGE	BOARD & PLASTER SMOOTH FINISH	HARDWOOD 3 1/2" STRIP RED OAK FLOORING	6" WOOD	BOARD & PLASTER SMOOTH FINISH	STAIR RAIL/GUARD STYLE & FINISH SELECTED BY OWNER
DEN	BOARD & PLASTER SMOOTH FINISH	HARDWOOD 3 1/2" STRIP RED OAK FLOORING	6" WOOD	BOARD & PLASTER SMOOTH FINISH	BUILT-IN UNIT FOR TV
BATH 2	BOARD & PLASTER SMOOTH FINISH	PORCELAIN TILE	TILE	BOARD & PLASTER SMOOTH FINISH	TUB WITH TILE SURROUND. SEE PLANS & ELEVATIONS FOR DESIGN
MASTER BEDROOM	BOARD & PLASTER SMOOTH FINISH	HARDWOOD 3 1/2" STRIP RED OAK FLOORING	6" WOOD	BOARD & PLASTER SMOOTH FINISH	WALK-IN CLOSET SYSTEM BY CLOSET SUPPLIER
MASTER BATHROOM	BOARD & PLASTER SMOOTH FINISH	PORCELAIN TILE	TILE	BOARD & PLASTER SMOOTH FINISH	SHOWER W/ TILE SURROUND. TUB W/ TILE SURROUND SEE ELEVATIONS FOR DESIGN
BEDROOM 2	BOARD & PLASTER SMOOTH FINISH	HARDWOOD 3 1/2" STRIP RED OAK FLOORING	6" WOOD	BOARD & PLASTER SMOOTH FINISH	
BEDROOM 3	BOARD & PLASTER SMOOTH FINISH	HARDWOOD 3 1/2" STRIP RED OAK FLOORING	6" WOOD	BOARD & PLASTER SMOOTH FINISH	
BATH 3	BOARD & PLASTER SMOOTH FINISH	PORCELAIN TILE	TILE	BOARD & PLASTER SMOOTH FINISH	TUB WITH TILE SURROUND. SEE PLANS & ELEVATIONS FOR DESIGN

- NOTES:**
- GENERAL CONTRACTOR SHALL COORDINATE AND INSTALL ALL FINISHES PER OWNERS APPROVAL.
 - GENERAL CONTRACTOR SHALL INSTALL ALL FINISHES PER MANUFACTURE'S GUIDELINES.
 - SUBFLOOR TO BE ADVANTECH TONGUE AND GROOVE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
 - ALL CLOSETS TO HAVE WD FLOORS, GWB CEILING, PAINTED WALLS
 - GENERAL CONTRACTOR SHALL COORDINATE AND INSTALL ALL LIGHT FIXTURES PER OWNERS APPROVAL.
 - CONTRACTOR TO COORDINATE AND INSTALL CABINETS AND COUNTERS PER OWNERS APPROVAL
 - INTERIOR CASING: 1X4 FLAT CASING AT ALL WINDOWS, DOORS, AND OPENINGS, TYPICAL.

FINISH LEGEND

TYPE	TAG	MFG	STYLE	COLOR	REMARKS
EXTERIOR					
COMPOSITE	C-1	HARDIE PLANK LAP SIDING	EXTERIOR SIDING	TBD	SMOOTH FINISH 6" EXPOSURE BLIND NAIL
COMPOSITE	C-2	HARDIE TRIM BOARDS	ALL EXTERIOR TRIM	TBD	2" TRIM AT ALL CORNERS, WINDOWS & DOORS
WOOD	W-1	EXTERIOR GRADE WOOD BEADBOARD		STAINED	PORCH & OVERHANG CEILINGS
ASPHALT ROOFING	AR-1	CERTAINTED	LANDMARK	CHARCOAL BLACK NW 95444	
STONE	S-1		BLUESTONE	COLOR BY OWNER	EXTERIOR PATIO
STONE	S-2		GRANITE CURBING	TBD	STEPS
STONE	S-3		THIN STONE	COLOR BY OWNER	EXTERIOR WALLS
STONE	S-4		STONE	TBD	RETAINING WALLS
STUCCO	ST-1		SMOOTH FINISH	COLOR BY OWNER	SEE EXTERIOR ELEVATIONS FOR LOCATIONS
PAINT	PT-1	BEN MOORE	APPLICABLE FOR STUCCO	TBD	ALL STUCCO
PAINT	PT-2	BEN MOORE		TBD	TBD
INTERIOR					
WOOD	W-2		HARDWOOD 3 1/2" STRIP RED OAK FLOORING	WALNUT - CONFIRM COLOR WITH OWNER	ALL INTERIOR WOOD FLOORING
WOOD	W-3	1/2" BIRCH PLYWOOD	ALL CUSTOM BUILT-INS	BEN MOORE PT-3 WHITE	BUILT-IN BENCHES/ WALL UNITS/CABINETS
WOOD	W-4	1X4 WINDOW/DOOR 1X6 BASE	ALL INTERIOR TRIM	BEN MOORE PT-3 WHITE	1X FLAT STOCK, SEE DETAIL A0.01
FLOOR TILE	POR-1	TBD	PORC	TBD	ALL TILE FLOORS
WALL TILE	CER-1	TBD	CERAMIC	TBD	ALL SHOWERS/TUBS
BACKSPASH	CER-2	TBD	CERAMIC	TBD	KITCHEN BACKSPASH
BACKSPASH	CER-3	TBD	CERAMIC	TBD	BATHRM BACKSPASH
PAINT	PT-3	BEN MOORE	FINISH: SEMI GLOSS	CHANTILLY LACE	ALL INTERIOR TRIM
PAINT	PT-4	BEN MOORE	FINISH: EGG SHELL	BALBOA MIST	COLOR ONE
PAINT	PT-5	BEN MOORE	FINISH: EGG SHELL	REVERE PEWTER	COLOR TWO
PAINT	PT-6	BEN MOORE	FINISH: EGG SHELL	PALE OAK	COLOR THREE
PAINT	PT-6	BEN MOORE	FINISH: EGG SHELL	SIDEWALK GRAY	COLOR FOUR
PAINT	PT-6	BEN MOORE	FINISH: EGG SHELL	WOODLAND BLUE	COLOR FIVE
1. ALL CLOSETS TO BE PAINTED BEN MOORE: SIMPLY WHITE, EGG SHELL FINISH 2. CEILING TO BE PAINTED: BEN MOORE WATERBORNE CEILING ULTRA FLAT					
SOLID SURFACE					
KITCHEN COUNTERTOP			QUARTZ OR SIMILAR	TBD	COUNTERS, SPECIAL WD AT ISLAND
VANITY COUNTERTOP			QUARTZ OR SIMILAR	TBD	MASTER BATHROOM
VANITY COUNTERTOP			QUARTZ OR SIMILAR	TBD	BATHROOM 1
VANITY COUNTERTOP			QUARTZ OR SIMILAR	TBD	BATHROOM 2
VANITY COUNTERTOP			QUARTZ OR SIMILAR	TBD	BATHROOM 3
SHOWER AND TUB CURB/SURROUND			QUARTZ OR SIMILAR	TBD	TO MATCH VANITY COUNTER
CHIMNEY SURROUNDS			TILE OR STONE	TBD	TBD
COUNTERTOP			TBD	TBD	AT LAUNDRY
BENCH TOP			WOOD STAINED	TBD	AT BUILT-INS
GLASS SHOWER DOORS			TEMPERED GLASS		STYLE BY OWNER
FINISH NOTES:					
1. GENERAL CONTRACTOR SHALL COORDINATE AND INSTALL ALL FINISHES PER OWNERS APPROVAL. 2. GENERAL CONTRACTOR SHALL INSTALL ALL FINISHES PER MANUFACTURE'S GUIDELINES. 3. GENERAL CONTRACTOR TO CONFIRM ALL MATERIALS WITH OWNER PRIOR TO INSTALLATION, INCLUDING CONFIRMATION OF BOTH COLOR AND FINISH					

FIXTURE SCHEDULE

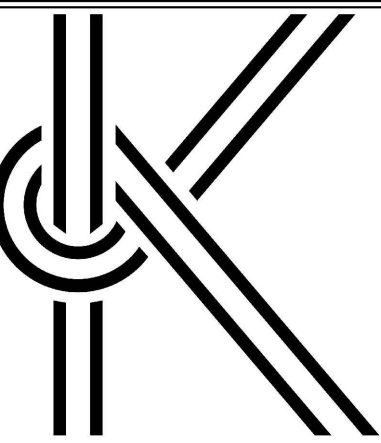
ROOM	TYPE	MFR	MODEL
KITCHEN			
	STOVE		
	HOOD		
	MICROWAVE		
	SINK		
	FAUCET		
	DISHWASHER		
	FRIDGE		
	WINE FRIDGE		
LAUNDRY			
	WASHER		
	DRYER		GAS
	SINK		
POWDER			
	SINK/VANITY		
	FAUCET		
	TOILET		
	MIRROR		
	WALL SCONCES		
BATH 1			
	SINK/VANITY		
	FAUCET		
	TOILET		
	MIRROR		
	WALL SCONCES		
	SHOWER FIXTURES		
BATH 2			
	SINK/VANITY		
	FAUCET		
	TOILET		
	MIRROR		
	WALL SCONCES		
	SHOWER FIXTURES		
BATH 3			
	SINK/VANITIES		
	FAUCETS		
	TOILET		
	MIRRORS		
	WALL SCONCES		
	SHOWER FIXTURES		
MASTER BATHROOM			
	TOILET		
	VANITIES W/ SINK		
	SINK FAUCET		
	SHOWER FIXTURES		
	FREESTANDING TUB		
	TUB FIXTURES		
	MIRRORS		
	WALL SCONCES		
MISCELLANEOUS			
GAS FIREPLACE	GREAT RM		UP VENT
GAS FIREPLACE	GREAT RM		DIRECT VENT
UTILITY SINK	GARAGE		
NOTES:			
3. GENERAL CONTRACTOR SHALL COORDINATE AND INSTALL ALL LIGHT FIXTURES PER OWNERS APPROVAL. 4. GENERAL CONTRACTOR SHALL COORDINATE AND INSTALL ALL FIXTURES PER OWNERS APPROVAL. 5. GENERAL CONTRACTOR SHALL INSTALL ALL FIXTURES PER MANUFACTURE'S GUIDELINES. 6. GENERAL CONTRACTOR SHALL COORDINATE ALL POWER AND VENTILATION REQUIREMENTS. 7. GENERAL CONTRACTOR SHALL COORDINATE AND MEET ALL CODE REQUIREMENTS AND CLEARANCES			

FIREPLACES

ALL FIREPLACES AND CHIMNEYS SHALL BE CONSTRUCTED TO CONFORM TO ALL APPLICABLE PORTIONS OF THE 2012 IRC CODE. ALL FIREPLACES SHALL BE PROVIDED WITH TIGHTLY FITTING FLUE DAMPERS, OPERATED WITH A READILY ACCESSIBLE MANUAL OR APPROVED AUTOMATIC CONTROL, AND AN OUTSIDE SOURCE OF COMBUSTION AIR. MINIMUM DUCT SIZE OF 6 SQUARE INCHES IN AREA PROVIDED WITH READILY ACCESSIBLE DAMPER LOCATED IN THE FRONT PART OF THE FIREBOX. PREFABRICATED FIREPLACES, CHIMNEYS, AND RELATED COMPONENTS TO BEAR U.L. OR I.C.B.O. SEAL OF APPROVAL AND TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS. HEARTHS SHALL EXTEND 20" (MINIMUM) IN FRONT OF AND 12" (MINIMUM) BEYOND EACH SIDE OF FIREPLACE OPENINGS. FIREPLACES SHALL BE PROVIDED WITH TIGHTLY FITTING GLASS OR METAL DOORS.

CEILING LEGEND

CL	CENTER LINE
⌘	SWITCH
⊕	RECEPTACLE (PROVIDE GROUND FAULT INTERRUPTER (GFI) RECEPTACLE AS REQUIRED BY CODE)
⊗	RECESSED LIGHT FIXTURE (PROVIDE FIXTURE FOR WET LOCATIONS AS REQUIRED BY CODE)
○	SURFACE MOUNTED LIGHT FIXTURE
⊙	PENDANT LIGHT FIXTURE
⊠	CEILING MOUNTED LIGHT FIXTURE
⊞	FAN WITH INTREGAL LIGHT
⊞	COMBINATION SMOKE AND CARBON MONOXIDE DETECTORS, INSTALL PER NFPA 72 AND IRC CODE AND MANUFACTURES SPECIFICATIONS



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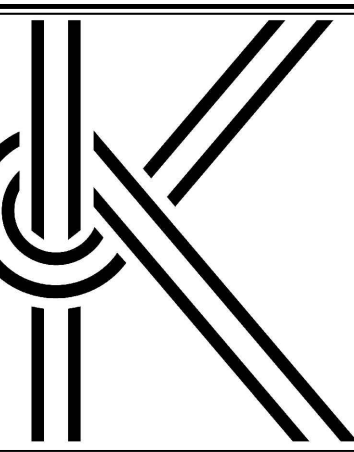
PRICING SET
NOT FOR CONSTRUCTION

Asterlin House
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Sharon, MA 02067

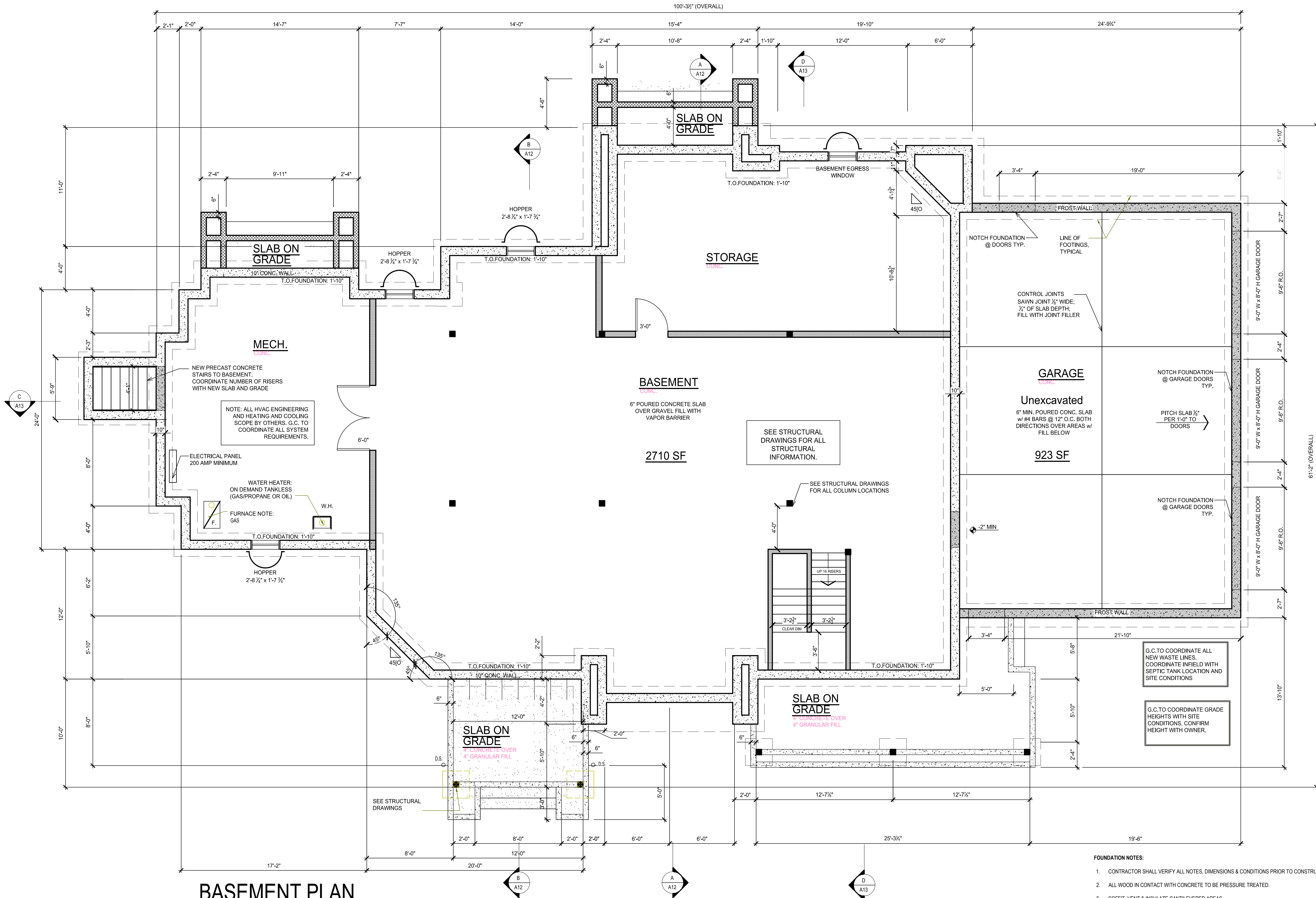
DATE: AUGUST 2018
SCALE: 1/4" = 1'-0"

SCHEDULES AND LEGENDS

A0.02



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

- FOUNDATION NOTES:**
1. CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.
 2. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
 3. SOFFIT, VENT & INSULATE CANTILEVERED AREAS.
 4. SEE STRUCTURAL DRAWING SET FOR ALL STRUCTURAL SCOPE AND ADDITIONAL NOTES.
 5. CONTRACTOR TO VERIFY ALL TOP OF WALL (T.O.W) IN FIELD. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
 6. GENERAL CONTRACTOR TO PAY SPECIAL ATTENTION TO HEAD HEIGHT CLEARANCES AT ALL STAIR LOCATIONS AND STAIRWELLS. COORDINATE CRITICAL DIMENSIONS ON SITE WITH CONCRETE AND FOUNDATION WORK.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE SCOPE OF WORK REQUIRED AS LISTED IN THESE NOTES AND BEYOND WITH THE LOCAL INSPECTOR BEFORE PROCEEDING WITH ANY WORK. NOTIFY OWNER AND ARCHITECT OF ANY DISCREPANCIES THAT ARISE PRIOR TO COMMENCING WORK.

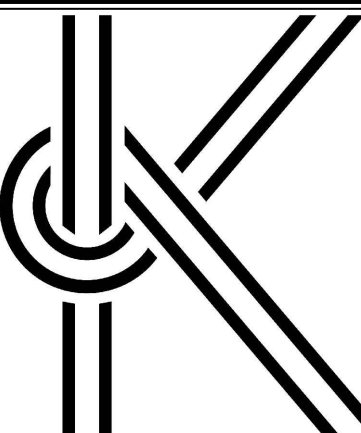
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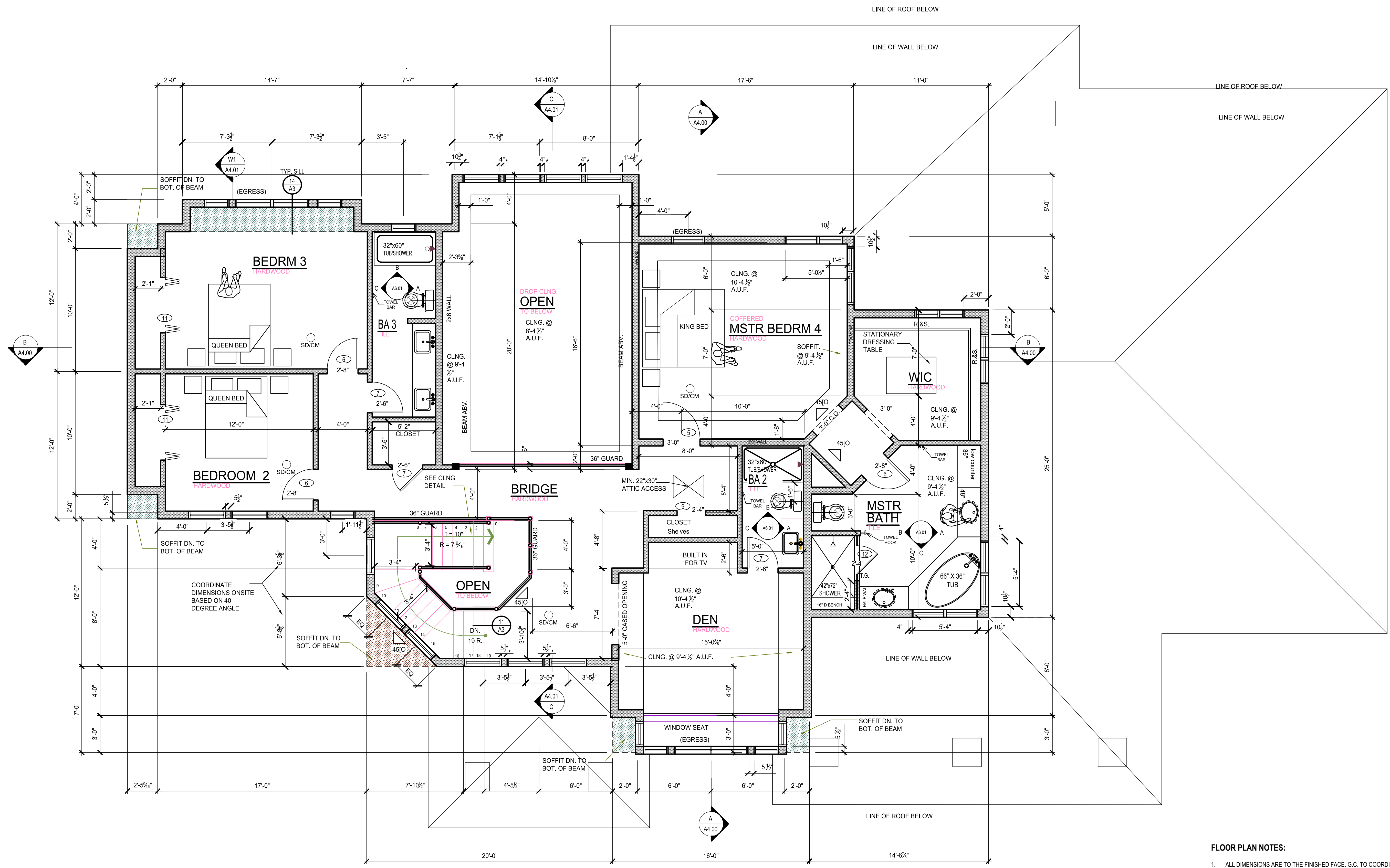
DATE: AUGUST 2018
SCALE: 1/4" = 1'-0"

BASEMENT PLAN

A2.00



PRICING SET
NOT FOR CONSTRUCTION



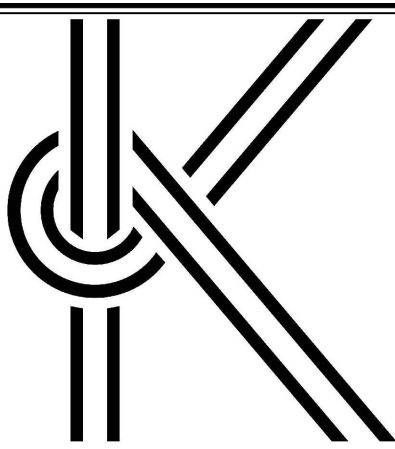
SECOND FLOOR PLAN

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

1665 SF

FLOOR PLAN NOTES:

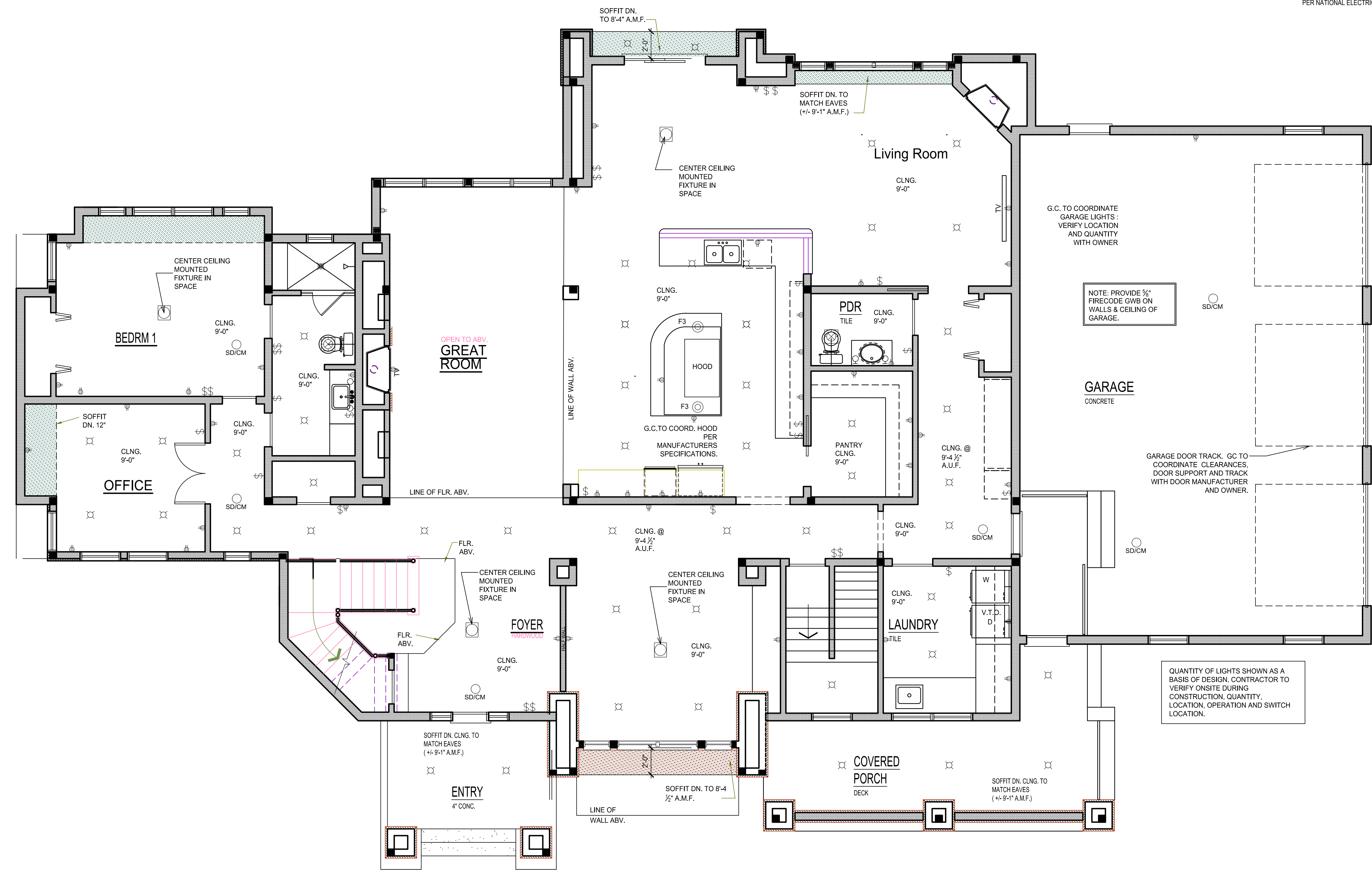
1. ALL DIMENSIONS ARE TO THE FINISHED FACE. G.C. TO COORDINATE FRAMING DIMENSIONS.
2. CONTRACTOR TO COORDINATE ALL FIXTURES AND FINISHES WITH OWNER.
3. COORDINATE GAS FIREPLACE REQUIREMENTS PER CODE AND MANUFACTURERS SPECIFICATIONS. TYPICAL ALL LOCATIONS
4. OWNER TO PROVIDE CUT SHEETS FOR ALL APPLIANCES. PROVIDE POWER AS REQUIRED.
5. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS MUST MEET CODE UL LISTING PER NFPA 72 AND IRC SECTION R314.
6. TRIM ALL INTERIOR WINDOWS AND DOORS WITH 1X4 FLAT STOCK CASING. SEE SCHEDULE FOR CASING DETAIL. ALL WINDOWS TO HAVE SILL AND APRON EXCEPT WINDOWS IN SHOWERS TO HAVE PICTURE FRAME TILE CASING. REVIEW ALL CASING STYLES WITH OWNER.
7. G.C. TO REVIEW ALL FRAMING SCOPE AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK. DURING CONSTRUCTION, IF DISCREPANCIES ARISE, STOP WORK AND NOTIFY ARCHITECT.
8. VENT BATH EXHAUST FANS TO OUTSIDE. TYPICAL.
9. PROVIDE METAL PAN BELOW WASHER/DRYER W/ 3" DRAIN / PER CODE REQUIREMENTS.
10. WASHER / DRYER : PROVIDE POWER AND VENTILATION AS REQUIRED. STYLE BY OWNER. SEE CUT SHEET FOR DIMENSIONS. DO NOT VENT DRYER THROUGH FRONT ELEVATION



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CEILING NOTES:

1. CONTRACTOR TO COORDINATE ALL LIGHTING FIXTURES AND LOCATIONS WITH ARCHITECT.
2. CENTER LIGHTS IN ROOM, ON CENTER LINE OF WINDOWS & DOORS, PER PLAN & ARCHITECT APPROVAL
3. ALL KITCHEN AND BATH PLUGS AND FIXTURES TO BE GFCI CIRCUIT
4. RECESSED LIGHTS AT BASEMENT AND SECOND FLOOR TO BE INSULATION COVER RATED
5. SMOKE DETECTORS TO BE HARD WIRED INTO HOUSE PER NFPA 72 AND IRC SECTION R314. EXISTING DWELLING UNITS TO BE BROUGHT UP TO CODE AS REQUIRED. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS MUST MEET CODE UL LISTING
6. ALL EXISTING ELECTRICAL SCOPE TO BE BROUGHT UP TO CODE PER NATIONAL ELECTRIC CODE 2014



PRICING SET
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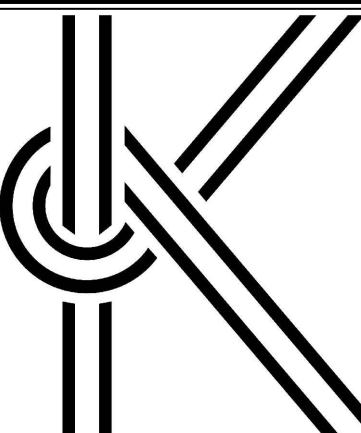
DATE: AUGUST 2018
SCALE: 1/4" = 1'-0"

FIRST FLOOR CEILING PLAN

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

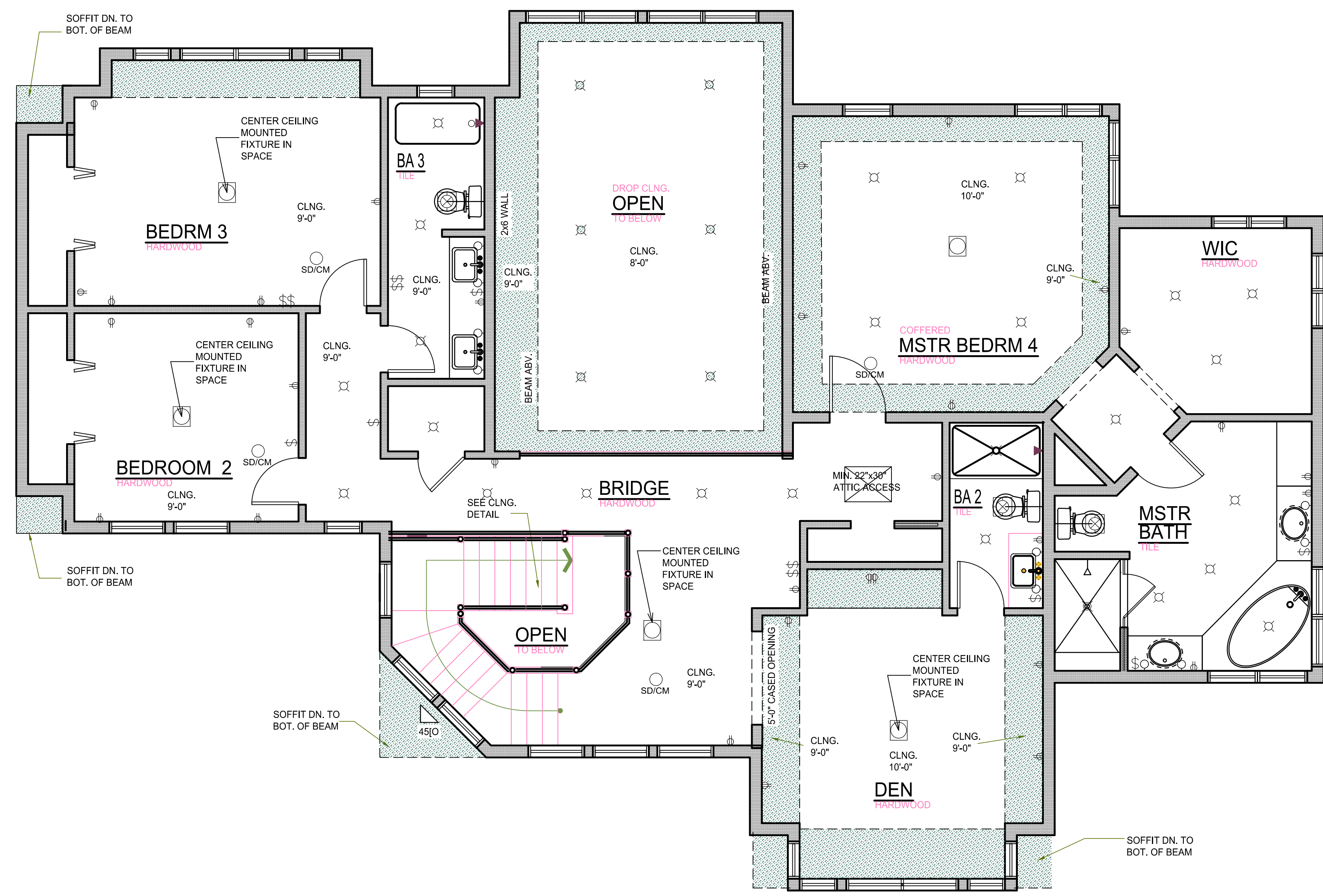
FIRST FLOOR CEILING PLAN

A2.03



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- CEILING NOTES:**
1. CONTRACTOR TO COORDINATE ALL LIGHTING FIXTURES AND LOCATIONS WITH ARCHITECT.
 2. CENTER LIGHTS IN ROOM, ON CENTER LINE OF WINDOWS & DOORS, PER PLAN & ARCHITECT APPROVAL
 3. ALL KITCHEN AND BATH PLUGS AND FIXTURES TO BE GFCI CIRCUIT
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 5. SMOKE DETECTORS TO BE HARD WIRED INTO HOUSE PER NFPA 72 AND IRC SECTION R314. EXISTING DWELLING UNITS TO BE BROUGHT UP TO CODE AS REQUIRED. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS MUST MEET CODE UL LISTING
 6. ALL EXISTING ELECTRICAL SCOPE TO BE BROUGHT UP TO CODE PER NATIONAL ELECTRIC CODE 2014



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DATE: AUGUST 2018
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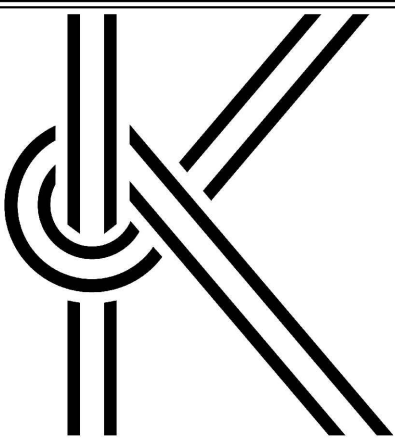
SECOND FLOOR PLAN

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

1665 SF

SECOND FLOOR CEILING PLAN

A2.04



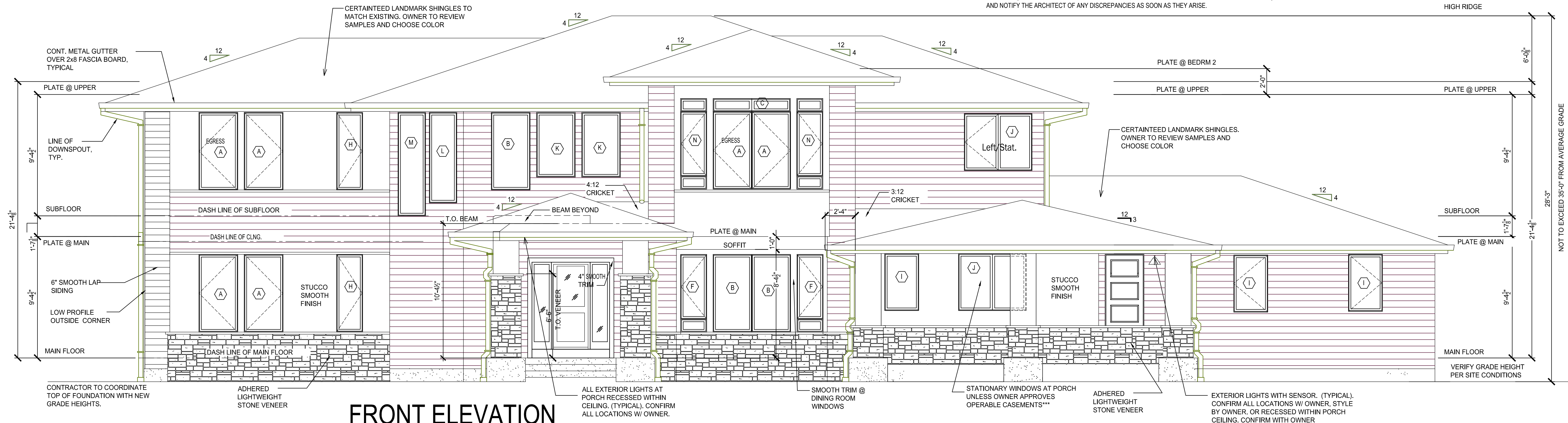
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ELEVATION NOTES:

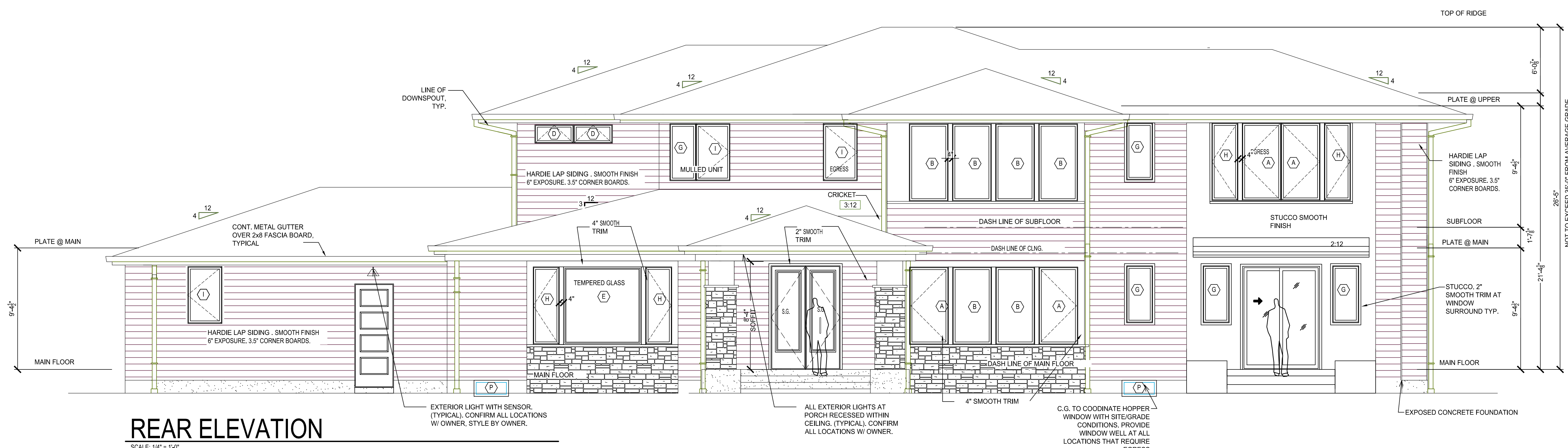
1. VERIFY SHEAR WALL NAILING & HOLD-DOWNS PER PLAN PRIOR TO INSTALLING SIDING.
2. WOOD FRAME CHIMNEYS ARE TO BE CONSTRUCTED PER I.R.C. CHAPTER 10.
3. EXTERIOR WALL CLADDING SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS.
4. CAULK ALL EXTERIOR JOINTS & PENETRATIONS.
5. PROVIDE APPROVED CORROSION RESISTANT FLASHING AT EXTERIOR WALL ENVELOPE PER I.R.C. R703.8
6. PROVIDE FLASHING AT ROOF PENETRATIONS PER I.R.C. R903.2 & R903.2.1
7. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR & GARAGE-INTERIOR DOORS.
8. PROVIDE CONTINUOUS GUTTERS & DOWNSPOUTS @ ALL EAVES, TYP.
9. CONTRACTOR TO VERIFY ALL FLOOR TO FLOOR HEIGHTS AND COORDINATE WITH EXISTING AND PROPOSED GRADE.
10. PROVIDE STAIRWAY ILLUMINATION PER I.R.C. R303.6
11. SEE COVERSHEET FOR ADDITIONAL NOTES.
12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW THE SET IN FULL AND CROSS REFERENCE ALL SCOPE. MEET ALL STATE AND LOCAL CODE REQUIREMENTS REGARDLESS OF THE DOCUMENT SET, AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES AS SOON AS THEY ARISE.

EXTERIOR MATERIALS:

1. LIGHT WEIGHT STONE VENEER.
2. HARDIE BOARD 6" SMOOTH LAP SIDING (BLIND NAIL).
3. STUCCO SMOOTH FINISH - CONFIRM COLOR AND TEXTURE WITH OWNER PRIOR TO COMMENCING WORK.
4. ASPHALT ROOFING CERTAINTED LANDMARK CHARCOAL BLACK
5. METAL GUTTER AND DOWNSPOUTS- CONFIRM COLOR AND STYLE WITH OWNER PRIOR TO COMMENCING WORK.



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



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

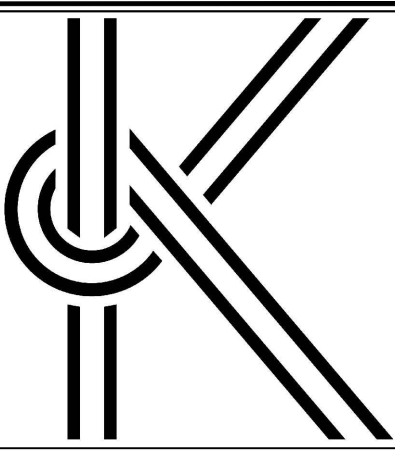
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EXTERIOR ELEVATIONS

A3.00



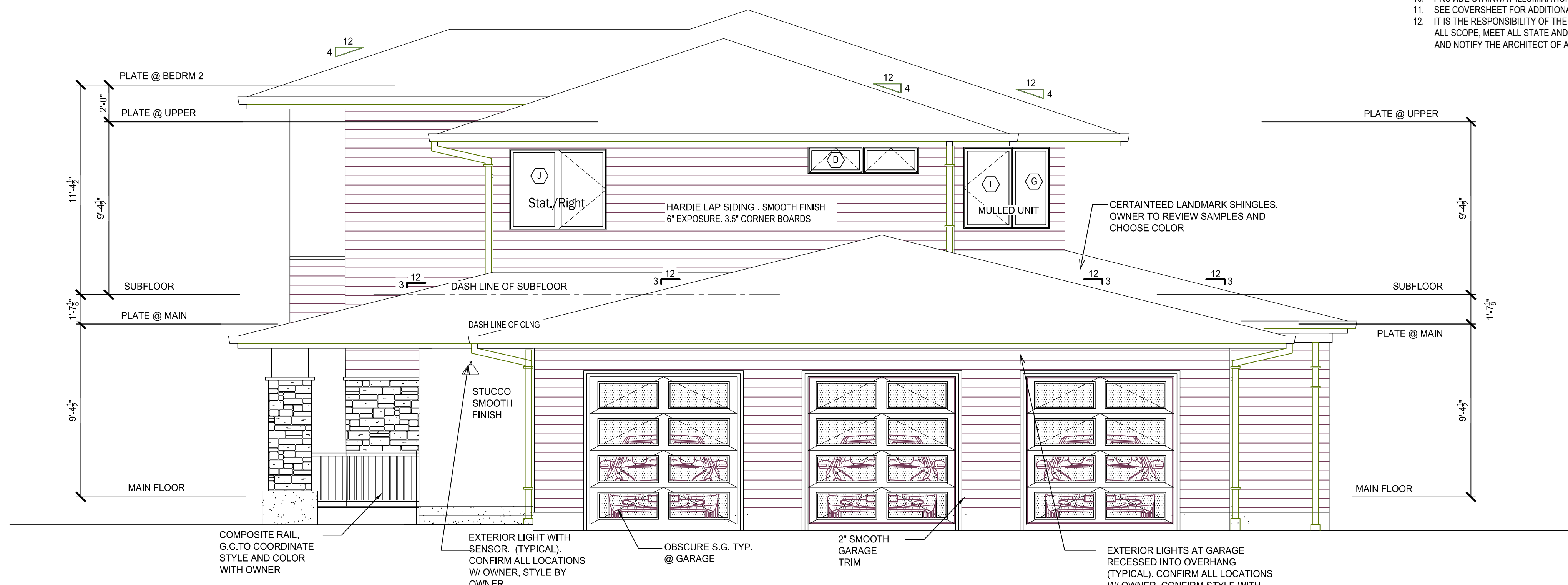
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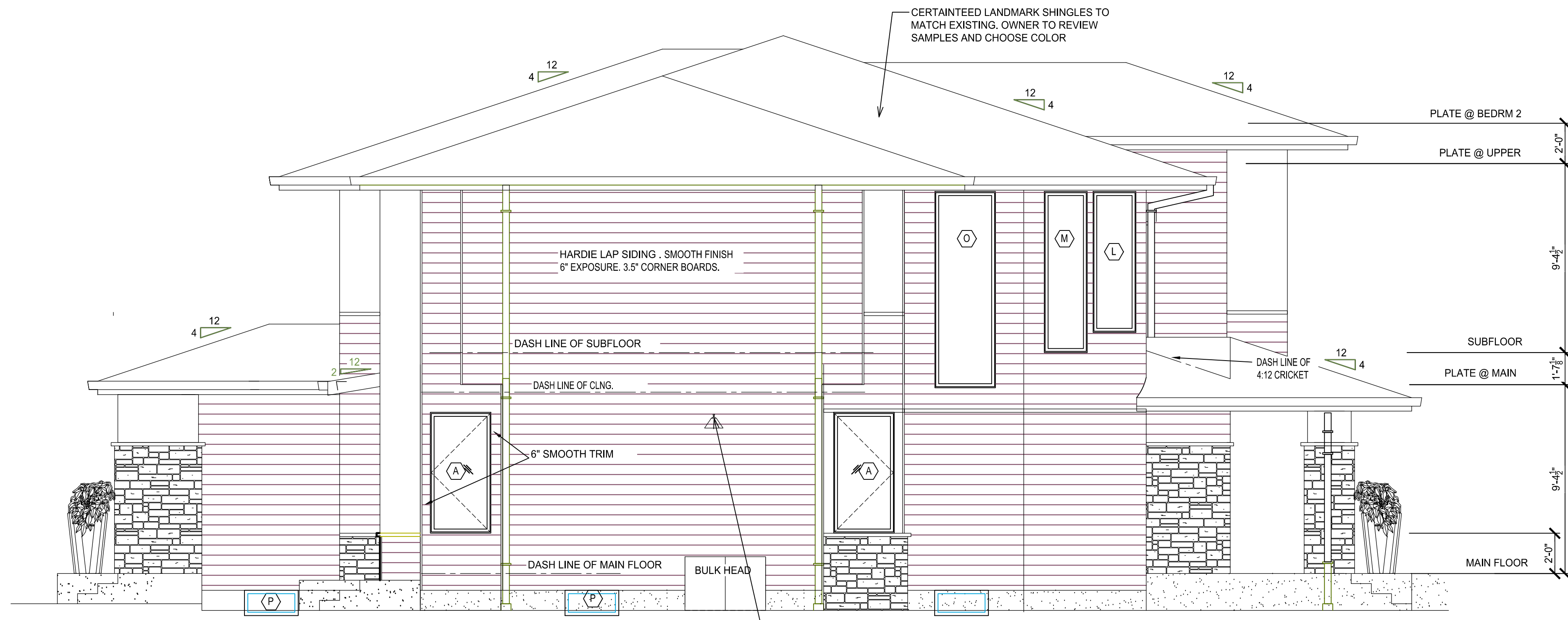
ELEVATION NOTES:

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7. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR & GARAGE-INTERIOR DOORS.
8. PROVIDE CONTINUOUS GUTTERS & DOWNSPOUTS @ ALL EAVES, TYP.
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RIGHT ELEVATION

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



LEFT ELEVATION

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

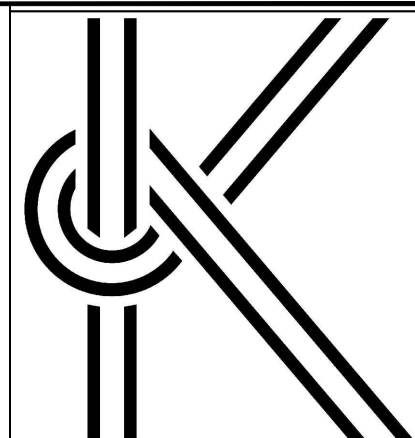
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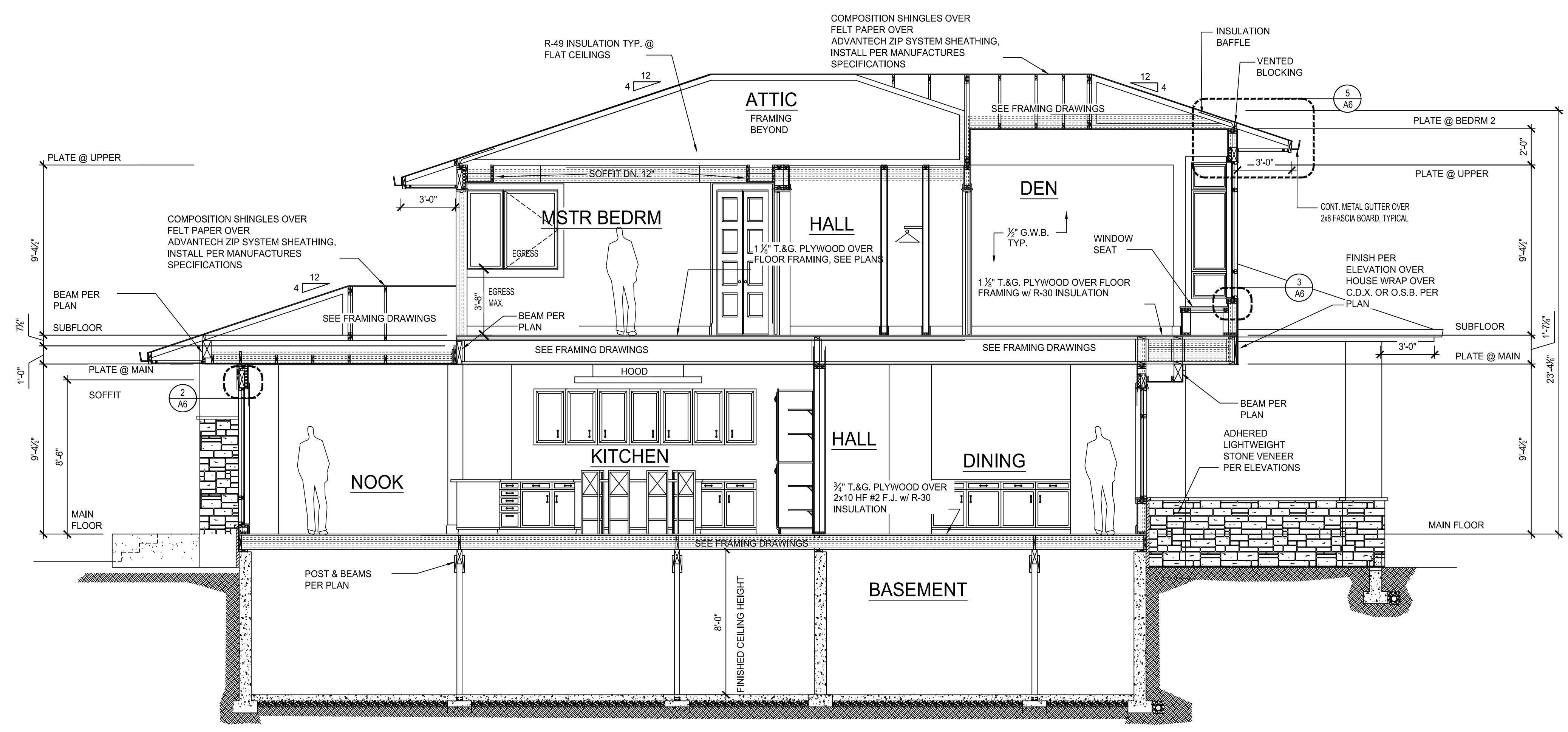
EXTERIOR ELEVATIONS

A3.01

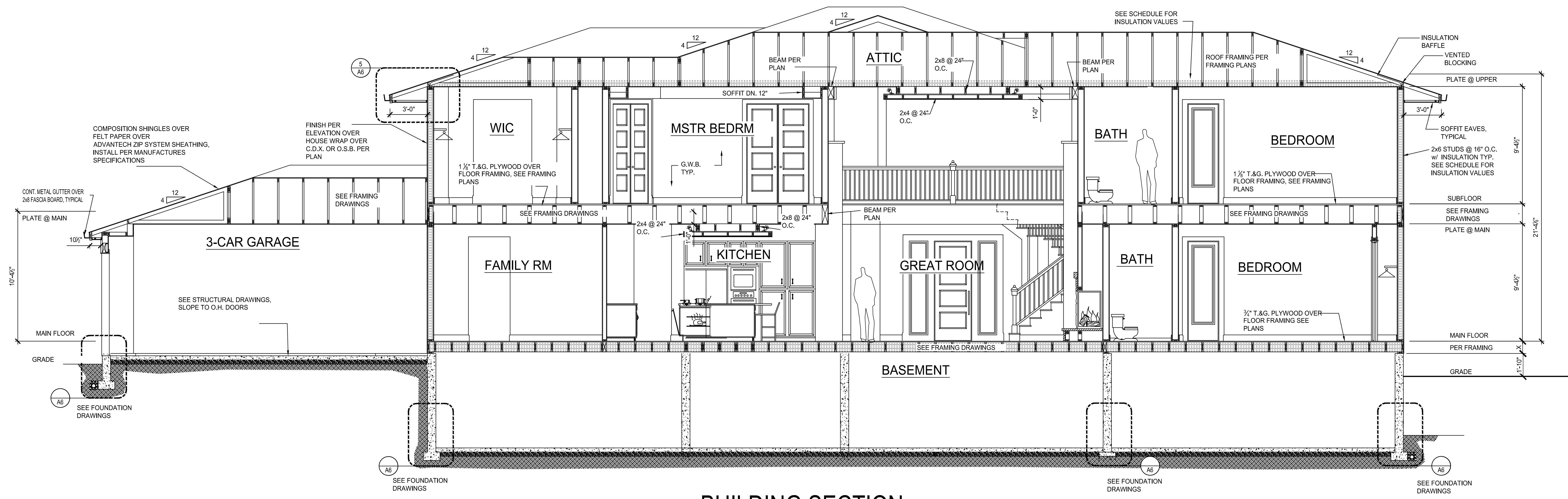


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- NOTES:**
1. REFER TO FLOOR PLANS AND FRAMING PLANS FOR OVERALL DIMENSIONS.
 2. SECTION DRAWINGS ARE TO COMMUNICATE VERTICAL DIMENSIONS.
 3. GENERAL CONTRACTOR TO COORDINATE ALL ROUGH AND FINISHED GRADES.
 4. EXTERIOR WALL CLADDING SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS.
 5. VERIFY SHEAR WALL NAILING & HOLD-DOWNS PER PLAN PRIOR TO INSTALLING SIDING.
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A BUILDING SECTION
 SCALE: 1/4" = 1'-0"



B BUILDING SECTION
 SCALE: 1/4" = 1'-0"

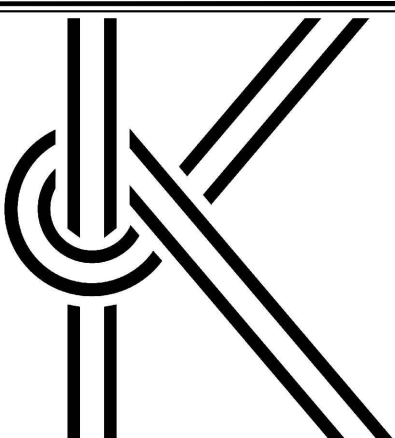
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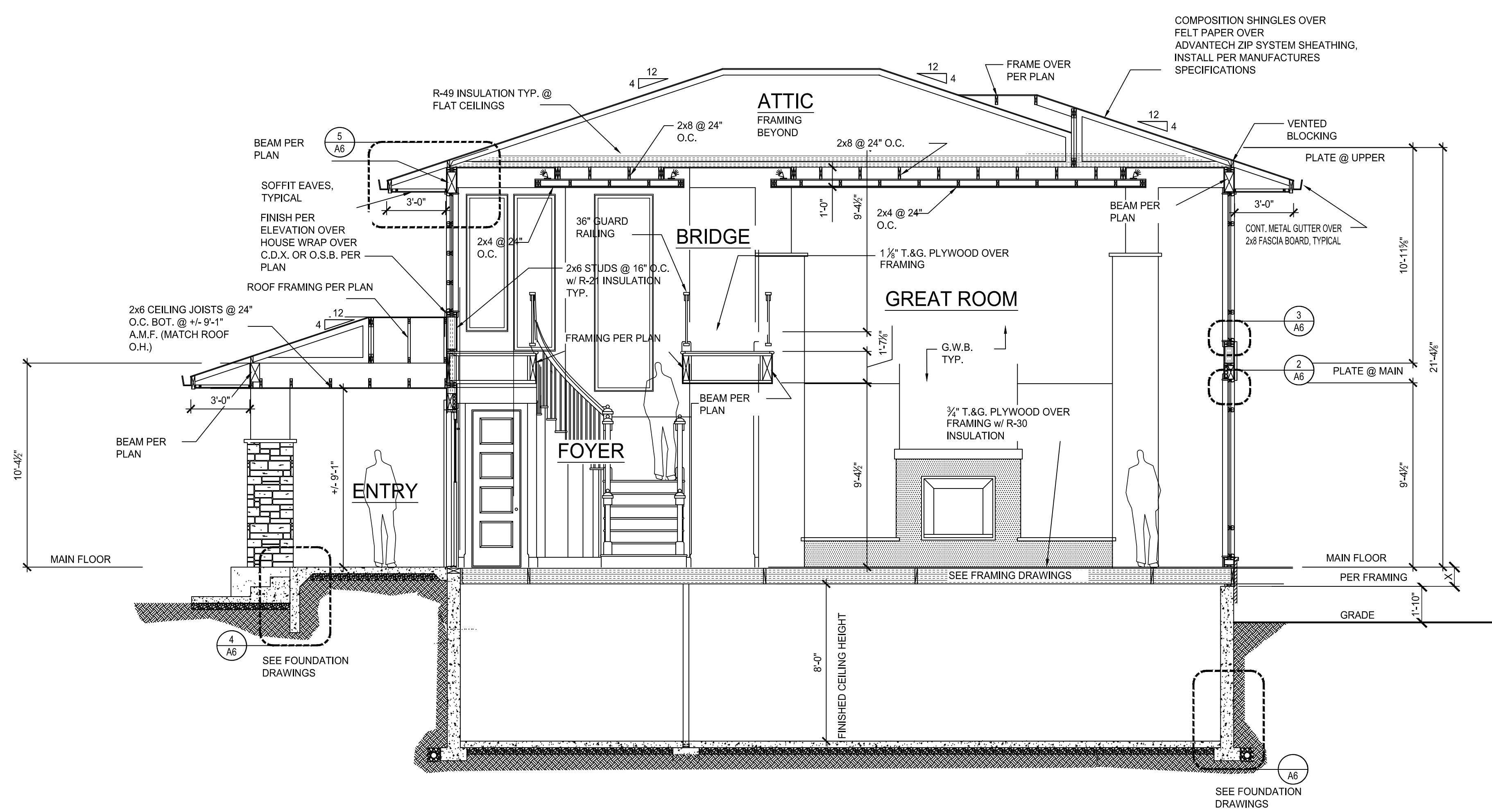
SECTIONS

A4.00

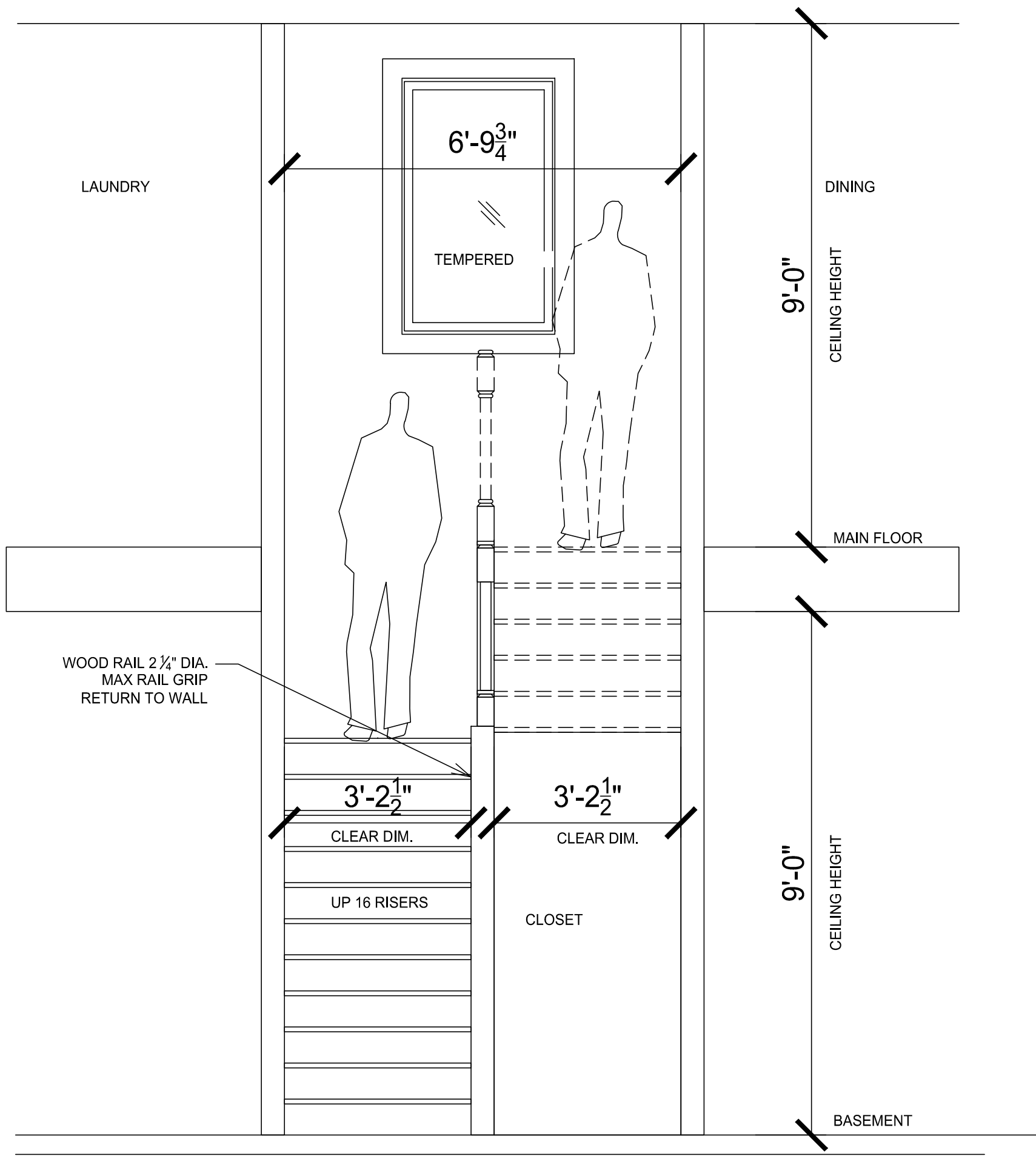


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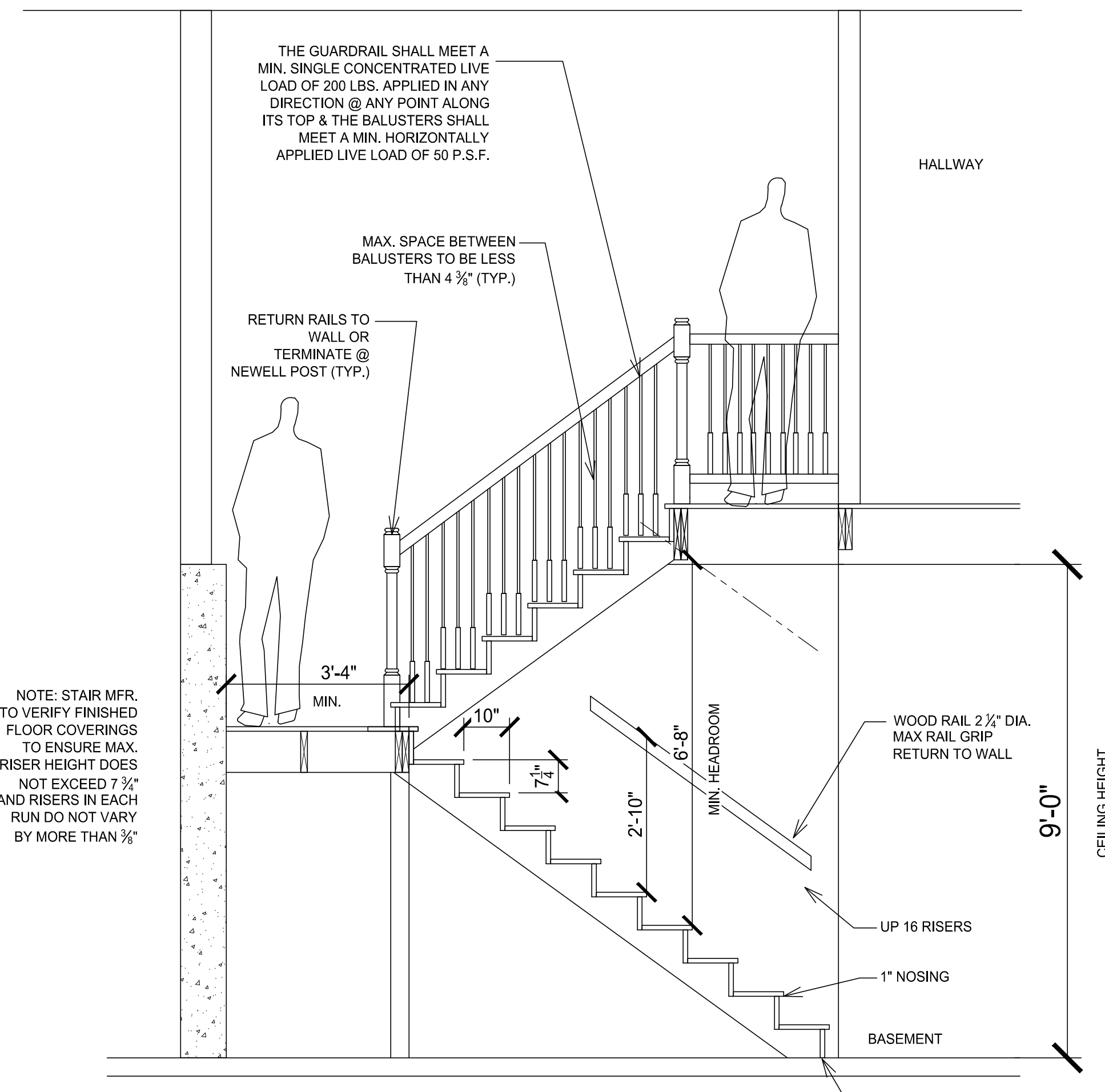
- NOTES:**
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 - SECTION DRAWINGS ARE TO COMMUNICATE VERTICAL DIMENSIONS.
 - GENERAL CONTRACTOR TO COORDINATE ALL ROUGH AND FINISHED GRADES.
 - EXTERIOR WALL CLADDING SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS.
 - WINDOW HEADERS @ 8'-0" ABOVE FINISHED FLOOR @ MAIN FLOOR U.N.O. WINDOW HEADERS @ 8'-0" ABOVE FINISHED FLOOR @ UPPER FLOOR U.N.O.
 - VERIFY SHEAR WALL NAILING & HOLD-DOWNS PER PLAN PRIOR TO INSTALLING SIDING.
 - WOOD FRAME CHIMNEYS ARE TO BE CONSTRUCTED PER I.R.C. CHAPTER 10.
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 - PROVIDE STAIRWAY ILLUMINATION PER I.R.C. R303.6
 - SEE COVERSHEET FOR ADDITIONAL NOTES.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW THE SET IN FULL AND CROSS REFERENCE ALL SCOPE, MEET ALL STATE AND LOCAL CODE REQUIREMENTS REGARDLESS OF THE DOCUMENT SET, AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES AS SOON AS THEY ARISE.



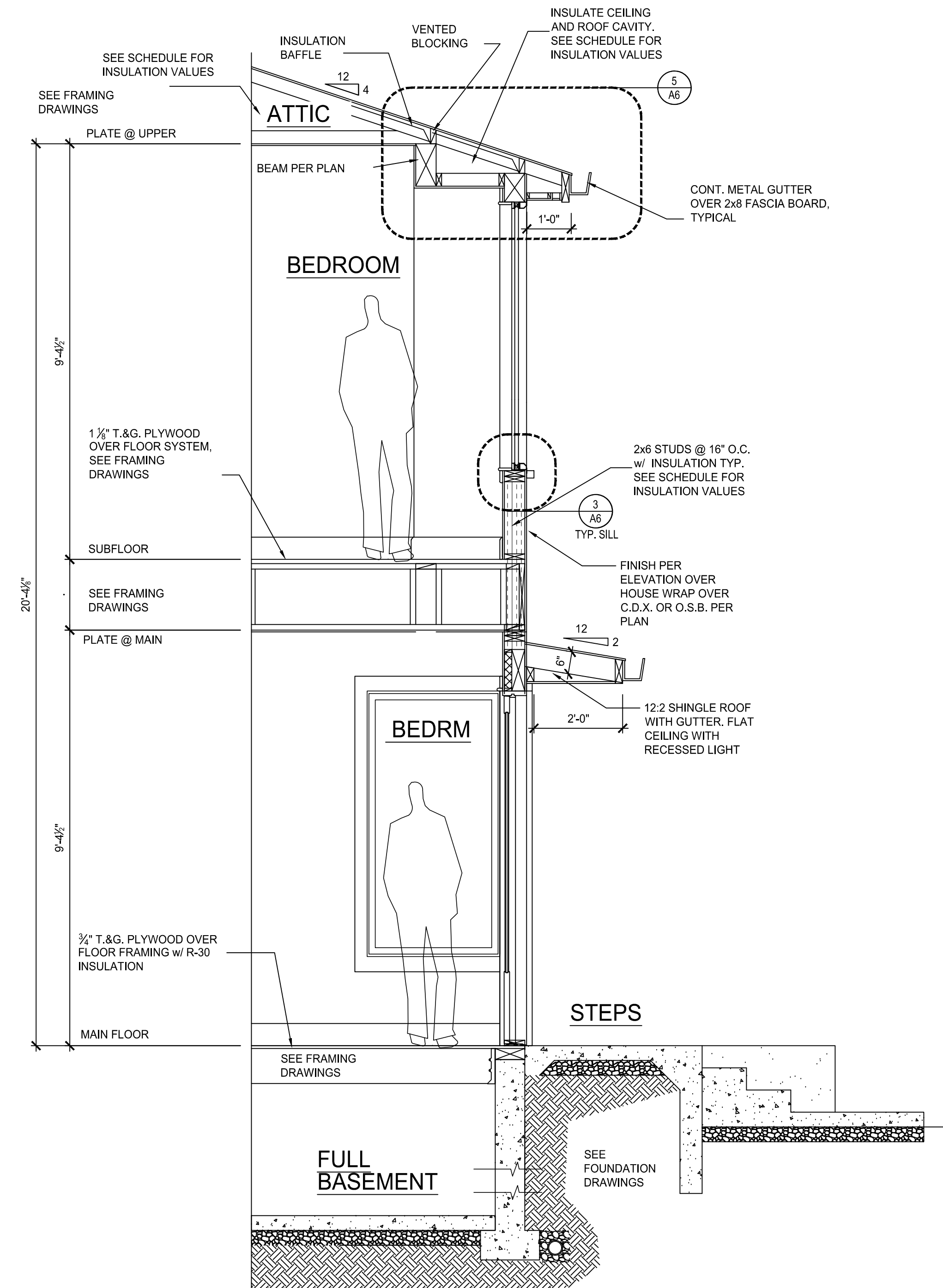
C BUILDING SECTION
 SCALE: 1/4" = 1'-0"



D SECTION AT BASEMENT STAIR
 SCALE: 1/2" = 1'-0"



E SECTION AT BASEMENT STAIR
 SCALE: 1/2" = 1'-0"



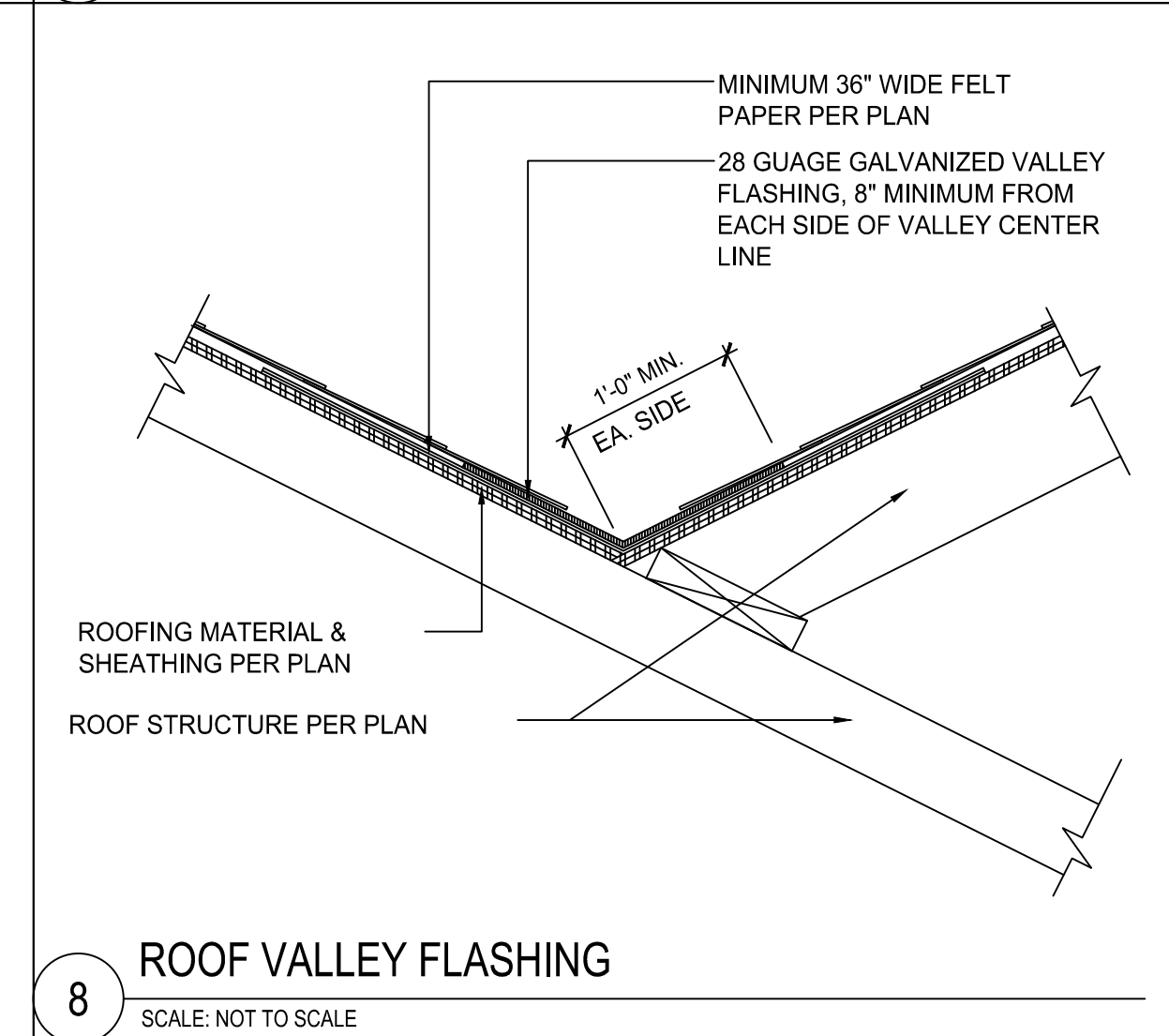
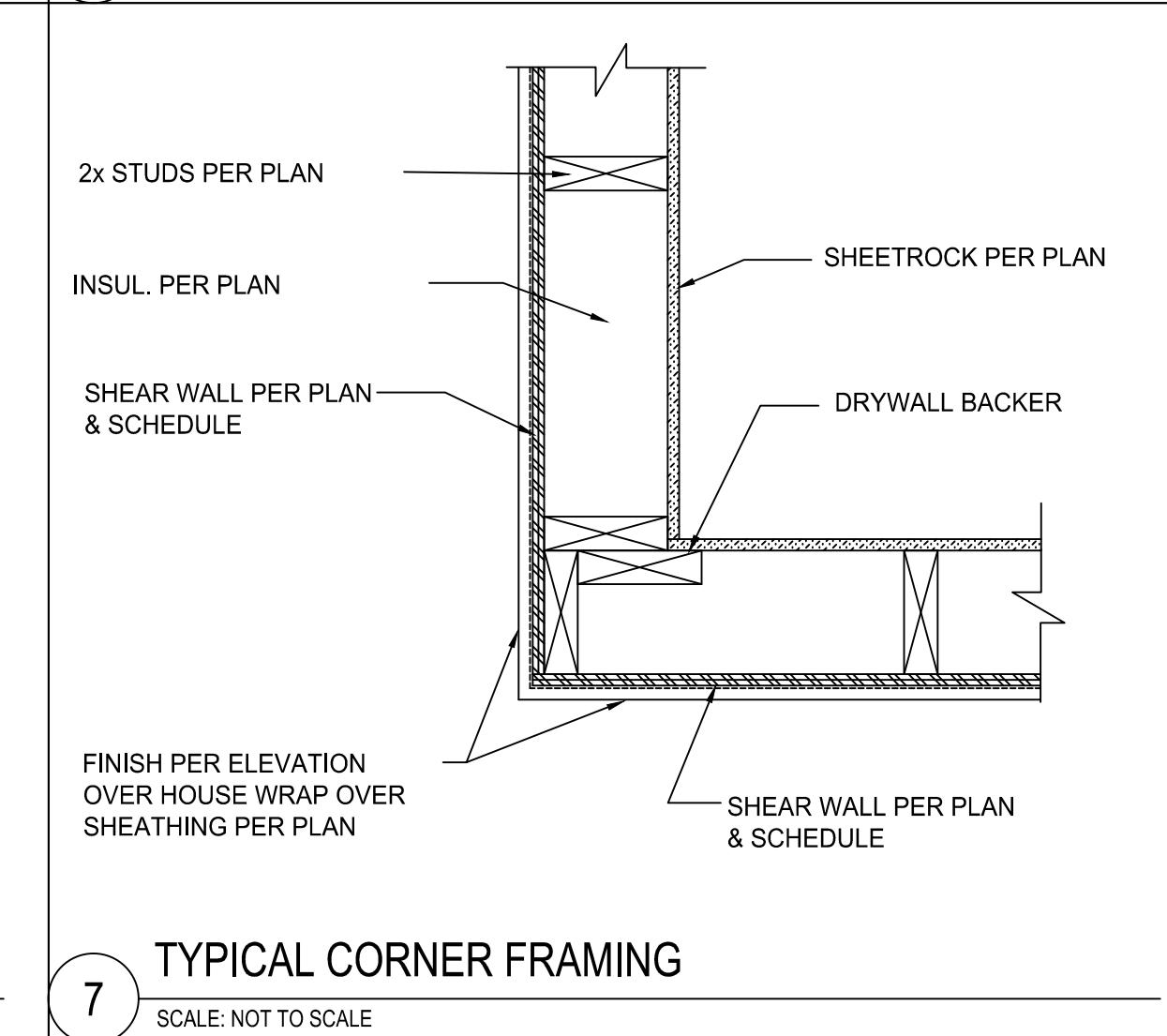
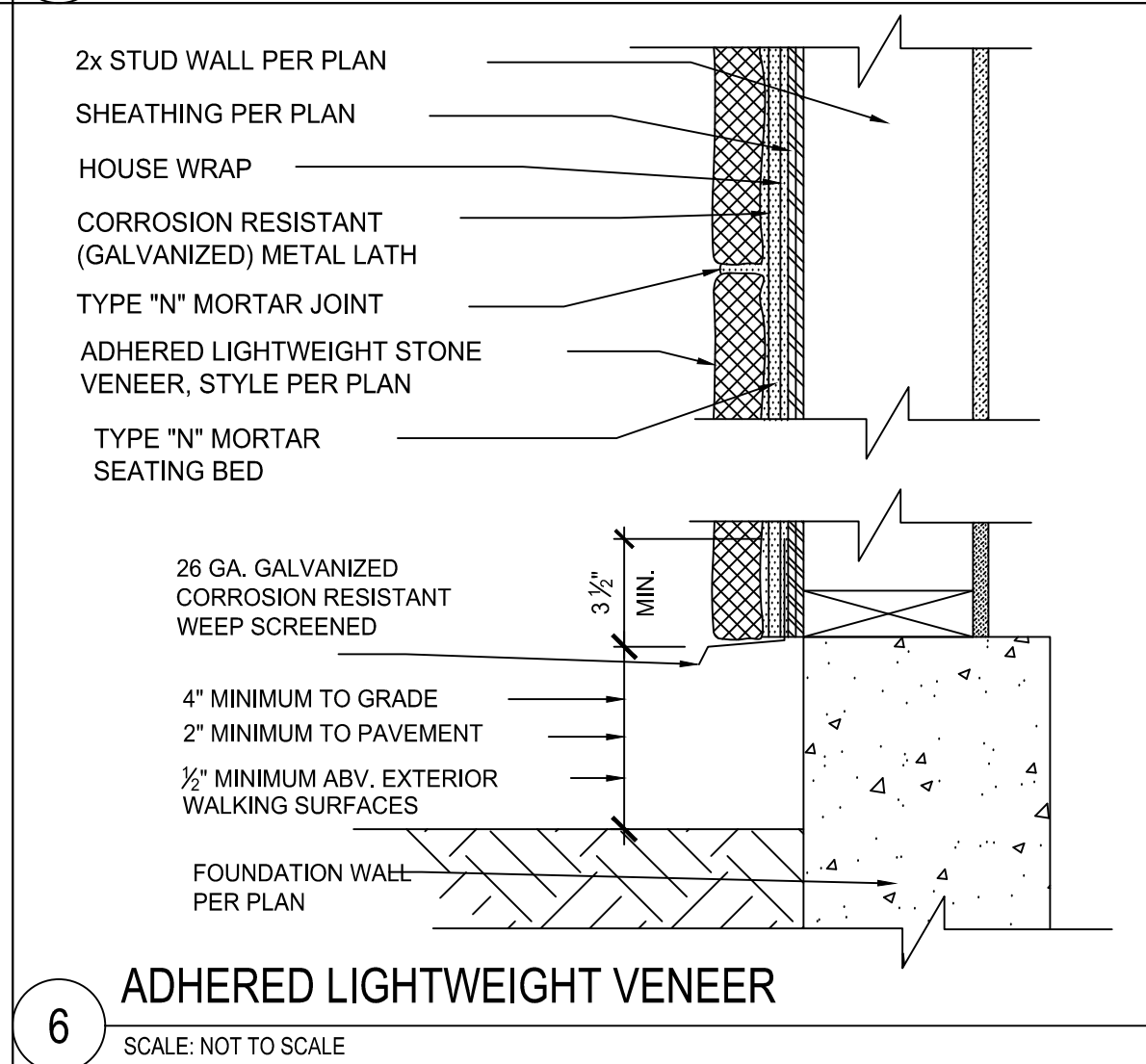
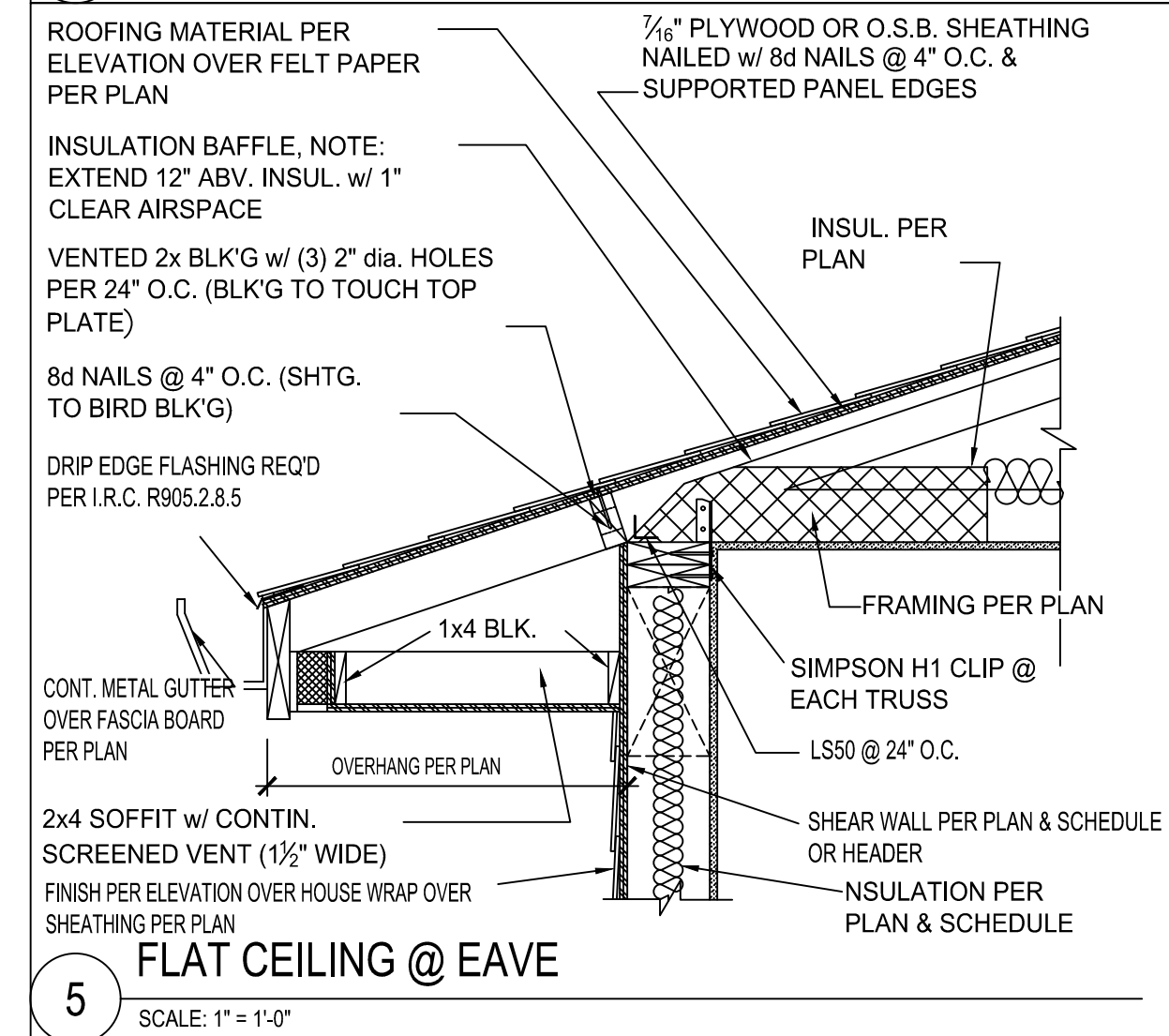
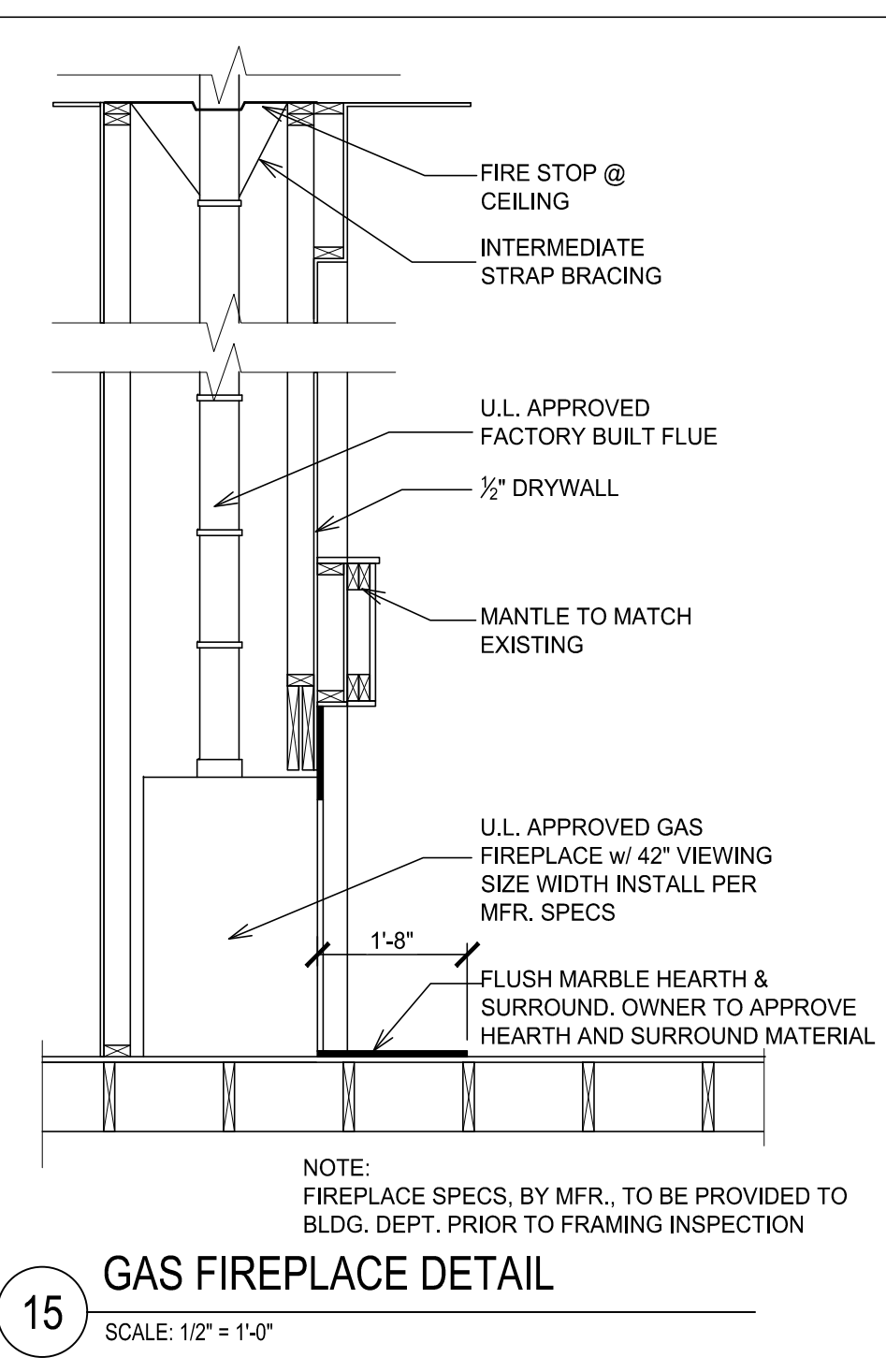
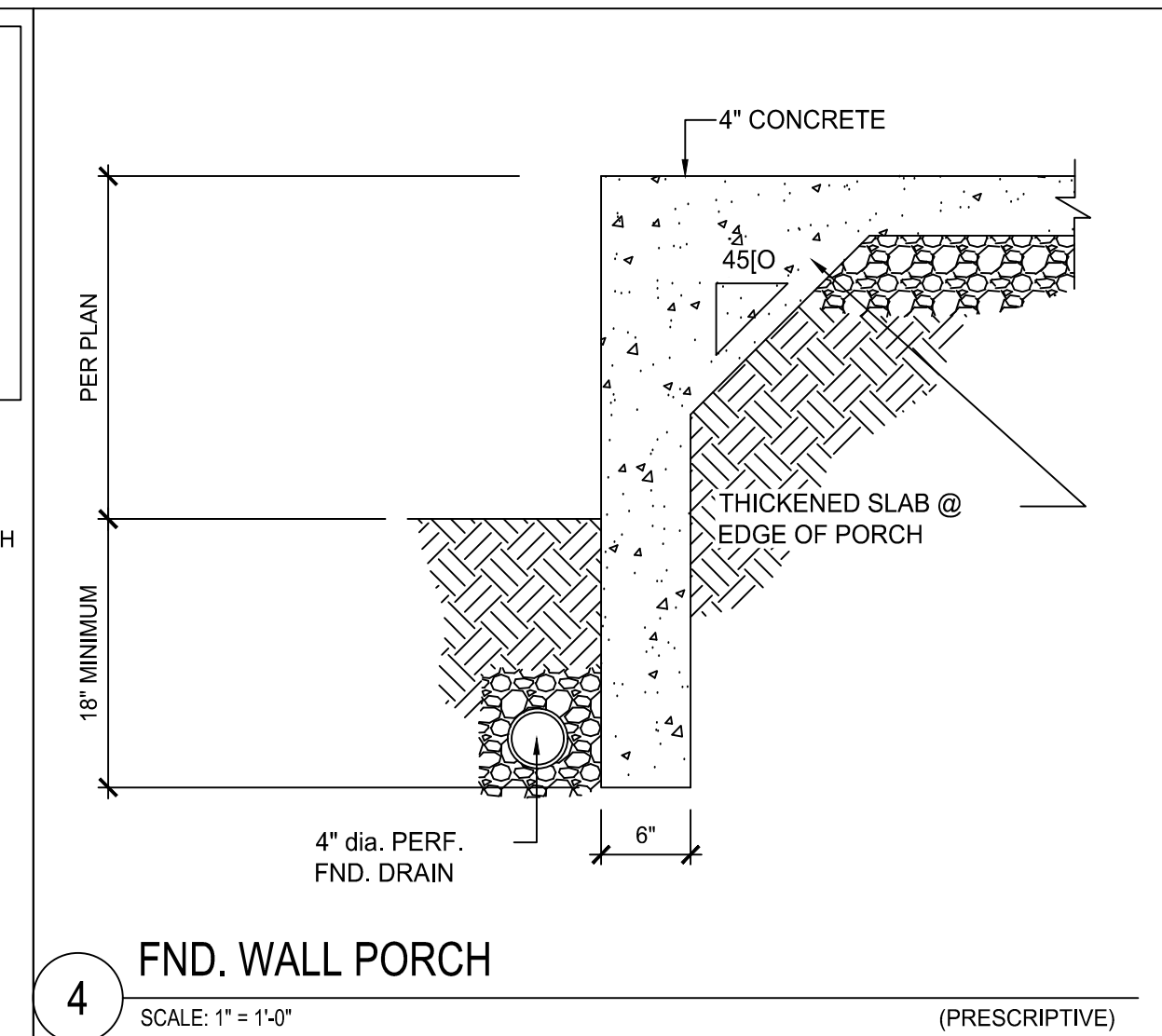
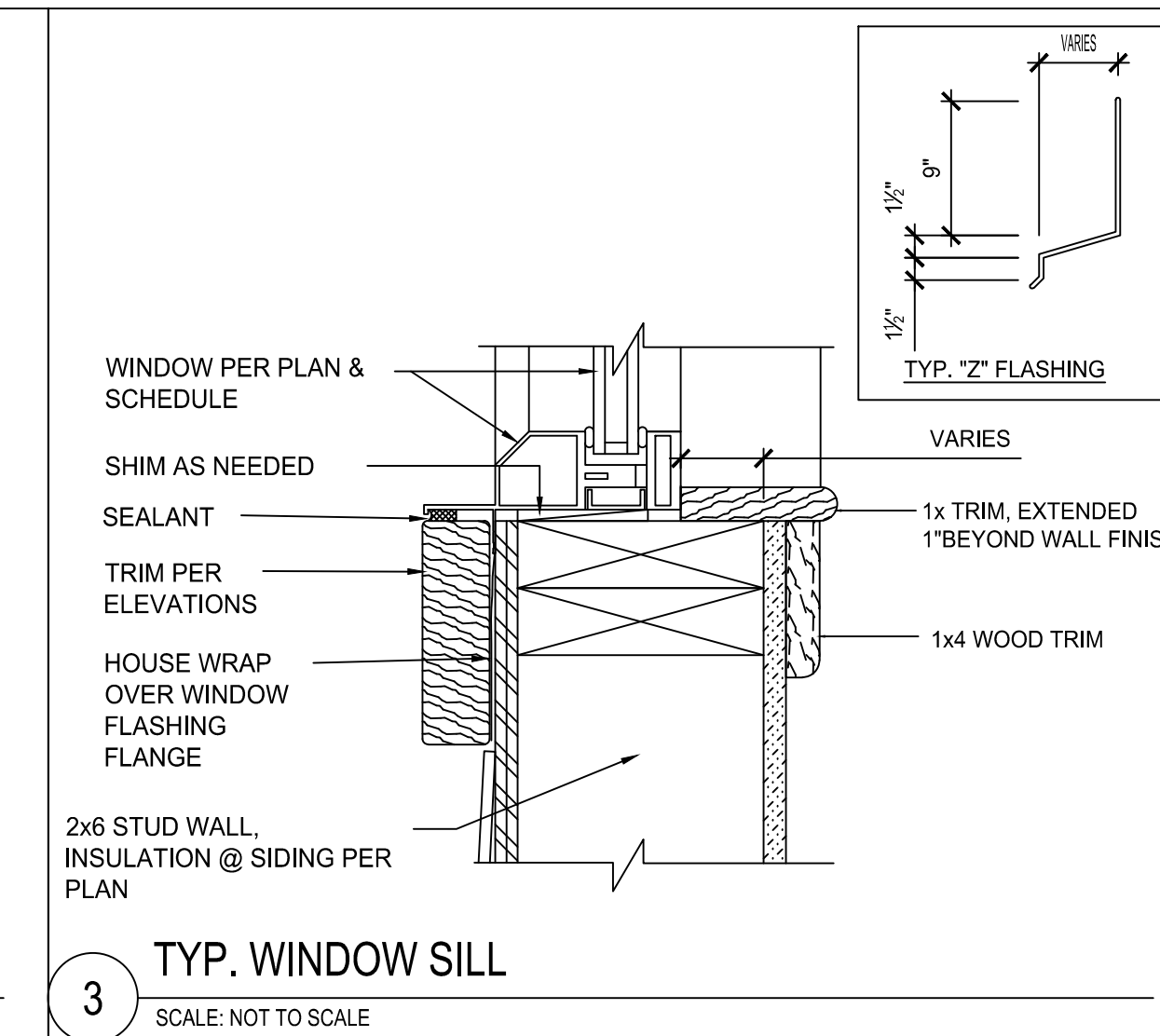
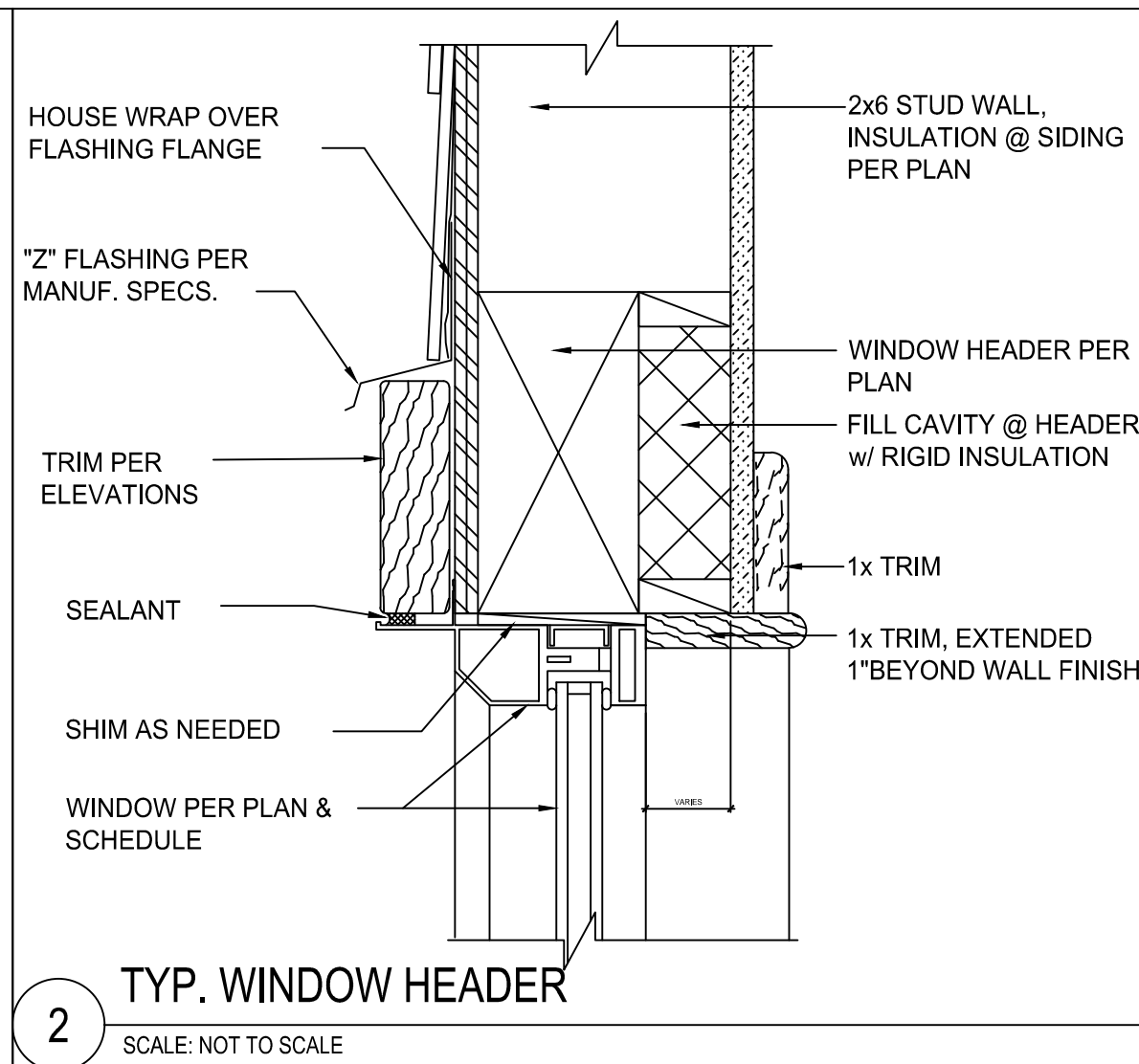
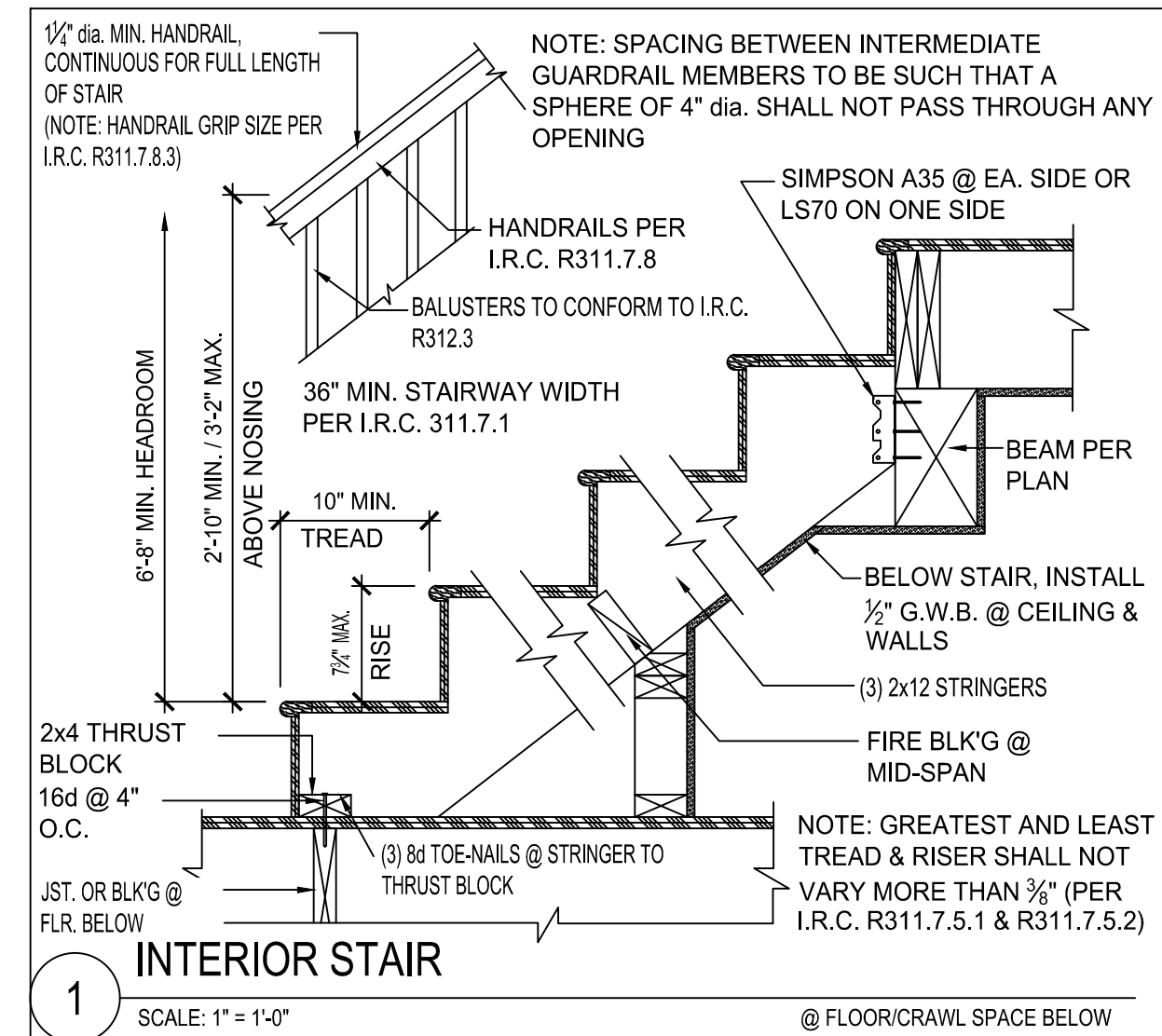
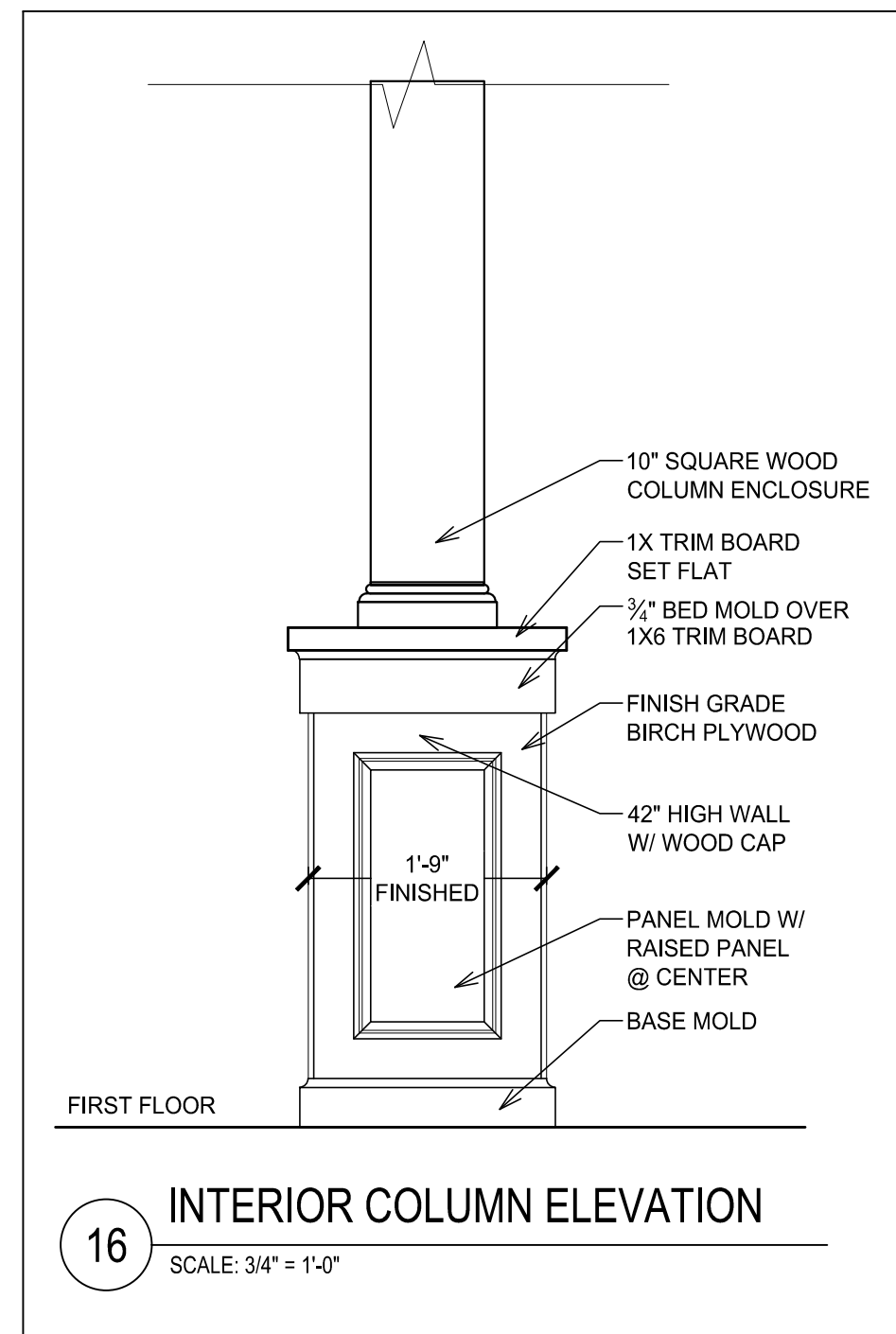
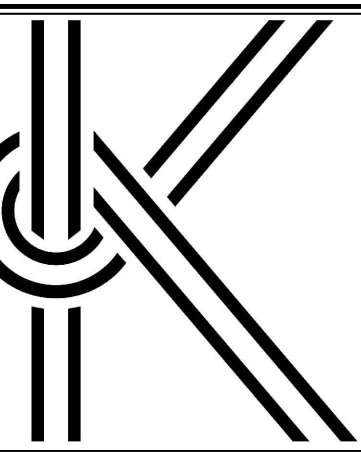
W1 WALL SECTION
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PRICING SET NOT FOR CONSTRUCTION

Asterlin House
 Diamond Estates: Lot 8
 Sharon, MA 02067

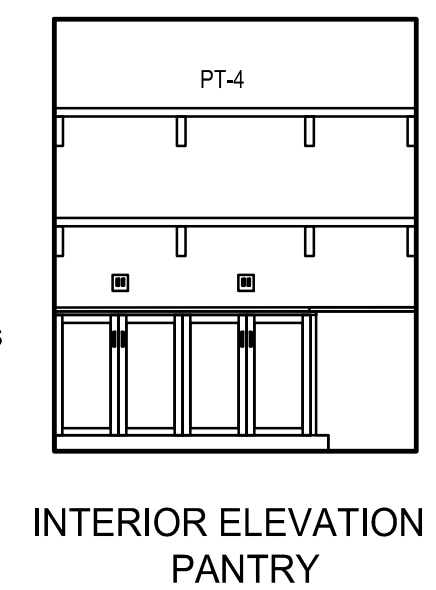
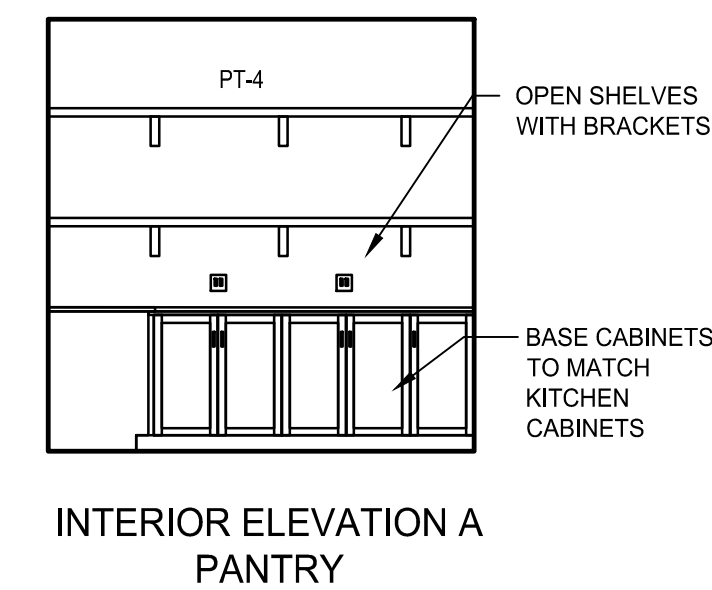
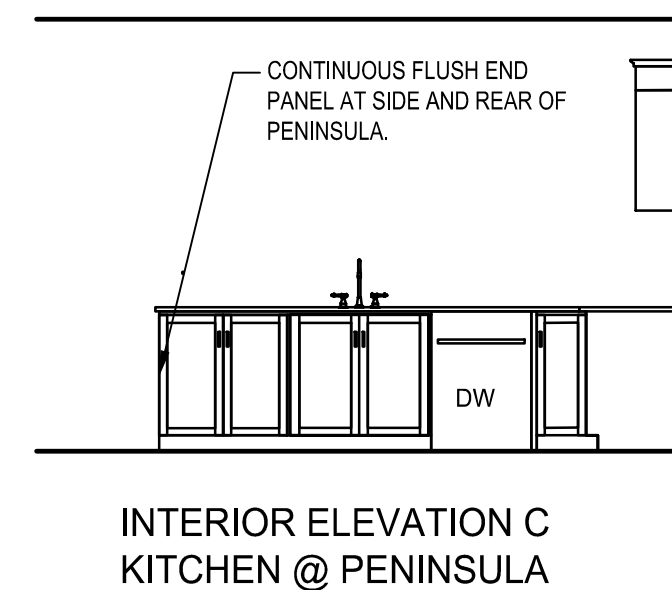
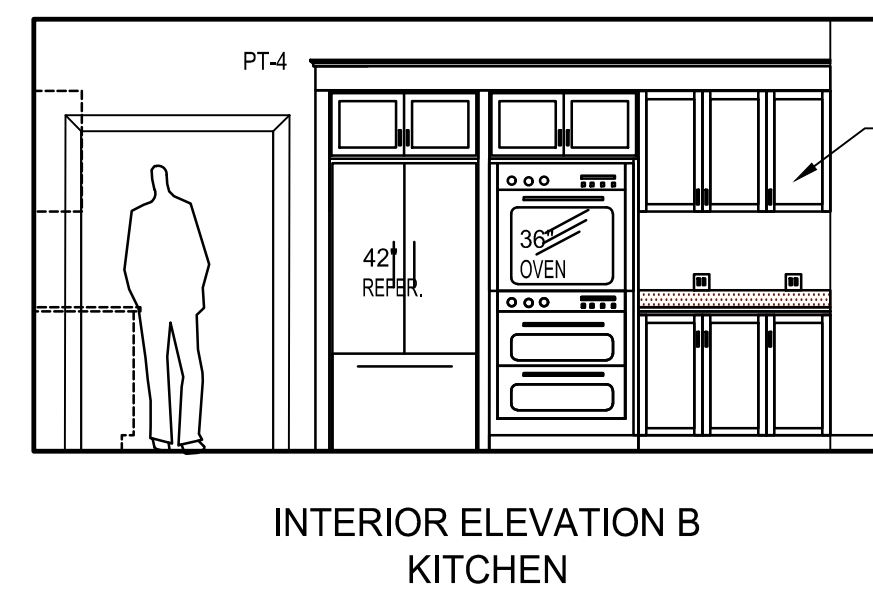
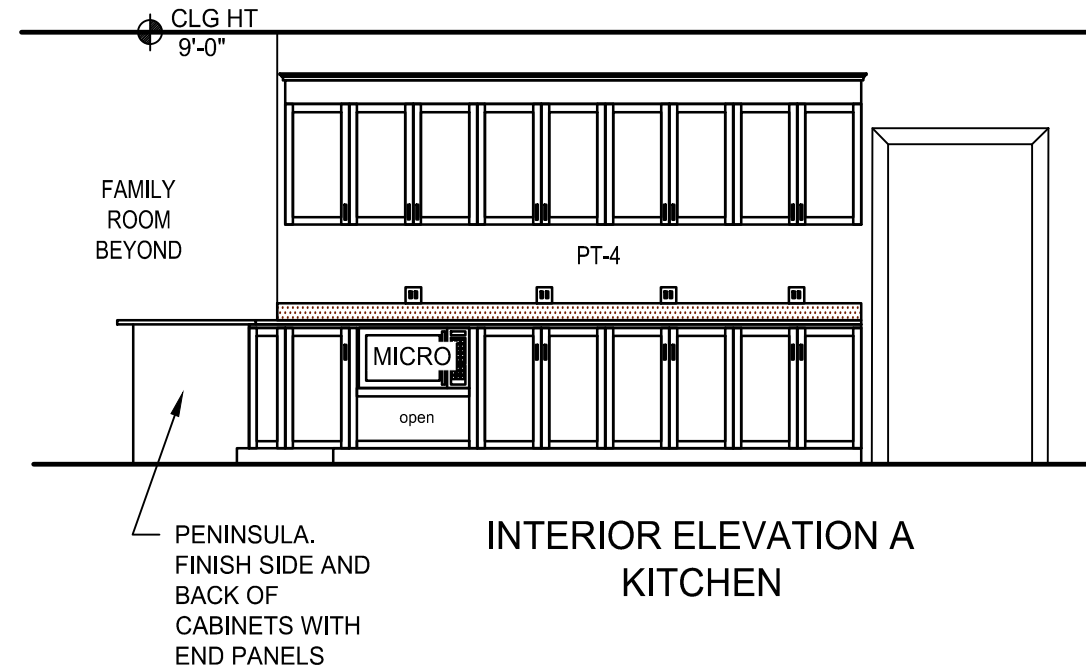
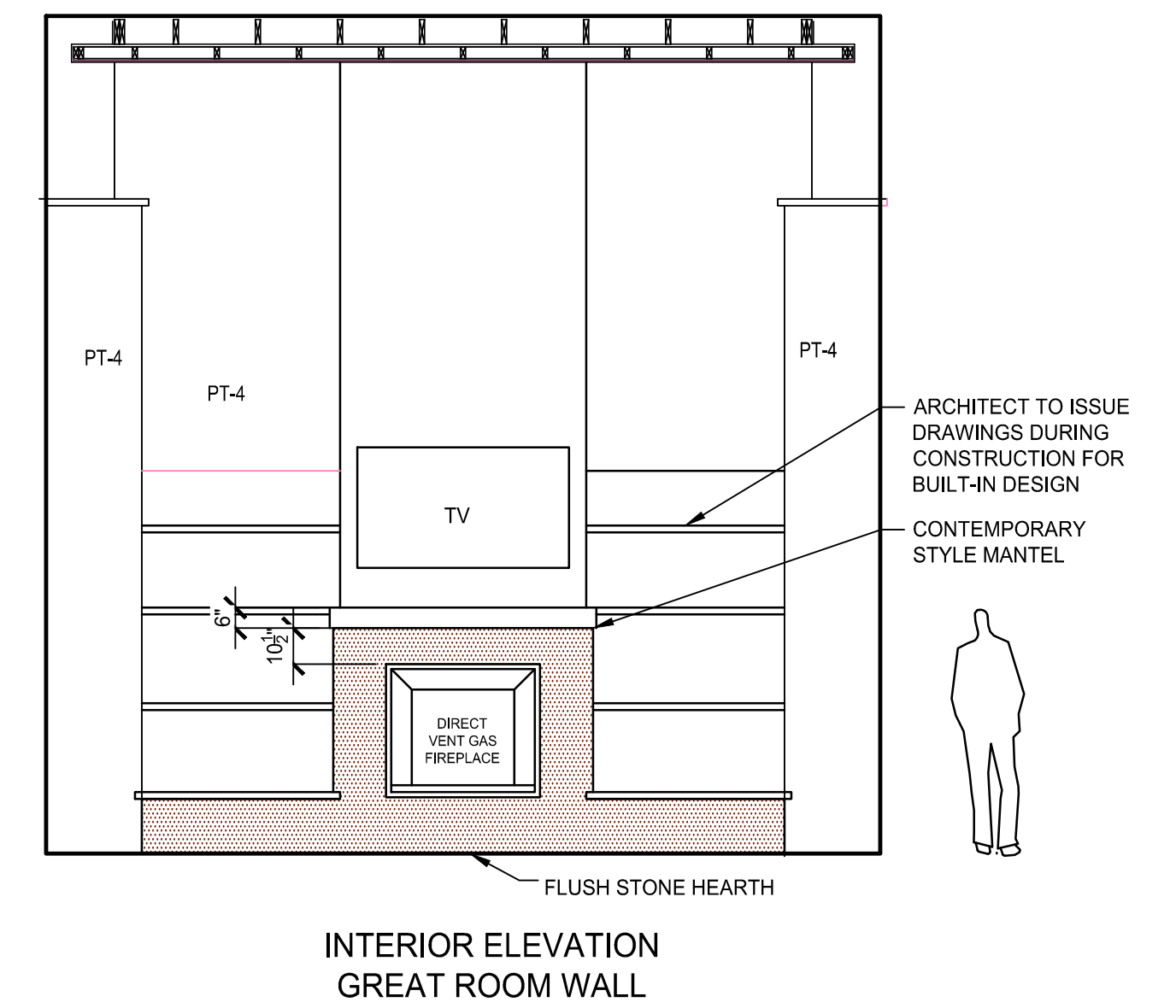
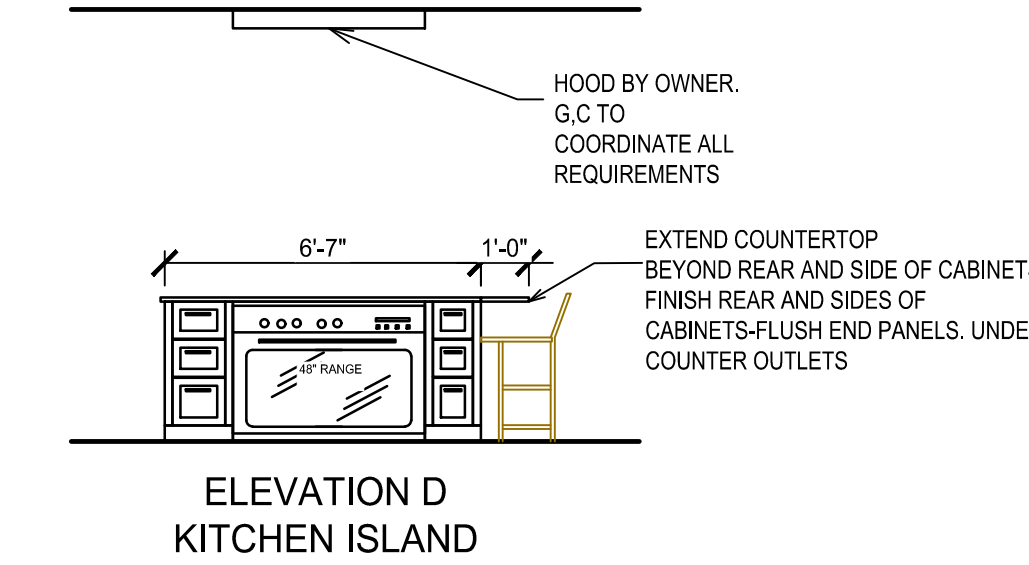
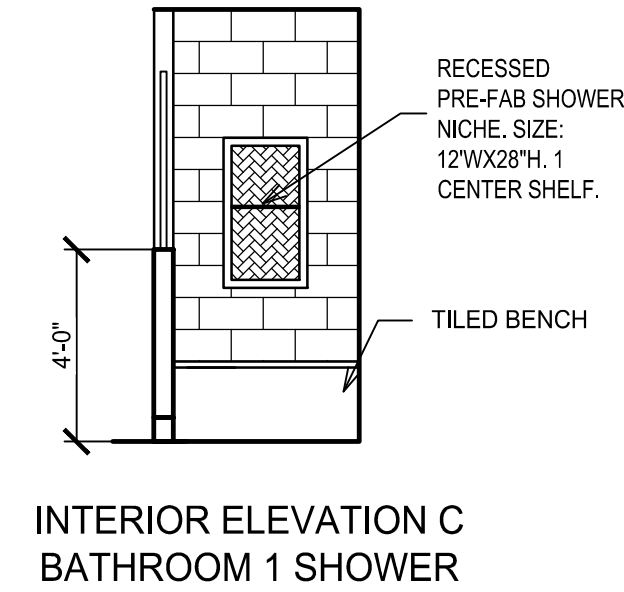
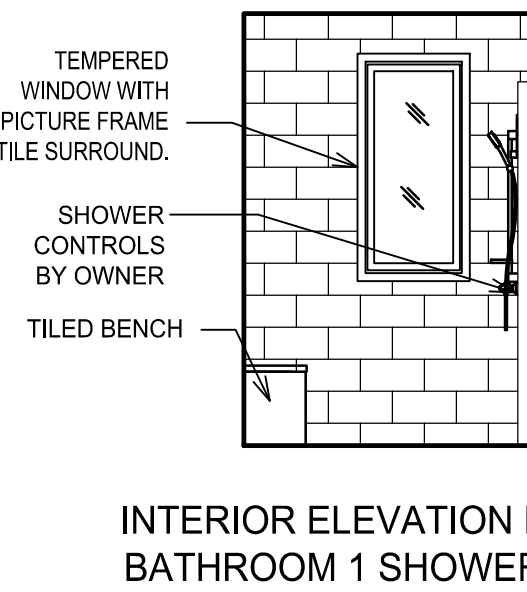
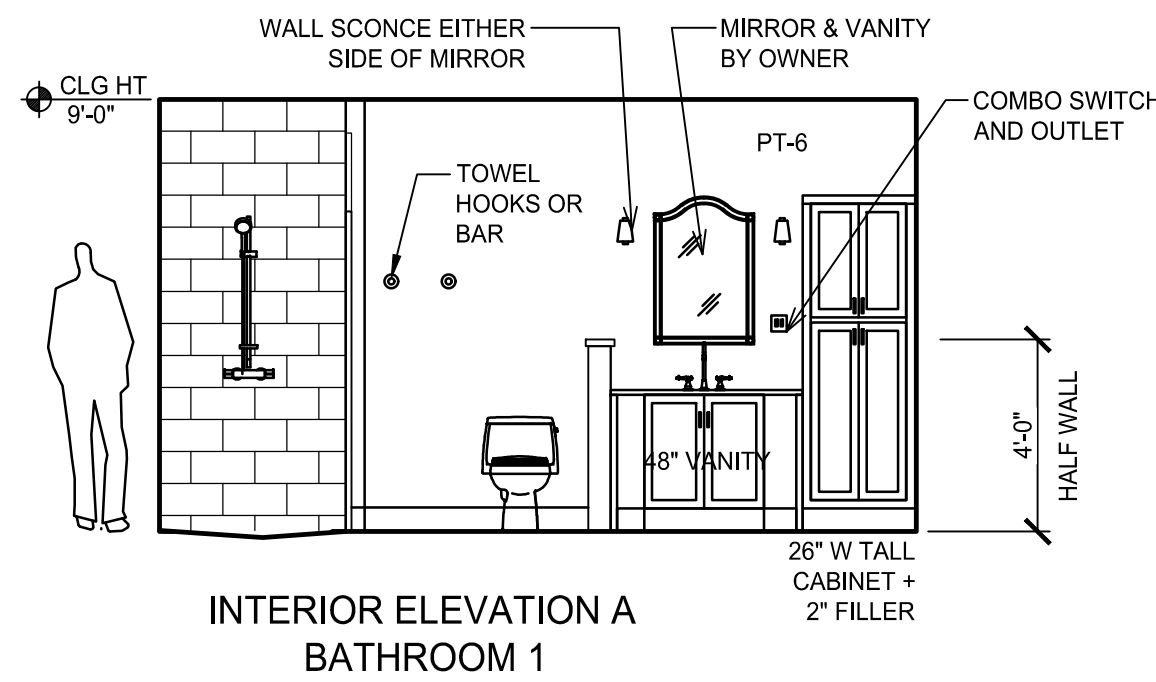
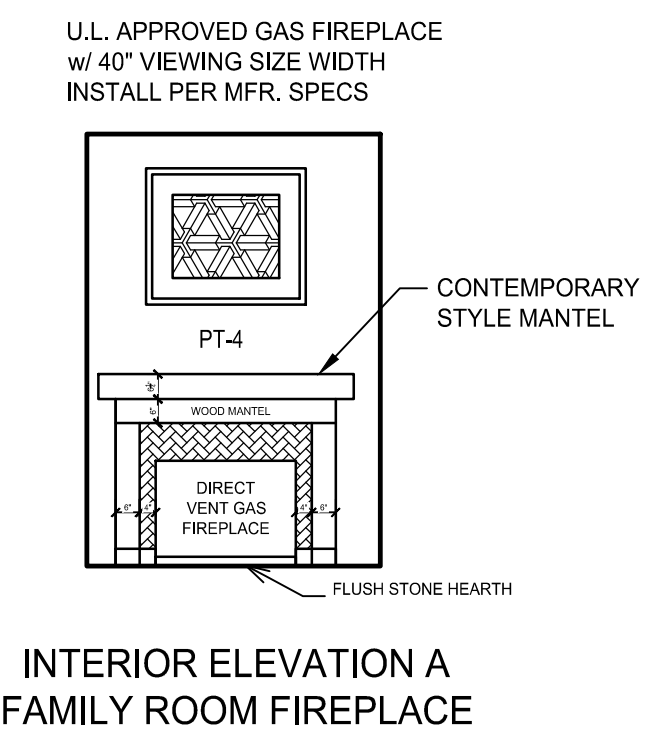
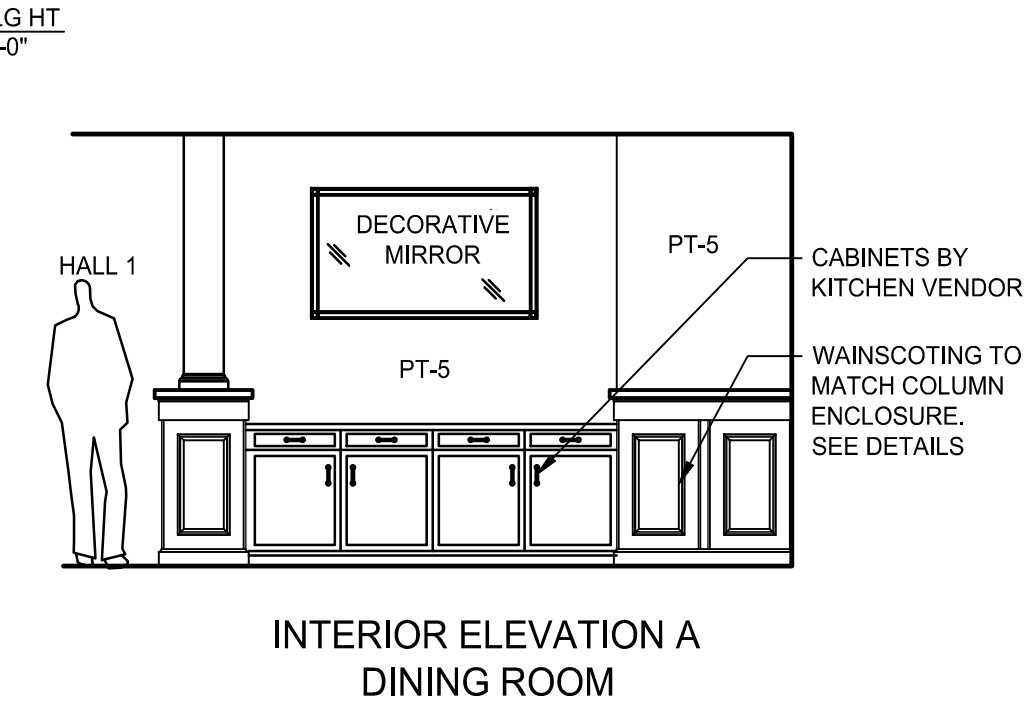
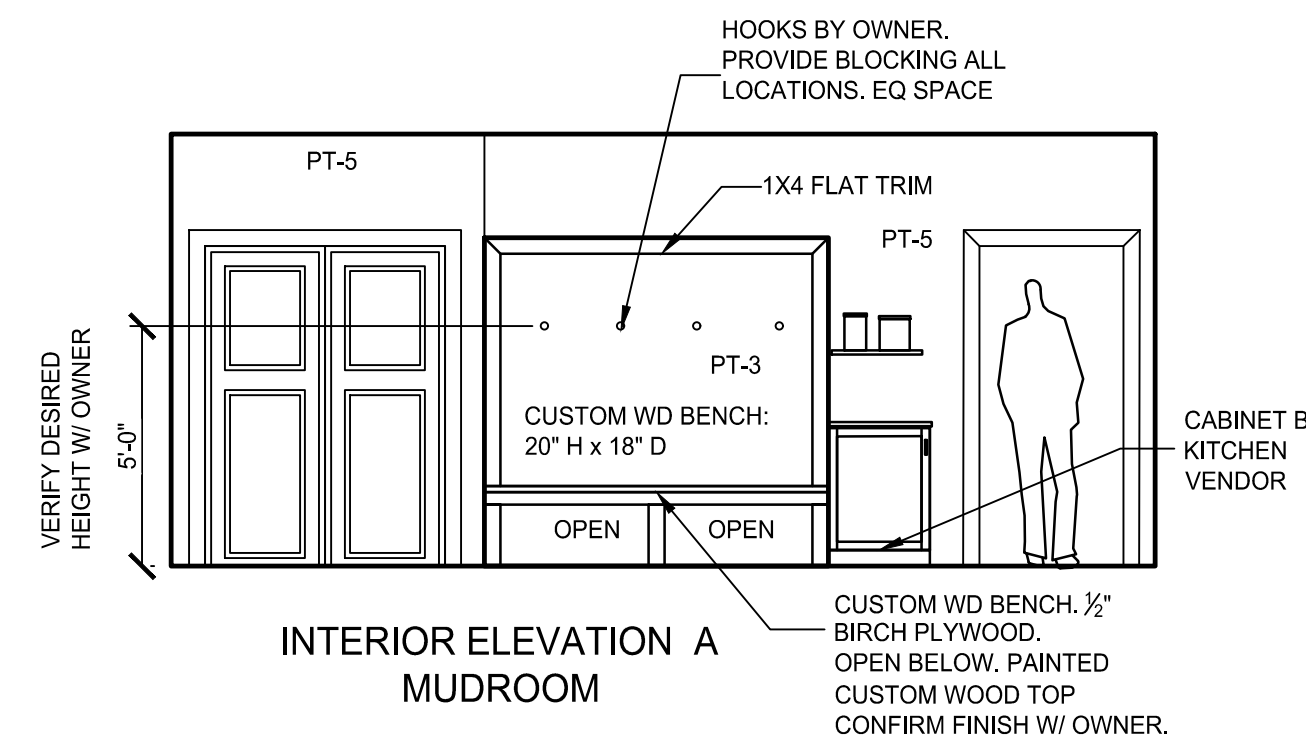
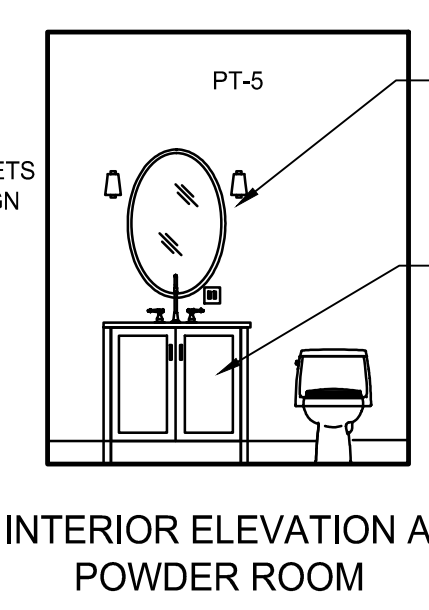
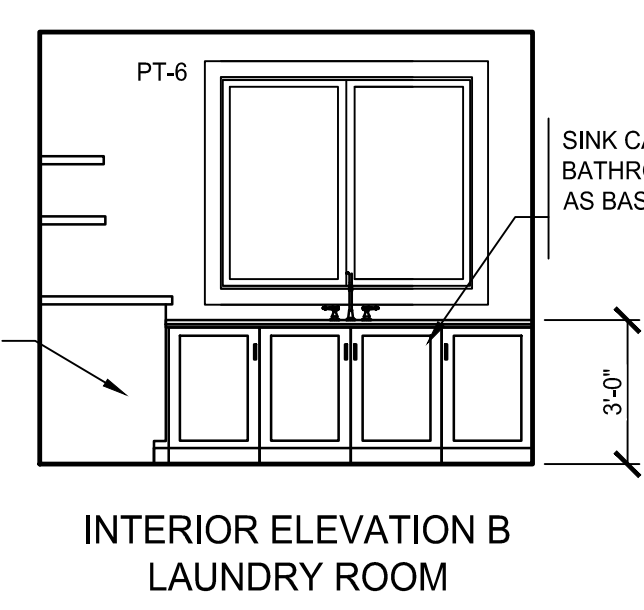
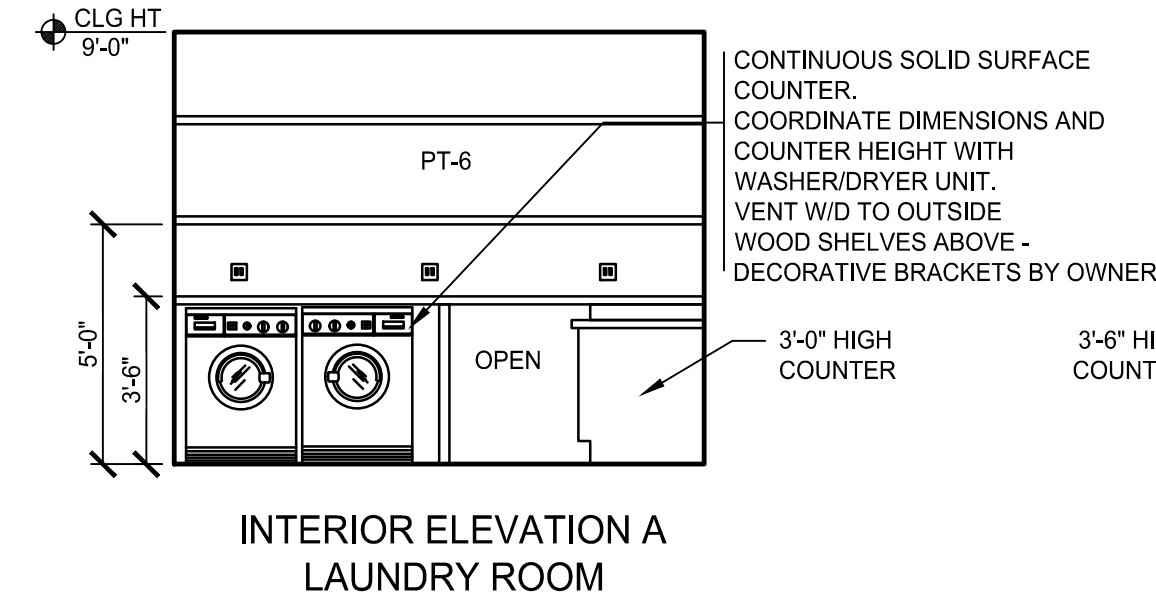
DATE: AUGUST 2019
 SCALE: 1/4" = 1'-0"

SECTIONS

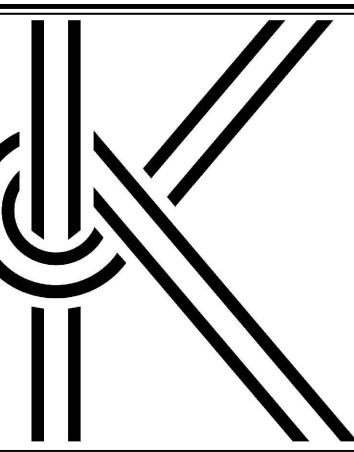
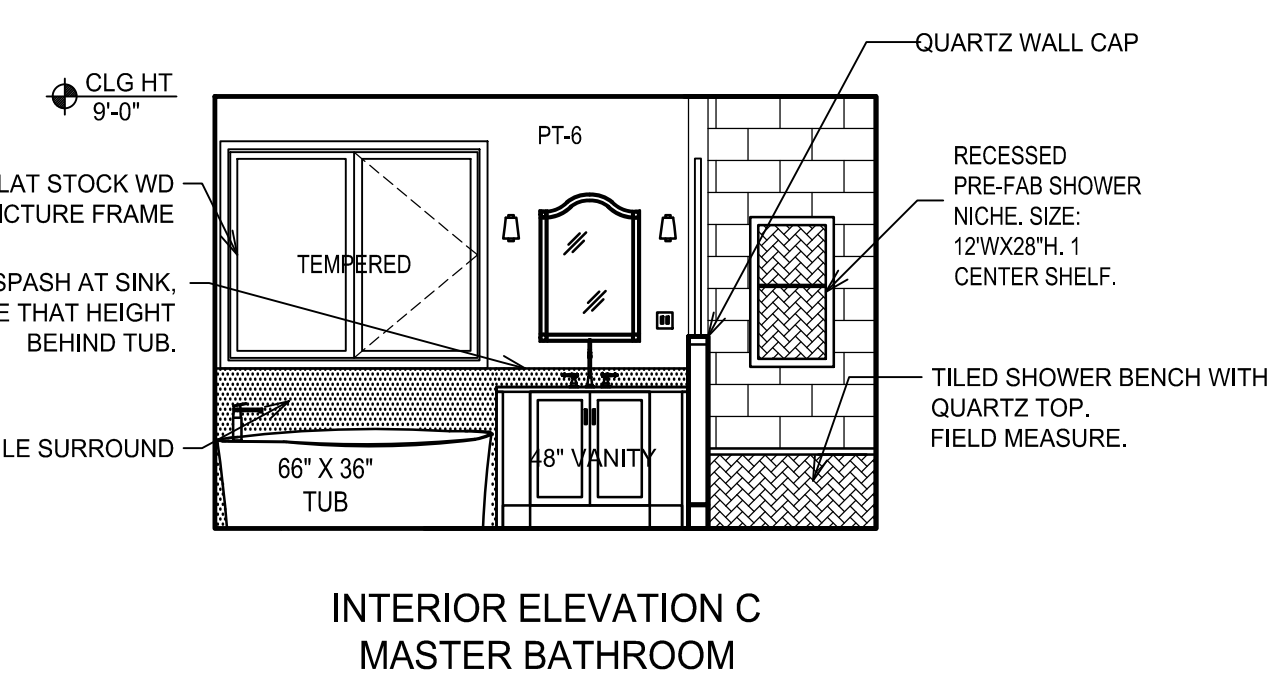
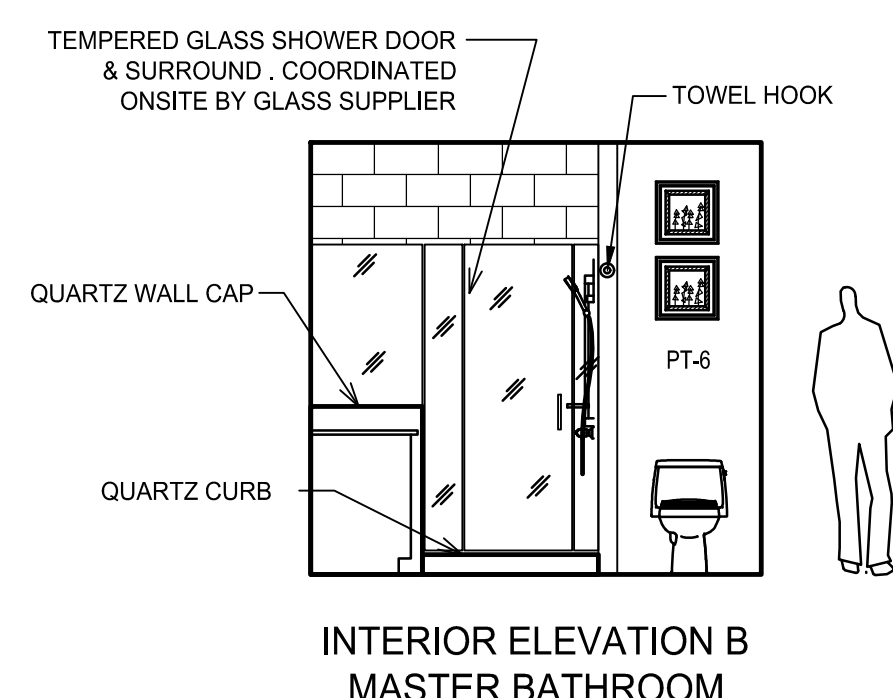
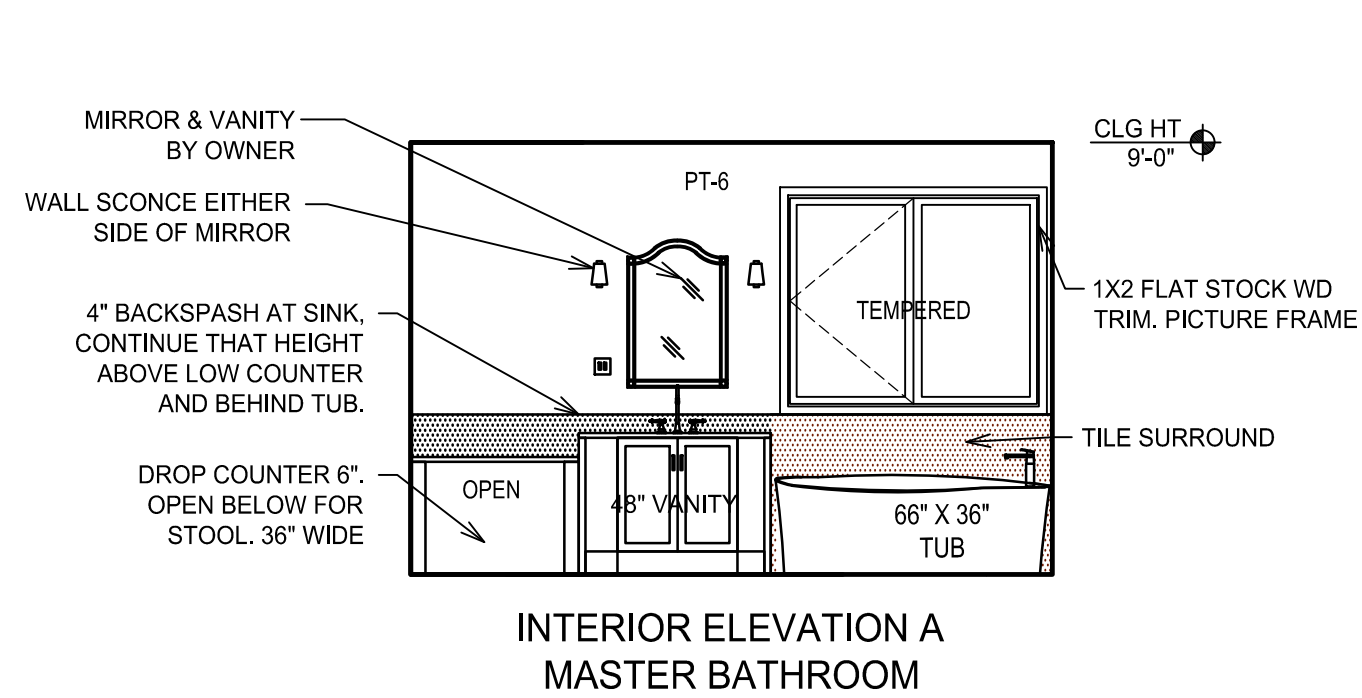
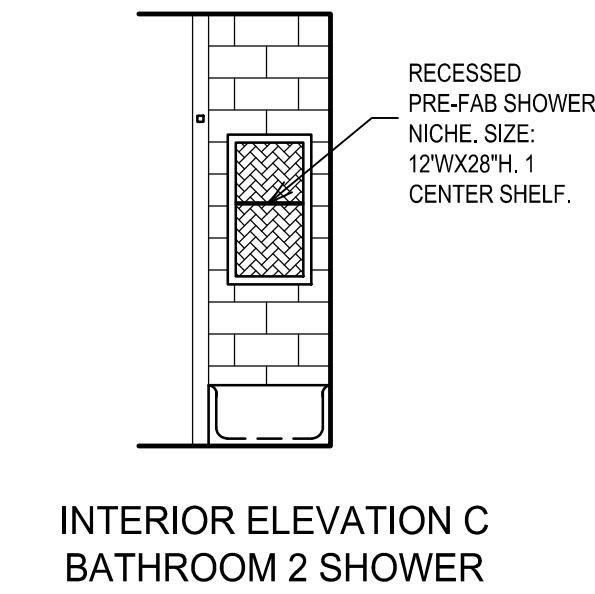
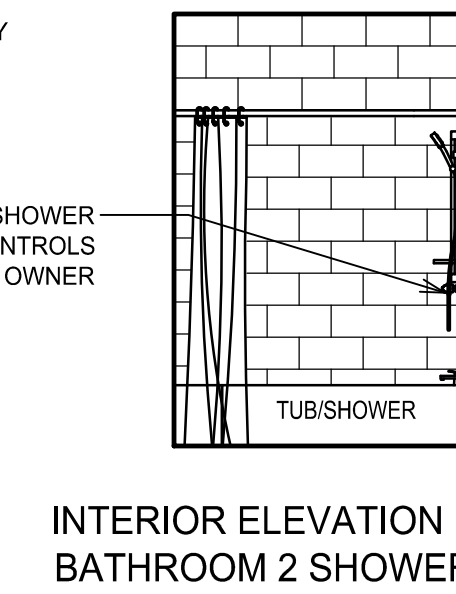
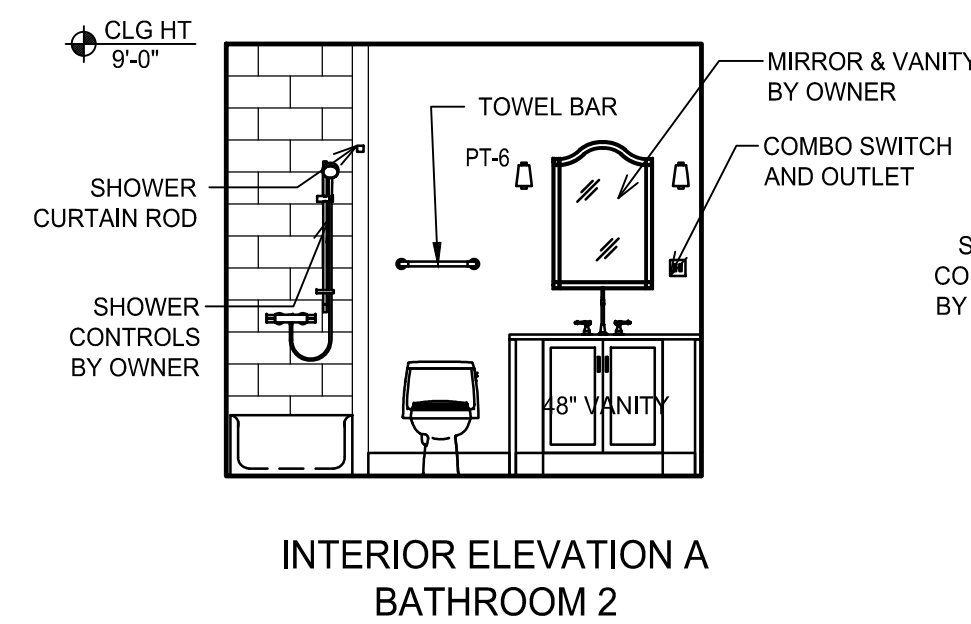
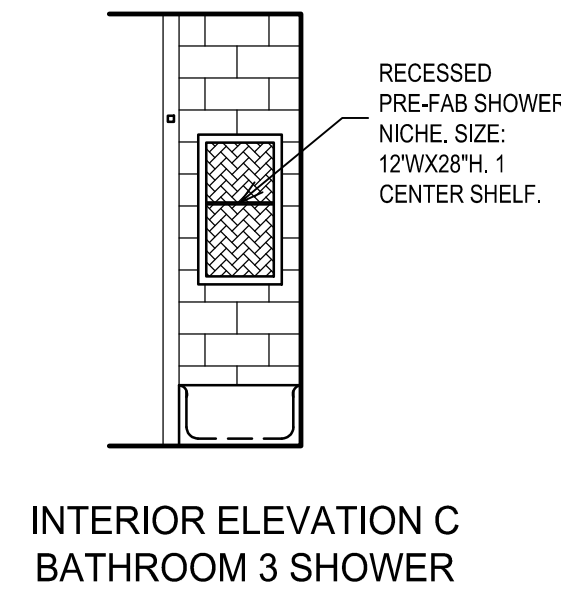
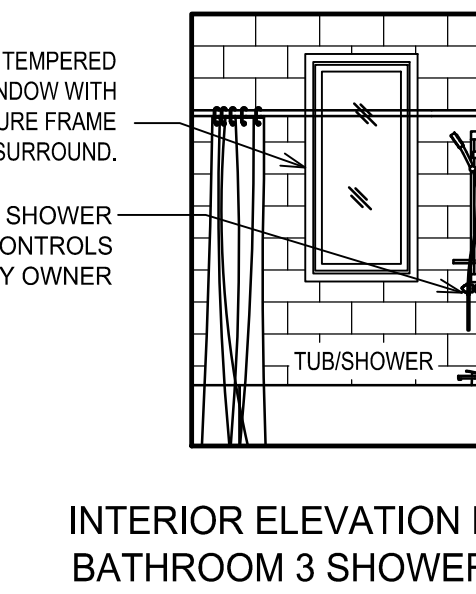
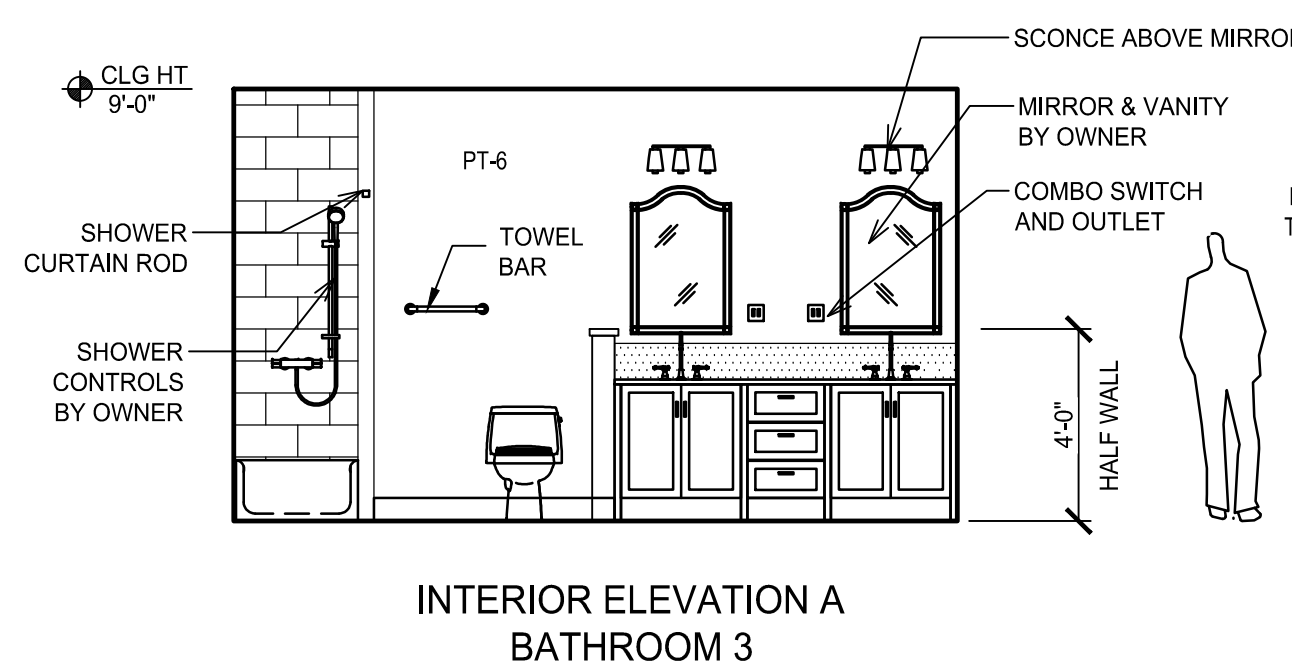


PRICING SET
NOT FOR CONSTRUCTION

FIRST FLOOR ELEVATIONS



SECOND FLOOR ELEVATIONS



KERI MURRAY ARCHITECTURE
617-840-3707
keri@kerimurrayarchitecture.com
Sharon, MA

PRICING SET
NOT FOR CONSTRUCTION

Asterlin House
Diamond Estates: Lot 8
Sharon, MA 02067

DATE: AUGUST 2018
SCALE: 1/4" = 1'-0"

INTERIOR ELEVATIONS

A6.01

STRUCTURAL DESIGN DRAWINGS

DESIGNER:

KERI MURRAY ARCHITECTURE

Sharon, MA 02067

PROJECT / CLIENT:

ASTERLIN HOUSE

Diamond Estates: Lot 8, Sharon, MA 02067

STRUCTURAL ENGINEER:

SSB

ENGINEERING, LLC
SSB Engineering, LLC
146 Front Street, Scituate MA 02066
www.ssbengineering.com
617.646.7480

ENGINEER STAMP:

NOT FOR CONSTRUCTION

JESSE KROPELWICKI, P.E.

PROJECT SPECIFIC DESIGN CRITERIA:

- DESIGN CODES AND CRITERIA: THE MINIMUM STRUCTURAL DESIGN SHALL BE IN ACCORDANCE WITH THE MASSACHUSETTS STATE BUILDING CODE, 1BC 2015, ASCE 7-10, AND ANSI/AWS D1.1 STRUCTURAL WELDING CODE - STEEL.

- IN ADDITION TO THE BUILDING DEAD LOADS, THE STRUCTURE IS DESIGNED FOR THE FOLLOWING LOADS:

LIVE LOADS

STAIRS, LANDINGS, ELEVATED PLATFORM	100 PSF
RESIDENTIAL LIVING SPACE	40 PSF
FOUNDATION SLAB	60 PSF

CITY/TOWN OF DESIGN CRITERIA: SHARON, MA

SNOW LOAD: GROUND SNOW LOAD (p_g) 35 PSF

WIND LOAD: BASIC WIND SPEED (V_{dir}) 130 MPH

- LIVE LOAD REDUCTION SHALL BE IN ACCORDANCE WITH ASCE 7-10.
- SOIL BEARING CAPACITY:** FOUNDATIONS HAVE BEEN DESIGNED TO BEAR ON UNDISTURBED SOIL HAVING AN ASSUMED ALLOWABLE BEARING CAPACITY OF 1 TON PER SQUARE FOOT. SOIL BEARING CAPACITY TO BE DETERMINED BY SOIL TESTS PRIOR TO CONSTRUCTION. IF BEARING MATERIALS WITH LOWER BEARING CAPACITY ARE ENCOUNTERED, THE UNDERLYING UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL TO BE APPROVED BY THE ENGINEER.

TIMBER FRAMING:

- FOR ROUGH WINDOW & DOOR (BOTH INTERIOR & EXTERIOR) OPENING UP TO 3-FEET USE 2x6 HEADER BEAM; FOR 3- TO 6-FOOT OPENINGS USE 2x8 HEADER BEAMS; AND, FROM 6- TO 8-FOOT OPENINGS USE 2x10 HEADER BEAMS; AND DOUBLES FOR 2x4 WALLS & TRIPLES FOR 2x6 WALLS, EXCEPT AS NOTED OTHERWISE ON THE PLANS OR SPECIFICATIONS. IF LVLs ARE SPECIFIED ON THE PLANS, PROVIDE SOLID 4x4 POST SUPPORTS FOR DBL HEADERS & SOLID 4x6 OR 6x6 DFL #2 POSTS FOR TPL HEADERS OR AS OTHERWISE SPECIFIED ON THE PLAN. CONTINUE ALL STRUCTURAL POSTS DOWN TO FOUNDATION OR BEAMS BELOW (SOLID BLOCK TO DROP BEAMS)..

- ALL FRAMING LUMBER SHALL BE HEM-FIR GRADE #2 OR SPF (SPRUCE PINE FIR) GRADE #1 / #2 OR APPROVED EQUAL (UNLESS OTHERWISE SPECIFIED), AND SHALL MEET THE REQUIREMENTS OF THE AMERICAN FOREST AND PAPER ASSOCIATION. MINIMUM TIMBER FRAMING MATERIAL PROPERTIES:

ALLOWABLE BENDING STRESS (F _b):	875 PSI MIN.
ALLOWABLE COMPRESSION STRESS (F _c):	1,150 PSI MIN.
MODULUS OF ELASTICITY (E):	1,400,000 PSI MIN.

OTHER FRAMING MATERIAL FOR INTERIOR NON-LOAD BEARING STUDS MAY BE SUBSTITUTED ONLY UPON APPROVAL OF THE ENGINEER.

- ALL EXTERIOR FRAMING SHALL BE PRESSURE TREATED (CCA TREATED) SOUTHERN YELLOW PINE GRADE #2.
- BUILT-UP BEAMS SHALL BE SPIKED AS FOLLOWS:
 - 3-PLY MAXIMUM, UNLESS OTHERWISE NOTED USING LVLs AND CONVENTIONAL FRAMING LUMBER SHALL BE FULLY SPIKED TOGETHER WITH 2-10D NAILS AT 12" O.C.
 - 4-PLY BUILT-UP FRAMING AND LVLs ARE TO BE SPIKED TOGETHER WITH THREE (3) SIMPSON SDS 1/2"x6" SCREWS @ 12" O.C. OR AS OTHERWISE NOTED ON THE DRAWINGS; OR AS RECOMMENDED BY THE MANUFACTURER.
- USE FULLY NAILED METAL CONNECTORS (TECO, SIMPSON; OR APPROVED EQUAL): JOIST OR BEAM HANGERS WHEN JOISTS OR BEAMS FRAME INTO ANOTHER JOIST OR BEAM MEMBER. PROVIDE METAL POST CAPS AND BASES FOR ALL POSTS.
- PROJECT EXTERIOR WALL FRAMING TO BE 2x6 @16" O.C.

CAST IN PLACE CONCRETE:

- CONCRETE WORK SHALL CONFORM TO THE LATEST AMERICAN CONCRETE INSTITUTE FOR "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS".
- CONCRETE: MINIMUM 28 DAY COMPRESSIVE STRENGTHS F_c (28-DAYS)

FOUNDATIONS	3,000 psi
SLAB-ON-GRADE	3,500 psi

CONCRETE SHALL HAVE A SLUMP OF NO MORE THAN 4 INCHES AND AIR ENTRAPMENT OF 4-6%. THE USE OF CALCIUM CHLORIDE IS NOT PERMITTED. PROVIDE PROPER CONCRETE PROTECTION OR HEAT IN COLD WEATHER AND MAINTAIN PROPER CURING PROCEDURES IN ACCORDANCE WITH THE A.C.I.

- BACKFILL UNDER ANY PORTION OF THE FOUNDATIONS SHALL BE COMPACTED IN 6 INCH LIFTS OF GRAVEL COMPACTED TO 90-95% OF MODIFIED PROCTOR DENSITY, AS APPROVED BY THE ENGINEER.

- DO NOT BACKFILL EXTERIOR WALLS ANY HIGHER THAN 3 FEET ABOVE THE TOP OF FOOTING UNTIL PERMANENT STRUCTURAL SUPPORTS (FRAMED FLOORS AND SLABS) ARE IN PLACE. BRACE ALL WALLS AND GRADE BEAMS DURING BACKFILLING, IF NECESSARY.
- NO FOUNDATION SHALL BE PLACED IN WATER OR ON FROZEN GROUND.
- FOOTINGS SHALL BE PROTECTED AGAINST FROST UNTIL PROJECT IS COMPLETED.
- NOTIFY BUILDING DEPARTMENT FOR INSPECTION AT LEAST 24 HOURS PRIOR TO SCHEDULED PLACEMENT OF CONCRETE.
- PLACEMENT OF CONCRETE POURS SHOULD HAVE A VERTICAL 2"x4" KEY WITH CONTINUOUS REINFORCEMENT (40 BAR DIAMETER MIN.) THROUGH THE CONSTRUCTION JOINT.
- DAMP PROOF ALL FOUNDATION WALLS BELOW GRADE, OTHER THAN FROST WALLS.

CAST IN PLACE CONCRETE REINFORCING:

- REINFORCING BARS SHALL CONFORM TO ASTM A615 OR A706 GRADE 60 AND SHALL BE EPOXY COATED.
- REINFORCE ALL SLAB AS FOLLOWS UNLESS OTHERWISE NOTED, FURNISH WWF IN FLAT SHEETS:

SLABS ON GROUND: 6x6-W1.4xW1.4 (21#) WWF

- THE FOLLOWING MINIMUM CLEAR CONCRETE COVER SHALL BE PROVIDED UNLESS NOTED OTHERWISE ON THE DRAWINGS:

CONCRETE CAST AGAINST EARTH, ALL BAR SIZES	3"
CONCRETE EXPOSED TO EARTH OR WEATHER, ALL BAR SIZES	2"

- UNLESS NOTED OTHERWISE, BARS SHALL BE CONTINUOUS AND SHALL RUN CONTINUOUSLY AROUND CORNERS. BARS SHALL HAVE STANDARD HOOKS AT DISCONTINUOUS ENDS.
- SPLICES SHALL GENERALLY OCCUR AT MID-SPAN FOR TOP AND MIDDLE BARS AND AT SUPPORT FOR BOTTOM BARS AND SHALL BE STAGGERED. PROVIDE CLASS B SPLICES FOR ALL CONTINUOUS REINFORCEMENT, UNLESS OTHERWISE NOTED.
- ALL REINFORCING SHALL BE DETAILED IN ACCORDANCE WITH ACI 315 MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES. PROVIDE BAR SUPPORTS, SPACERS, AND ACCESSORIES RECOMMENDED IN THE ACI DETAILING MANUAL, PUBLICATION SP-66. ALL REINFORCEMENT DETAILING, LAP SPLICES, AND EMBEDMENTS SHALL CONFORM TO THIS MANUAL. ALL ACCESSORIES, SUCH AS SLAB BOLSTERS AND BEAM AND SLAB CHAIRS IN CONTACT WITH EXPOSED SURFACES SHALL BE PLASTIC-COATED.
- SET AND TIE ALL REINFORCEMENT BEFORE PLACING CONCRETE. SETTING DOWELS AND REINFORCEMENT INTO WET CONCRETE IS PROHIBITED.
- MINIMUM ANCHORAGE SPLICE REQUIREMENTS FOR REINFORCING BARS, AND TEMPERATURE REINFORCEMENT IN ALL CONCRETE SLABS SHALL BE ACCORDING TO ACI 318, UNLESS OTHERWISE SHOWN ON DRAWINGS.
- NO CONCRETE SHALL BE CAST BEFORE REVIEW AND APPROVAL OF THE REINFORCING AND EMBEDDED ITEMS HAVE BEEN OBTAINED FROM THE ENGINEER.
- ANY ADDITIONAL DRILLING OR CORING SHALL NOT DAMAGE REINFORCING BARS.
- SET ANCHOR BOLTS AND EMBEDDED PLATES REQUIRED FOR CONNECTION OF WORK BY OTHERS.

STRUCTURAL STEEL:

- MATERIAL

WIDE FLANGE SHAPES:	ASTM A-992 (Fy 50 KSI)
OTHER ROLLED SHAPES & PLATES:	ASTM A-36 (Fy 36 KSI)
STRUCTURAL TUBING, HSS SHAPES:	ASTM A-500, GRADE B (Fy 46 KSI)
HEADED SHEAR STUDS:	COMPLY WITH AWS D1.1
FIELD BOLTS:	ASTM A-325, 3/4" MIN DIA., UNO
ANCHOR RODS:	ASTM F-1554 (Fy 36 KSI), UNO

- FABRICATOR TO DESIGN CONNECTIONS NOT DETAILED:

- CONNECTIONS ARE TO BE DESIGNED BY THE FABRICATOR IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, THE AISC LRFD SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS, THE AISC MANUAL, AND THE STRUCTURAL STEEL FRAMING PLANS, NOTES AND DETAILS OF THESE DRAWINGS. SUBMIT PDF COPY TO THE ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.

- CONNECTION CONFIGURATIONS INDICATED ON THE PLANS, NOTES AND DETAILS REPRESENT THE DESIGN INTENT. ITEMS SPECIFICALLY INDICATED: WELDS, STIFFENERS, BRACES, ETC. MUST BE PROVIDED AT MINIMUM AS SHOWN. ADDITIONAL DESIGN AND DETAILING OF CONNECTIONS, INCLUDING CONSIDERATION OF MEMBER THICKNESS, HOLES, CUTS, COPES AND THE EFFECTS OF CONCENTRATED FORCES, SHALL BE PROVIDED BY THE CONTRACTOR.

- UNLESS SPECIFIC REACTIONS, MOMENTS, SHEARS, AND AXIAL FORCES ARE INDICATED, DESIGN BEAM CONNECTIONS FOR REACTIONS DUE TO THE MAXIMUM UNIFORM LOAD THE BEAM CAN SUPPORT AT ITS SPAN, AS SHOWN IN THE AISC

MANUAL FOR SPECIFIED YIELD STRENGTH.

- WELD ALL STEEL CONTACT SURFACES (OTHER THAN BOLTED CONNECTIONS) WITH A CONTINUOUS 3/16-INCH MINIMUM WELD.
- PROVIDE A 1/4" DIAMETER WEEP HOLE AT THE BASE OF ALL TUBE AND PIPE COLUMNS.
- CONNECTION BOLTS TO BE 1/2" MINIMUM DIAMETER HIGH STRENGTH ASTM A325. PROVIDE A MINIMUM OF 2 BOLTS PER CONNECTION.
- USE 1/2" MINIMUM CAP PLATE OR BASE PLATES FULLY WELDED AROUND AT COLUMNS WITH A 3/16" FILLET WELD, OR AS OTHERWISE SPECIFIED ON THE PLANS.

- PRIME PAINTING IS REQUIRED FOR ALL STEEL WHICH WILL BE VISIBLE IN THE COMPLETED BUILDING AND IS NOT SCHEDULED TO RECEIVE FIRE PROOFING, INCLUDING AREAS OF EXPOSED STRUCTURE SHOWN ON ARCHITECTURAL DRAWINGS.

- ALL EXTERIOR WALL LINTELS, LEDGE ANGLES, CANOPY FRAMING, MEMBERS ABOVE THE ROOF LINE AND STEEL EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED, UNLESS NOTED OTHERWISE.

- FOR FLUSH FRAMED STEEL BEAMS PACK OUT WEB WITH 2X MATERIAL CARRIAGE BOLTED TO WEB @ 16" O.C. WITH TWO 1/2" DIA A307 BOLTS (TOP AND BOTTOM). CONNECT JOISTS TO BEAM WEB WITH HANGERS. FOR STEEL DROP BEAMS OR ANY BEAMS WHERE FRAMING BEARS ON TOP FLANGE, PIN 2X TO TOP OF BEAM AT 24" O.C USING RECESSED 1/2" A307 CARRIAGE BOLTS OR PNEUMATIC PINS. FULLY NAIL EACH JOIST ABOVE TO PINNED 2X AND USE METAL CONNECTOR AT EVERY OTHER JOIST.

COORDINATION AND CONSTRUCTION:

- FIELD VERIFY EXISTING DIMENSIONS AND ELEVATIONS WHICH AFFECT FABRICATION PRIOR TO SUBMITTAL OF SHOP DRAWINGS AND FABRICATION.
- REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR ADDITIONAL, EMBEDDED ITEMS, SLEEVES, FLOOR PITCHES, FILLS, AND DEPRESSIONS.
- STRUCTURAL FRAMING PLANS ARE TYPICALLY DRAWN AS REFLECTED PLANS SHOWING BEAMS, WALLS, AND COLUMNS ON THE UNDERSIDE OF THE LEVEL SHOWN.
- BRACE ENTIRE STRUCTURE AS REQUIRED TO MAINTAIN STABILITY UNTIL COMPLETE AND FUNCTIONING AS THE DESIGNED UNIT.
- DO NOT BACKFILL FOUNDATION WALLS SPANNING BETWEEN BASEMENT SLABS AND STRUCTURAL FLOORS UNTIL SUPPORTING SLABS ARE IN PLACE.
- VERIFY EXACT SIZE AND LOCATION OF ALL WALL, FLOOR, AND ROOF OPENINGS PRIOR TO SUBMISSION OF SHOP DRAWINGS. SHOW ALL OPENINGS ON SHOP DRAWINGS.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO WORKING HOURS.
- THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF CONTRACTORS PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF ADEQUACY OF CONTRACTORS SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.

DRAWING LIST	
S1	COVER SHEET AND STRUCTURAL NOTES
S2	FOUNDATION PLAN
S3	FIRST FLOOR FRAMING PLAN
S4	SECOND FLOOR FRAMING PLAN
S5	ATTIC FRAMING PLAN
S6	ROOF FRAMING PLAN
S7	STRUCTURAL DETAILS

COMMENTS

DATE

NO.

PROJECT

ASTERLIN HOUSE
Diamond Estates: Lot 8
Sharon, Massachusetts

SHEET TITLE

Cover Sheet and
Structural Notes

DRAWN BY:

L. Nisbet

CHECKED BY:

T. Strassburg

SCALE:

-

DATE:

August 15, 2018

S1
OF
7

DRAWING NOTES:

- FOUNDATION DESIGN IS BASED UPON AN ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF. SOIL BEARING MATERIAL CAPACITY TO BE DETERMINED BY SOIL TESTS PRIOR TO CONSTRUCTION. IF BEARING MATERIALS WITH A LOWER BEARING CAPACITY THAN 1 TON PER SQUARE FOOT ARE ENCOUNTERED AT THE SPECIFIED ELEVATIONS, THE UNDERLYING MATERIAL SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL TO BE APPROVED BY THE ENGINEER.
- ALL BACKFILL UNDER STRUCTURAL SLABS, MATS, AND OTHER FOUNDATION ELEMENTS SHALL BE COMPACTED IN MAX 6" LIFTS TO 95 PERCENT OF MAXIMUM DRY DENSITY PER ASTM D1557, UNLESS OTHERWISE INDICATED OR SPECIFIED. FOUNDATION ELEMENTS SHALL REST ONLY ON SUITABLE UNDISTURBED OR COMPACTED STRUCTURAL FILL. STRUCTURAL FILL GRADATION SHALL BE NO LARGER THAN 1", BETWEEN 10% AND 60% PASSING THE NO. 20 SIEVE AND NO MORE THAN 5% PASSING THE NO. 200 SIEVE.
- PROVIDE 6" MINIMUM CRUSHED STONE UNDER CONCRETE SLAB. GRADATION FOR CRUSHED STONE SHALL BE NO LARGER THAN 1", BETWEEN 10% AND 50% PASSING 1/2" AND NO MORE THAN 5% PASSING THE NO. 4 SIEVE. CRUSHED STONE REQUIRES COMPACTION BY MAKING AT LEAST THREE PASSES PER 6-INCH THICK LIFT (OR THINNER) BY A VIBRATORY PLATE COMPACTOR OR VIBRATORY ROLLER WITH MINIMUM STATIC WEIGHT OF 200 POUNDS. NO COMPACTION TESTING IS NECESSARY FOR THE CRUSHED STONE FILLS. CRUSHED STONE FILLS THICKER THAN 12 INCHES SHOULD BE PLACED IN ONE-FOOT LIFTS AND SHOULD BE MONITORED BY A TECHNICIAN OR GEOTECHNICAL ENGINEER.
- PROVIDE SHEETING, BRACING AND UNDERPINNING TO PROTECT ADJACENT UTILITY STRUCTURES, AS REQUIRED.
- OPEN EXCAVATIONS AROUND BUILDING PERIMETER MUST REMAIN DRY. REMOVE WATER FROM OPEN EXCAVATIONS PRIOR TO BACKFILLING.
- SHORING AND BRACING FOR THE LATERAL SUPPORT OF EXCAVATION SHALL REMAIN IN PLACE UNTIL ALL PERMANENT STRUCTURAL SYSTEMS ARE COMPLETE AS APPROVED BY THE ENGINEER.
- CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR ALL FOUNDATION GRADE BEAMS DURING THE OPERATIONS OF BACKFILLING AND COMPACTION.
- ALL REQUIRED INSERT SLEEVES, CONDUITS, EMBEDMENTS AND PENETRATIONS MUST BE VERIFIED WITH RESPECTIVE TRADES BEFORE CASTING CONCRETE.
- NO FOUNDATION ELEMENT, BEAM OR SLABS SHALL BE PLACED ON FROZEN SOIL OR IN WATER.
- THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITY FOR THE VALIDITY OF THE SUBSURFACE CONDITIONS DESCRIBED ON THE DRAWINGS, SPECIFICATIONS, BORING LOGS, OR TEST PITS. THE DATA IS INCLUDED ONLY TO ASSIST THE CONTRACTOR DURING BIDDING AND SUBSEQUENT CONSTRUCTION AND REPRESENT CONDITIONS ONLY OF THESE SPECIFIED LOCATIONS AT THE PARTICULAR TIME THEY WERE MADE.
- ALL ORGANIC SOILS SUCH AS TOPSOIL OR ORGANIC FILL FOUND NEAR THE SURFACE IN SLAB LOCATIONS MUST BE REMOVED. THE UPPER TWO FEET OF FILL AND ANY ORGANIC FILL MATERIALS EXPOSED AT THE BASE OF EXCAVATION SHOULD BE REMOVED TO INORGANIC FILL OR UNDISTURBED SILTY SANDS. COMPACTED STRUCTURAL FILL SHALL BE USED AS NEEDED TO GRADE BEFORE GRAVEL BASE AND SLAB PLACEMENT.

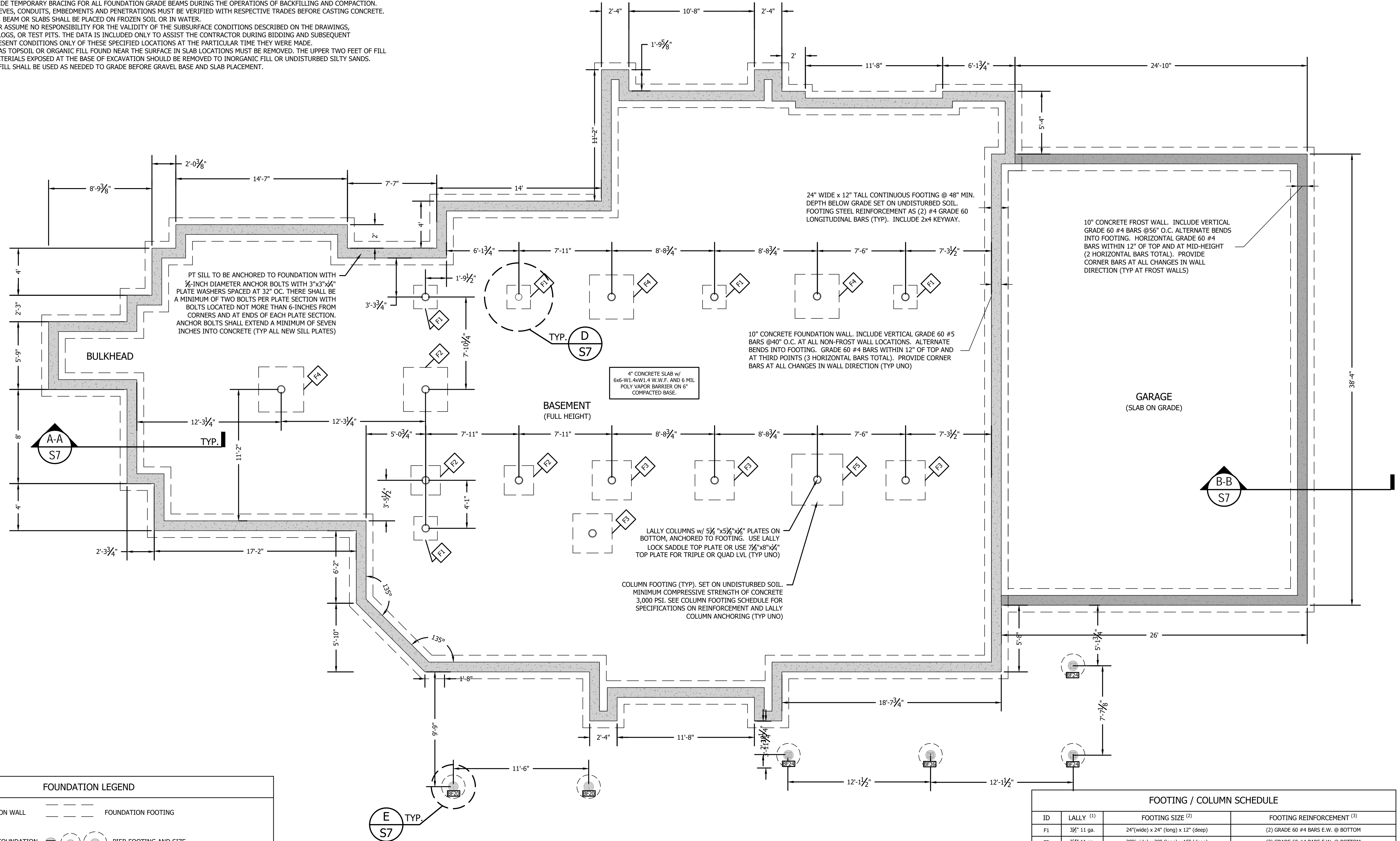
STRUCTURAL ENGINEER:

SSB
ENGINEERING, LLC
SSB Engineering, LLC
146 Front Street, Schuette MA 02066
www.ssbengineering.com
617.646.7480

ENGINEER STAMP:

NOT FOR CONSTRUCTION

JESSE KROPELWICKI, P.E.



FOUNDATION LEGEND	
	FOUNDATION WALL
	FOUNDATION FOOTING
	EXISTING FOUNDATION
	STRUCTURAL POST: LALLY COLUMN
	PIER FOOTING AND SIZE (ALL PIER FOOTINGS TO BE SET 5' BELOW GRADE)
	PIER ABBREVIATIONS: BF20: 8" SONOTUBE WITH BIGFOOT BF20 BASE. BF24: 10" SONOTUBE WITH BIGFOOT BF24 BASE. 12": 12" SONOTUBE
	PIER ALTERNATES: BF20 & BF24: 2'x2' PRECAST FROST POST 12": DIAMONDPIER DP-50/50*

2 OVERALL FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

FOOTING / COLUMN SCHEDULE			
ID	LALLY (1)	FOOTING SIZE (2)	FOOTING REINFORCEMENT (3)
F1	3 1/2" 11 ga.	24"(wide) x 24" (long) x 12" (deep)	(2) GRADE 60 #4 BARS E.W. @ BOTTOM
F2	3 1/2" 11 ga.	30"(wide) x 30" (long) x 15" (deep)	(3) GRADE 60 #4 BARS E.W. @ BOTTOM
F3	3 1/2" 11 ga.	40"(wide) x 40" (long) x 20" (deep)	(3) GRADE 60 #4 BARS E.W. @ BOTTOM
F4	4" 11 ga.	46"(wide) x 46" (long) x 23" (deep)	(4) GRADE 60 #4 BARS E.W. @ BOTTOM
F5	4" Sch. 40	52"(wide) x 52" (long) x 26" (deep)	(4) GRADE 60 #4 BARS E.W. @ BOTTOM

COLUMN FOOTING NOTES:
(1) LALLY COLUMNS TO BE CONCRETE FILLED, 3000 PSI CONCRETE. MAXIMUM HEIGHT DESIGNED - 9'-0".
(2) FOOTING TO BE SET BELOW TOP OF SLAB AT DEPTH NO LESS THAN SPECIFIED DEPTH OF FOOTING.
(3) REINFORCED CONCRETE FOOTING TO HAVE SPECIFIED REBAR IN EACH DIRECTION, LOCATED IN THE BOTTOM 1/2 OF FOOTING DEPTH.

NO.	DATE	COMMENTS

PROJECT:
ASTERLIN HOUSE
Diamond Estates: Lot 8
Sharon, Massachusetts

Foundation Plan

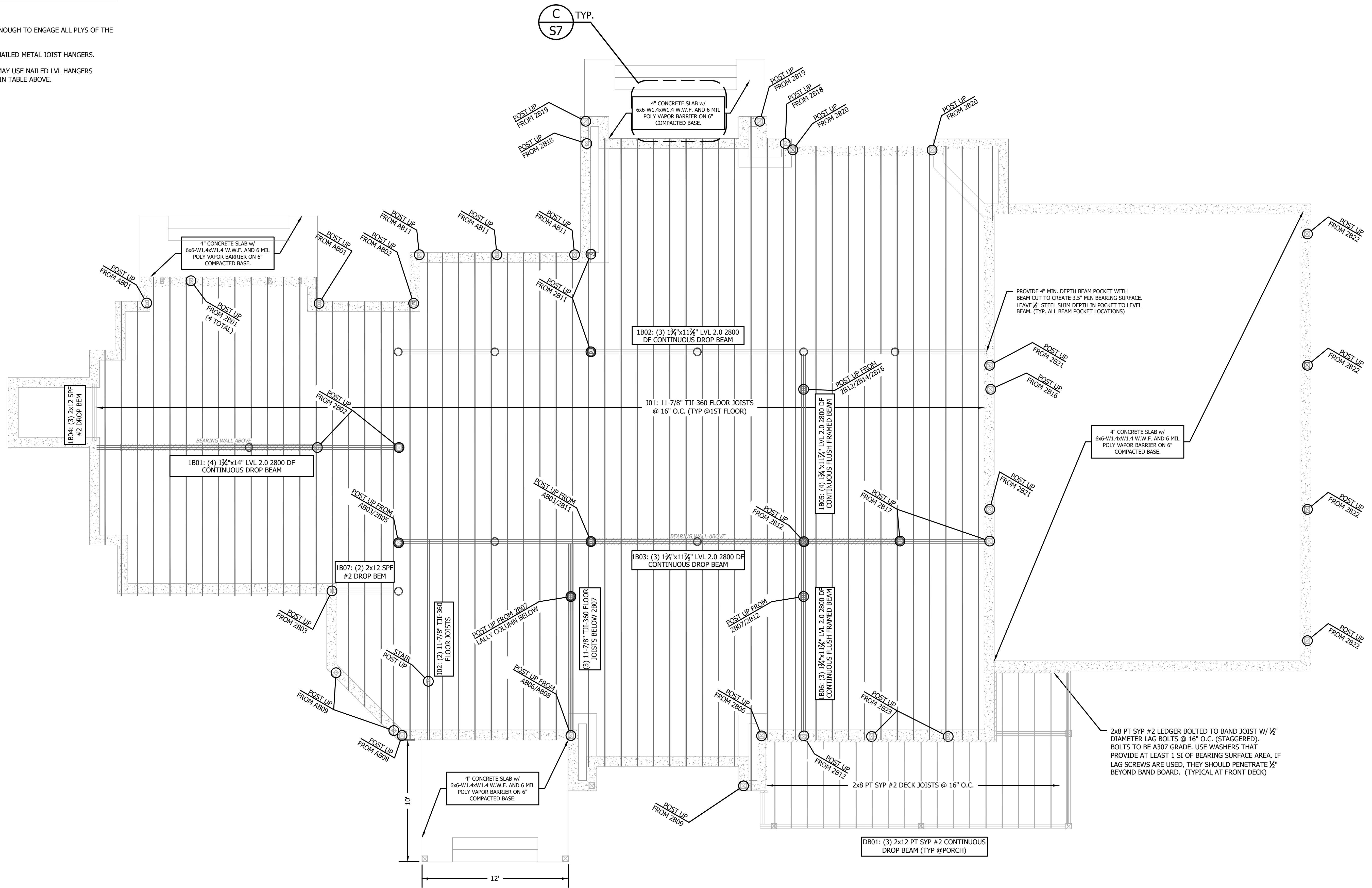
DRAWN BY:
L. Nisbet
CHECKED BY:
T. Strassburg
SCALE:
DATE:
August 15, 2018

S2
OF
7

HANGER SCHEDULE	
MATERIAL	HARDWARE
(2) 1 1/2" LVLs	MGU3.63-SDS
(3) 1 1/2" LVLs	HGU5.50-SDS
(4) 1 1/2" LVLs	HHGU7.25-SDS

HANGER NOTES:

- FOR ALL LVL HANGERS, USE SCREWS LONG ENOUGH TO ENGAGE ALL PLYS OF THE LVL BEING CONNECTED INTO.
- ALL CONVENTIONAL LUMBER TO USE FULLY NAILED METAL JOIST HANGERS.
- LVLs THAT FRAME AROUND STAIR OPENING MAY USE NAILED LVL HANGERS INSTEAD OF SCREWED HANGERS AS SHOWN IN TABLE ABOVE.



FRAMING LEGEND			
	STRUCTURAL BEAM: LVL		STRUCTURAL POST: LVL
	STRUCTURAL BEAM: CONVENTIONAL LUMBER		STRUCTURAL POST: CONVENTIONAL LUMBER
	FLOOR CEILING JOIST: CONVENTIONAL LUMBER		ROOF RAFTER: CONVENTIONAL LUMBER

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

NO.	DATE	COMMENTS

PROJECT:
ASTERLIN HOUSE
 Diamond Estates: Lot 8
 Sharon, Massachusetts

SHEET TITLE:
First Floor Framing Plan

DRAWN BY:
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 CHECKED BY:
 T. Strassburg
 SCALE:
 DATE:
 August 15, 2018

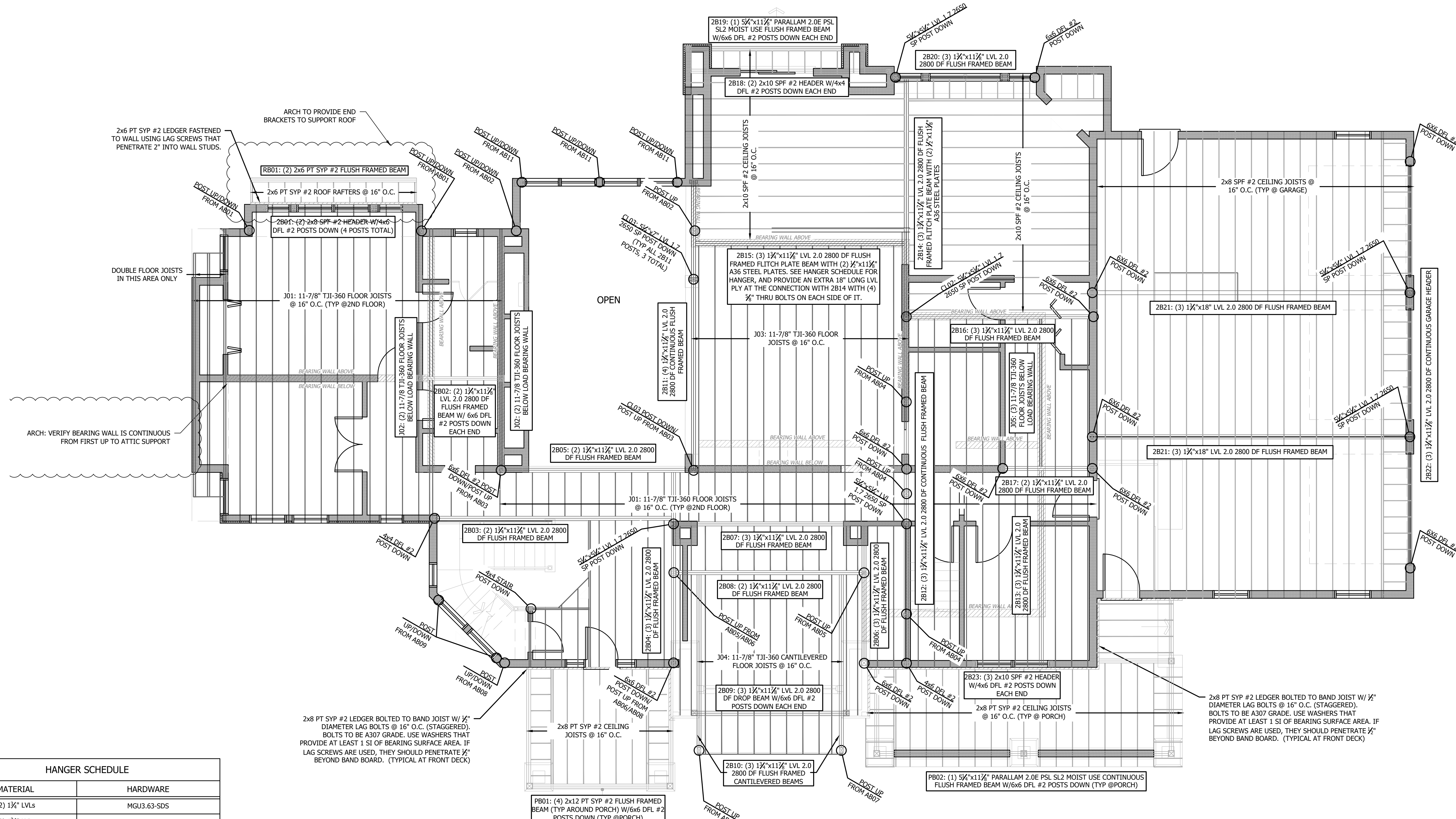
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PROJECT:
ASTERLIN HOUSE
Diamond Estates: Lot 8
Sharon, Massachusetts

SHEET TITLE:
Second Floor Framing Plan

DRAWN BY:
L. Nisbet
CHECKED BY:
T. Strassburg
SCALE:
DATE:
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S4
OF
7



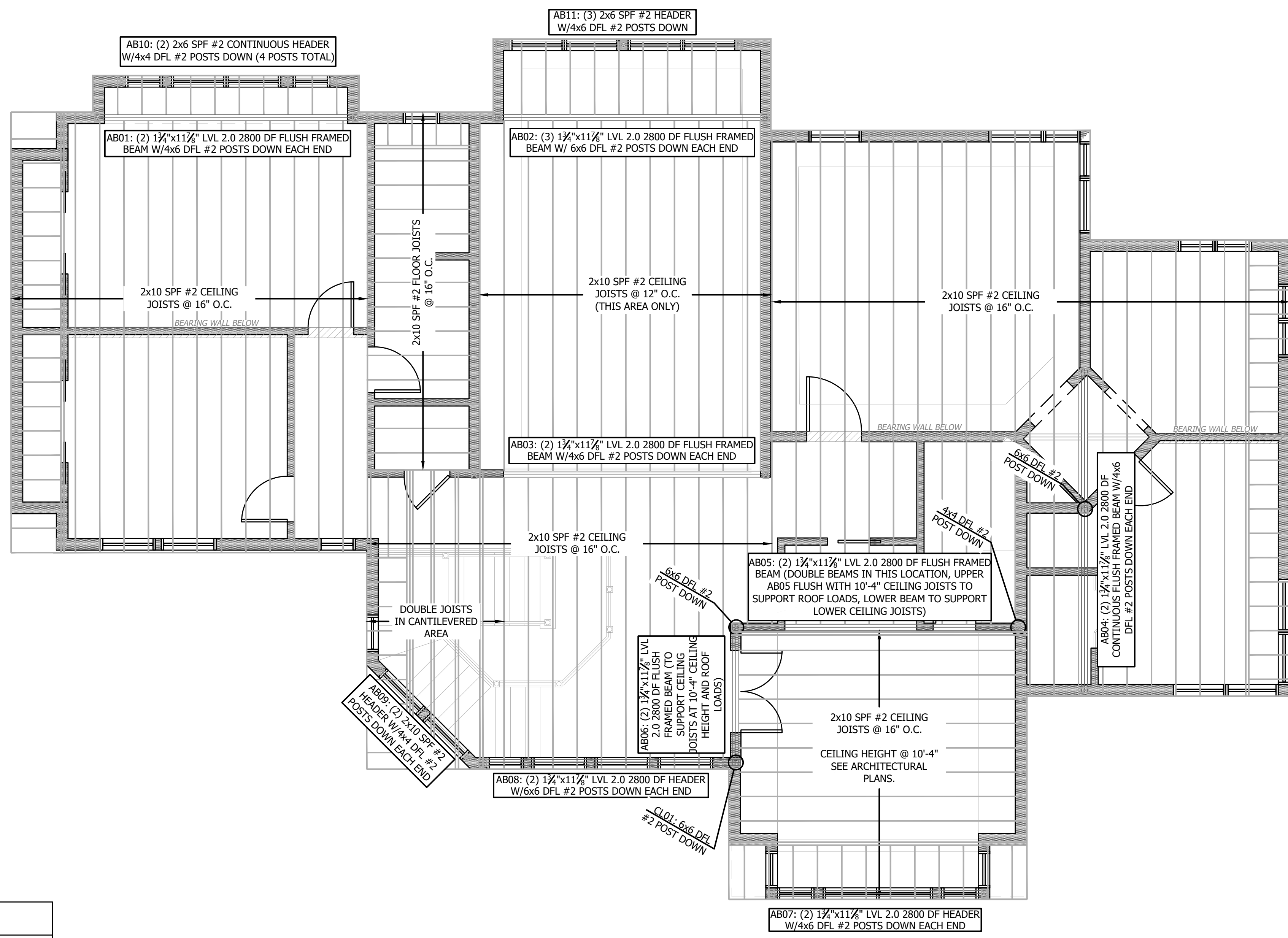
MATERIAL	HARDWARE
(2) 1 1/2" LVLs	MGU3.63-SDS
(3) 1 1/2" LVLs	HGU5.50-SDS
(4) 1 1/2" LVLs	HHGU7.25-SDS

- HANGER NOTES:**
- FOR ALL LVL HANGERS, USE SCREWS LONG ENOUGH TO ENGAGE ALL PLYS OF THE LVL BEING CONNECTED INTO.
 - ALL CONVENTIONAL LUMBER TO USE FULLY NAILED METAL JOIST HANGERS.
 - LVLs THAT FRAME AROUND STAIR OPENING MAY USE NAILED LVL HANGERS INSTEAD OF SCREWED HANGERS AS SHOWN IN TABLE ABOVE.

	STRUCTURAL BEAM: LVL		STRUCTURAL POST: LVL
	STRUCTURAL BEAM: CONVENTIONAL LUMBER		STRUCTURAL POST: CONVENTIONAL LUMBER
	STRUCTURAL BEAM: STEEL		STRUCTURAL POST: STEEL
	FLOOR CEILING JOIST: CONVENTIONAL LUMBER		ROOF RAFTER: CONVENTIONAL LUMBER

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

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HANGER SCHEDULE	
MATERIAL	HARDWARE
(2) 1 1/2" LVLs	MGU3.63-SDS
(3) 1 1/2" LVLs	HGU5.50-SDS
(4) 1 1/2" LVLs	HHGU7.25-SDS

- HANGER NOTES:**
- FOR ALL LVL HANGERS, USE SCREWS LONG ENOUGH TO ENGAGE ALL PLYS OF THE LVL BEING CONNECTED INTO.
 - ALL CONVENTIONAL LUMBER TO USE FULLY NAILED METAL JOIST HANGERS.
 - LVLs THAT FRAME AROUND STAIR OPENING MAY USE NAILED LVL HANGERS INSTEAD OF SCREWED HANGERS AS SHOWN IN TABLE ABOVE.

FRAMING LEGEND	
STRUCTURAL BEAM: LVL	STRUCTURAL POST: LVL
STRUCTURAL BEAM: CONVENTIONAL LUMBER	STRUCTURAL POST: CONVENTIONAL LUMBER
FLOOR CEILING JOIST: CONVENTIONAL LUMBER	ROOF RAFTER: CONVENTIONAL LUMBER

5 ATTIC FRAMING PLAN
SCALE: 1/4" = 1'-0"

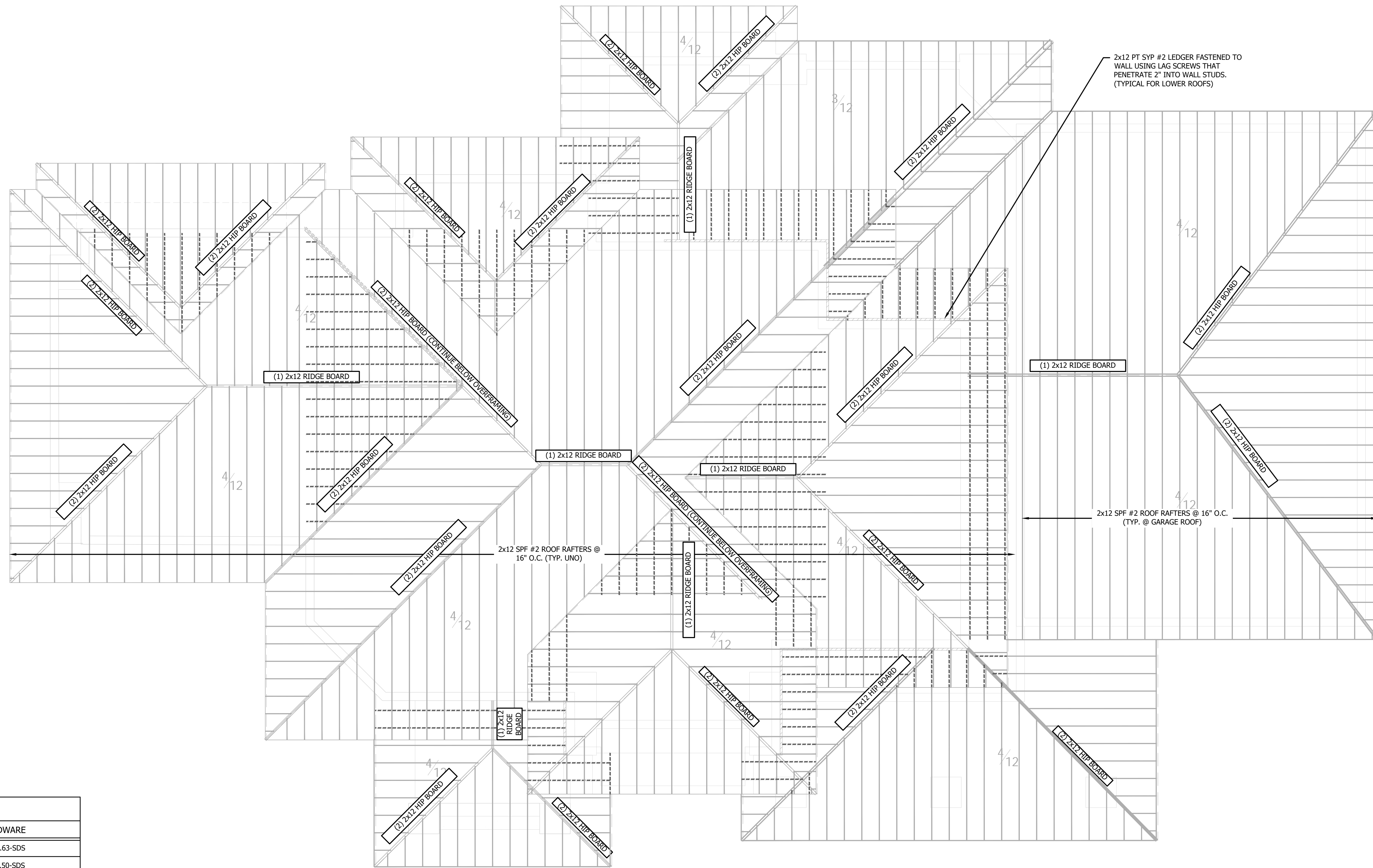
NO.	DATE	COMMENTS

PROJECT: **ASTERLIN HOUSE**
Diamond Estates: Lot 8
Sharon, Massachusetts

SHEET TITLE: **Attic Framing Plan**

DRAWN BY: L. Nisbet
CHECKED BY: T. Strassburg
SCALE: -
DATE: August 15, 2018

NOT FOR
 CONSTRUCTION



HANGER SCHEDULE	
MATERIAL	HARDWARE
(2) 1 3/4" LVLs	MGU3.63-SDS
(3) 1 3/4" LVLs	HGU5.50-SDS
(4) 1 3/4" LVLs	HHGU7.25-SDS

HANGER NOTES:

- FOR ALL LVL HANGERS, USE SCREWS LONG ENOUGH TO ENGAGE ALL PLYS OF THE LVL BEING CONNECTED INTO.
- ALL CONVENTIONAL LUMBER TO USE FULLY NAILED METAL JOIST HANGERS.
- LVLs THAT FRAME AROUND STAIR OPENING MAY USE NAILED LVL HANGERS INSTEAD OF SCREWED HANGERS AS SHOWN IN TABLE ABOVE.

FRAMING LEGEND	
STRUCTURAL BEAM: LVL	STRUCTURAL POST: LVL
STRUCTURAL BEAM: CONVENTIONAL LUMBER	STRUCTURAL POST: CONVENTIONAL LUMBER
FLOOR CEILING JOIST: CONVENTIONAL LUMBER	ROOF RAFTER: CONVENTIONAL LUMBER

6 ROOF FRAMING PLAN
 SCALE: 1/4" = 1'-0"

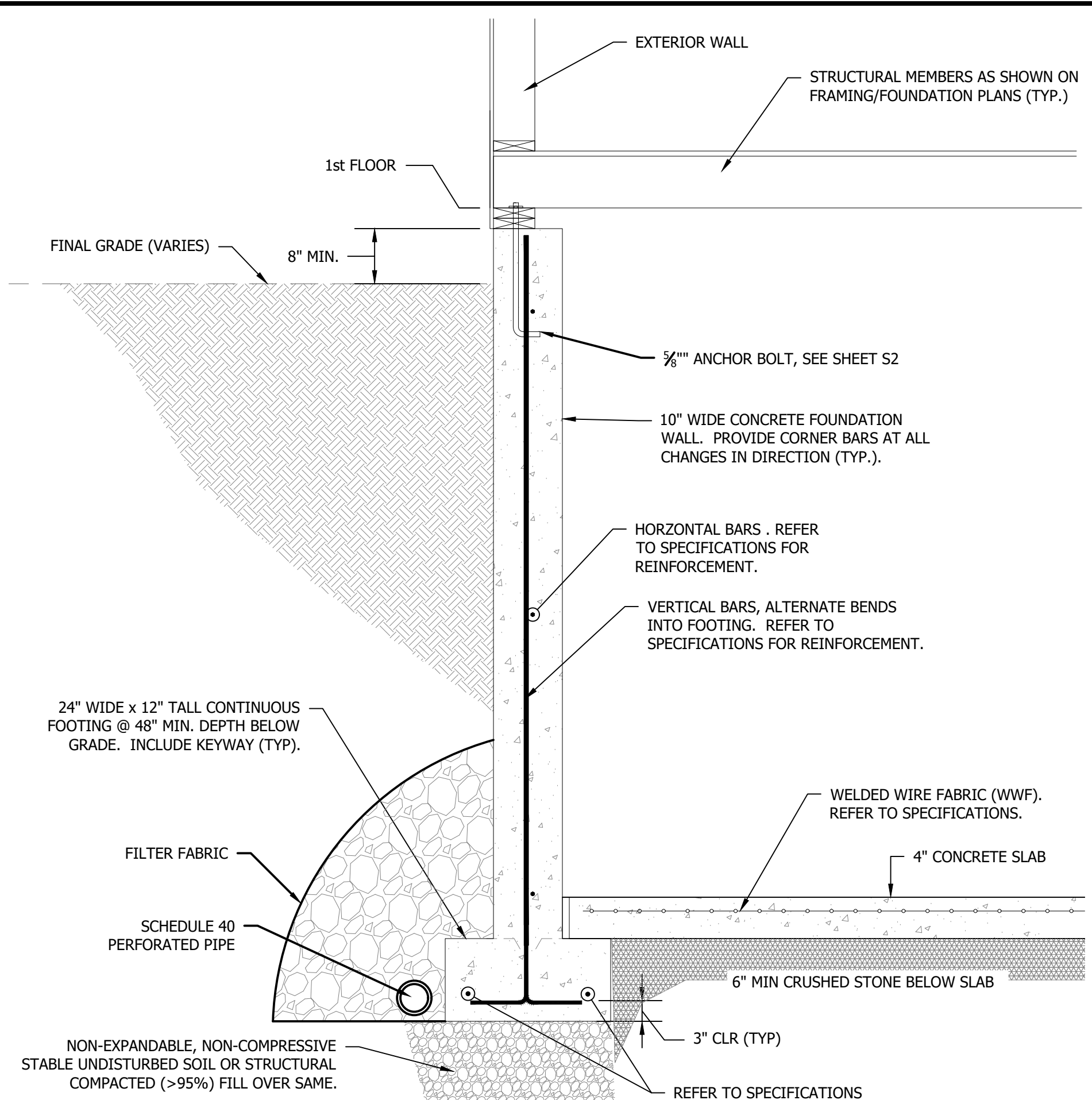
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ASTERLIN HOUSE
 Diamond Estates: Lot 8
 Sharon, Massachusetts

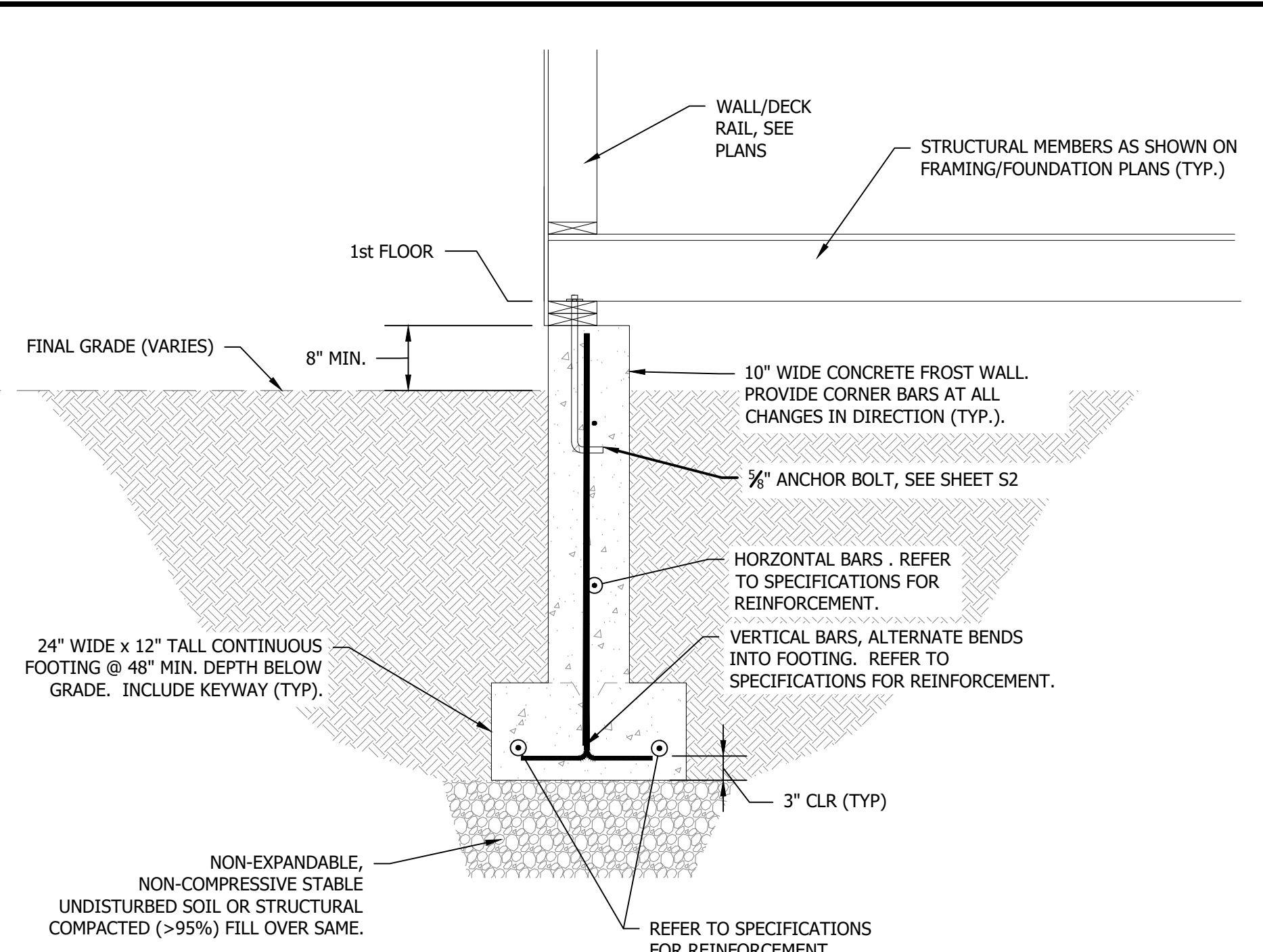
SHEET TITLE:
Roof Framing Plan

DRAWN BY:
 L. Nisbet
 CHECKED BY:
 T. Strassburg
 SCALE:
 DATE:
 August 15, 2018

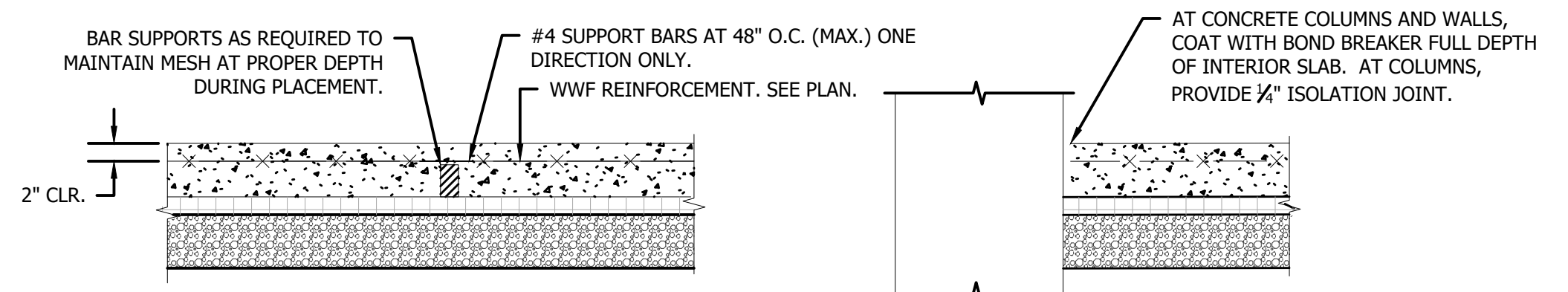
S6
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A-A FOUNDATION SECTION
 S2 SCALE: 1/4" = 1'-0"

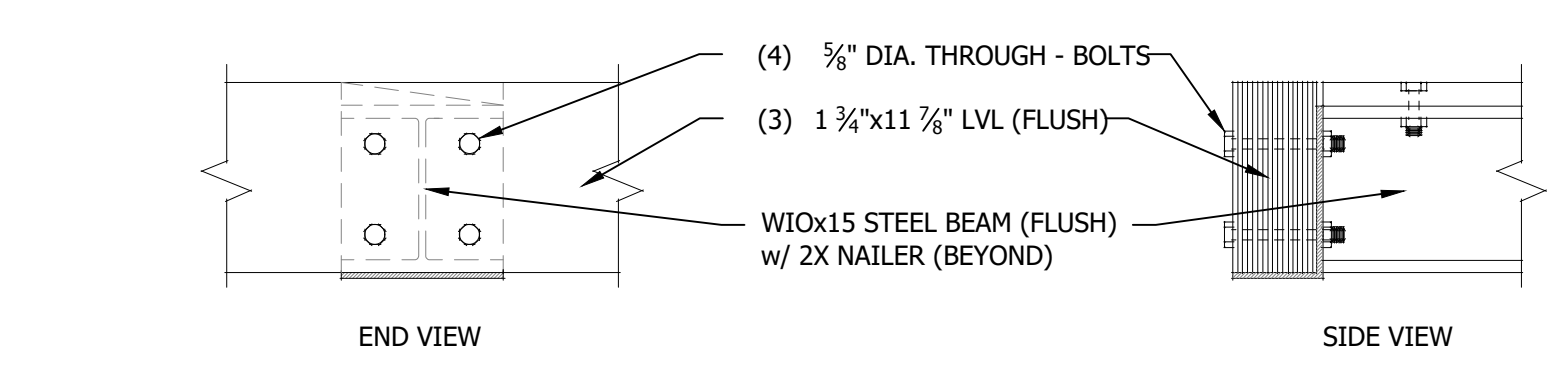


B-B FROST WALL SECTION
 S2 SCALE: 1/4" = 1'-0"

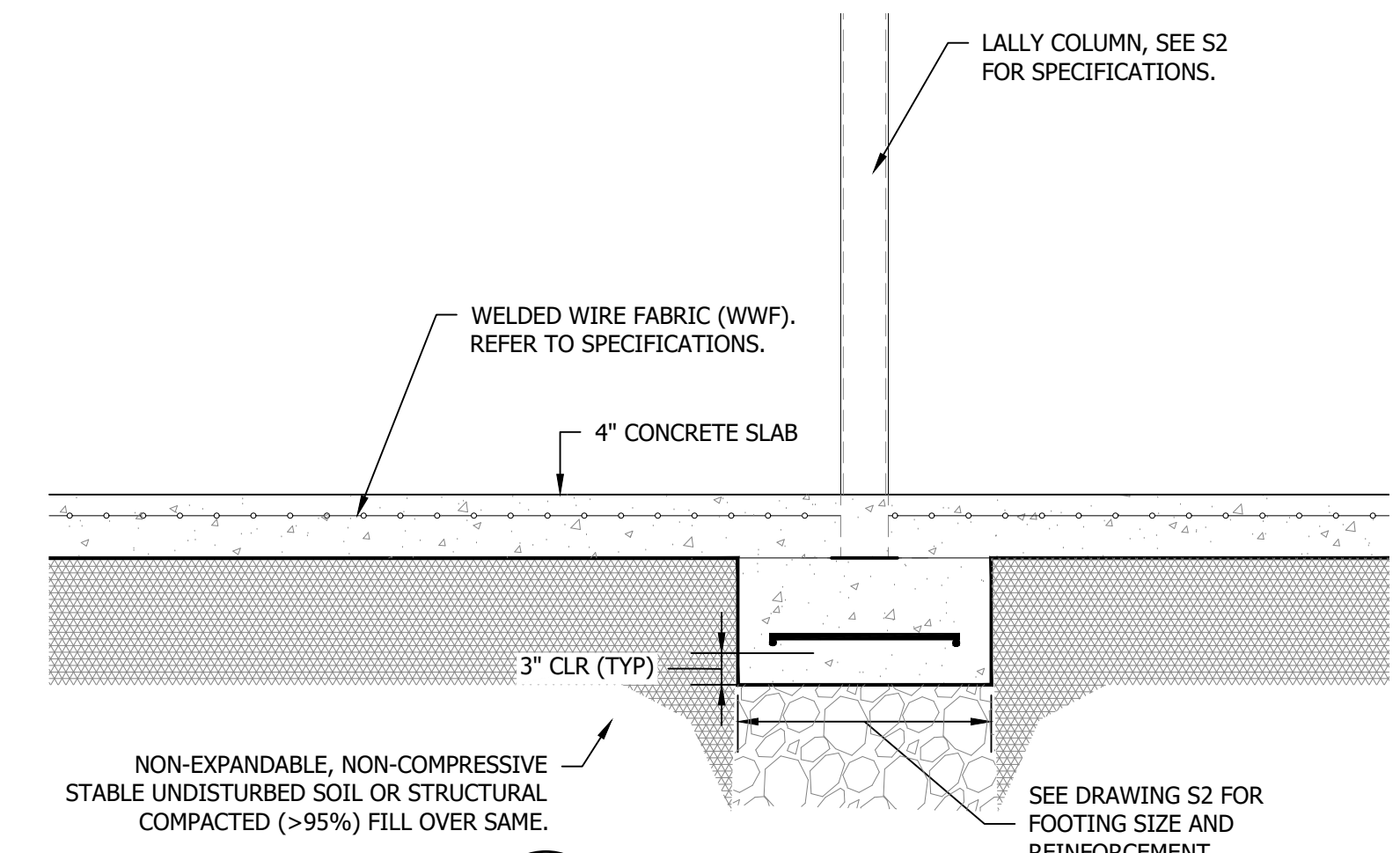


- TYPICAL S.O.G.**
- NOTES:**
1. REFER TO ARCHITECTURAL DRAWINGS FOR JOINTS AT EXTERIOR PAVEMENTS.
 2. PROVIDE CONTROL (OR CONSTRUCTION) JOINTS AT ALL COLUMN LINES. ADDITIONALLY PROVIDE CONTROL JOINTS AT MAXIMUM SPACING ON 15'-0" EACH WAY UNLESS NOTED OTHERWISE. PROVIDE CONTROL JOINTS AT ALL RE-ENTRANT CORNERS. CONTRACTOR SHALL SUBMIT A JOINTING PLAN TO ARCHITECT OR ENGINEER FOR REVIEW.
 3. CUT OUT 4" LENGTH OF EVERY OTHER MESH WIRE CROSSING A JOINT.
 4. ALL CONTROL JOINTS SHALL BE ALIGNED WITH TILE JOINTS. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS.
 5. REFER TO ARCHITECTURAL DRAWINGS FOR VAPOR BARRIER AND INSULATION REQUIREMENTS.
 6. SUB BASE TO BE 12" THICK MIN. FREE DRAINING GRANULAR BASE. AS NOTED ABOVE. (UNO)

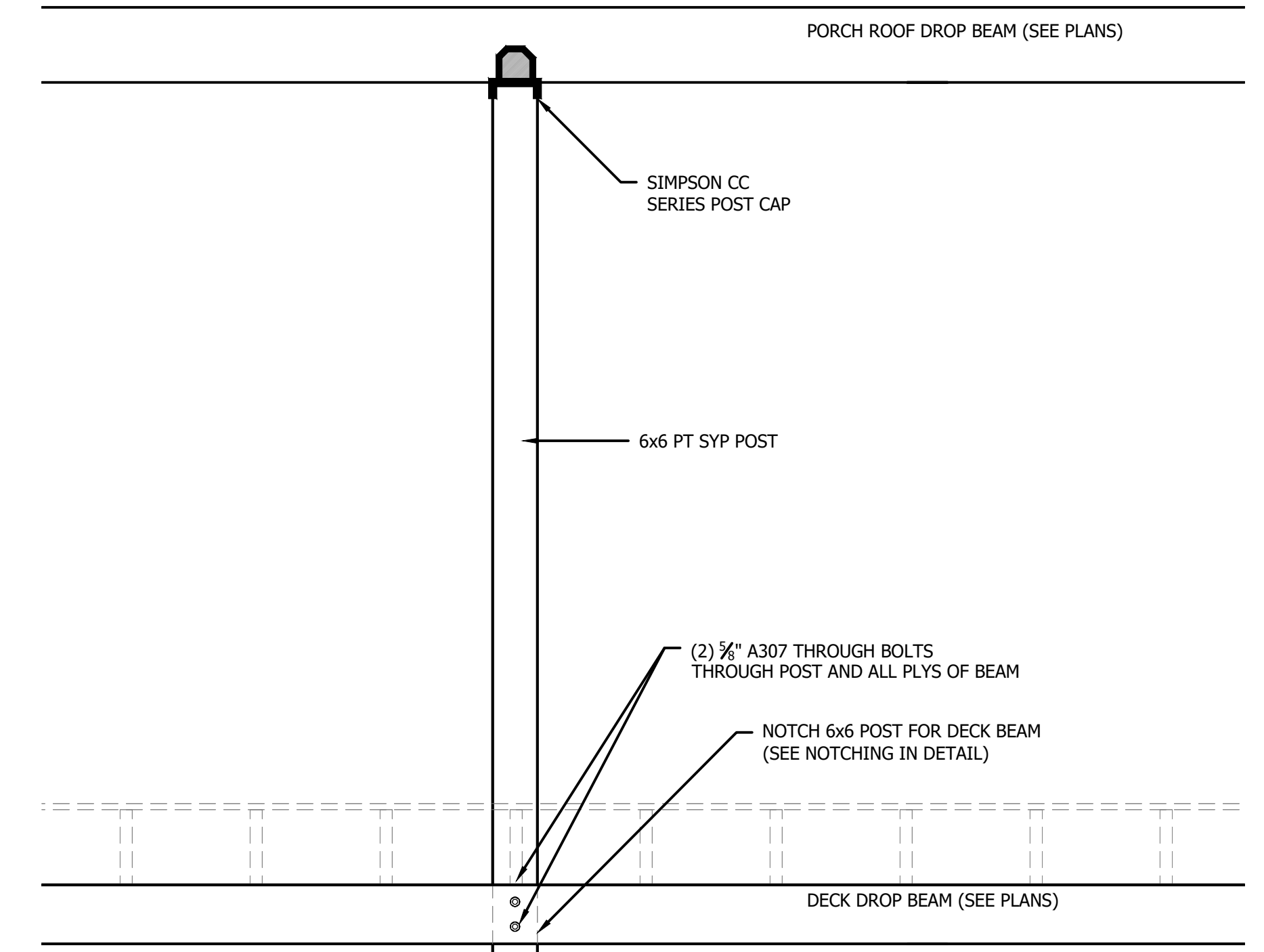
C SLAB ON GRADE CONTROL / CONST JOINTS DETAIL
 S2 SCALE: 1/4" = 1'-0"



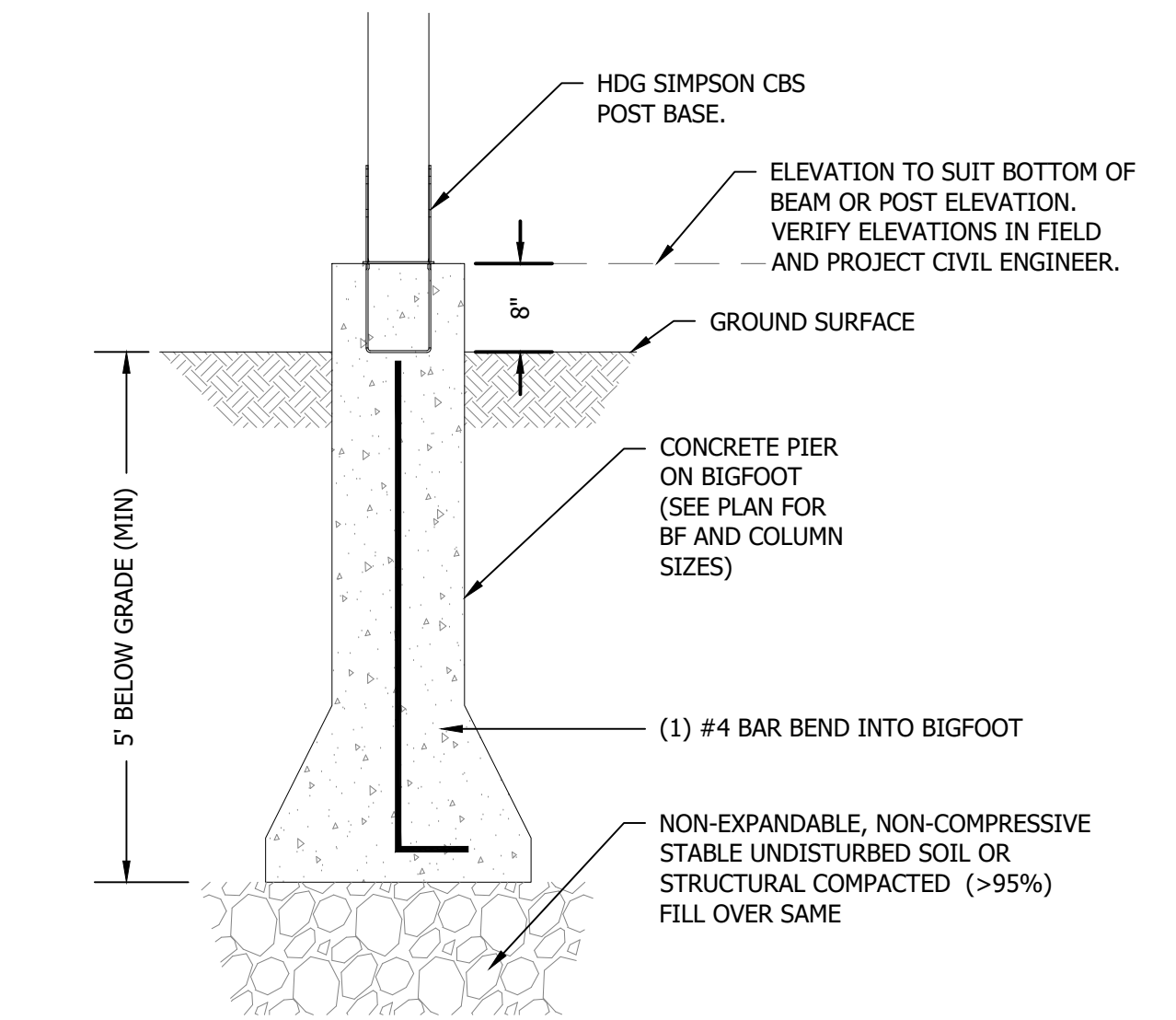
A STEEL TO LVL CONNECTION DETAIL
 S3 SCALE: 1/4" = 1'-0"



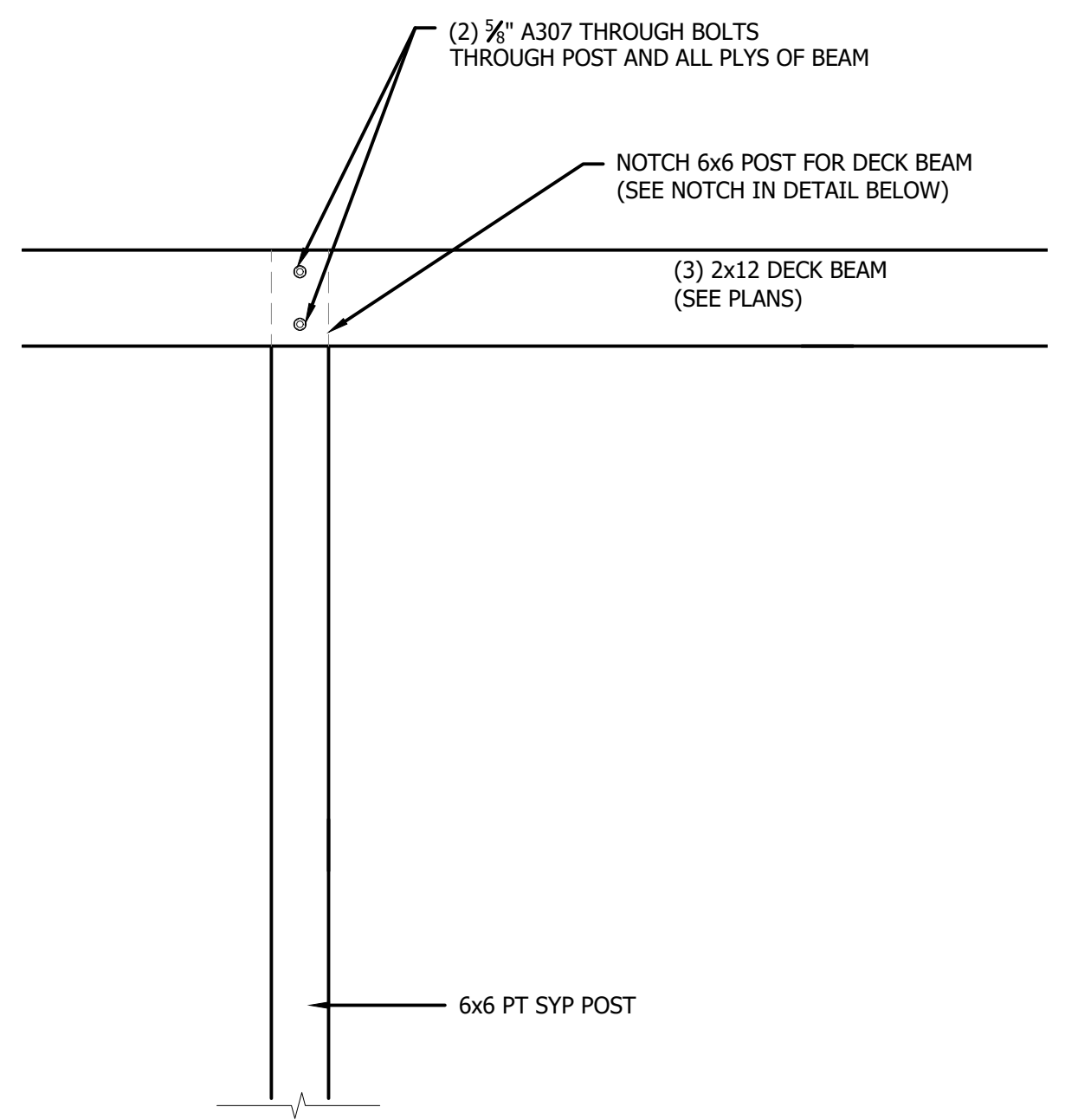
D COLUMN FOOTING
 S2 SCALE: 1/4" = 1'-0"



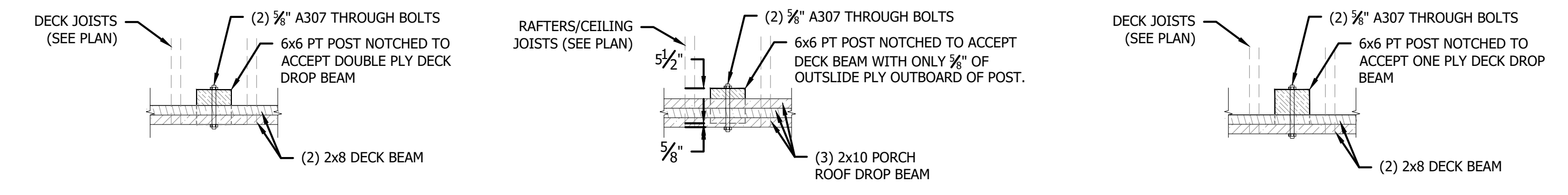
A DECK DROP BEAM AND PORCH ROOF DETAIL
 S3 NOT TO SCALE



E PIER FOOTING DETAIL
 S2 SCALE: 1/4" = 1'-0"



B DECK BEAM AND POST DETAIL
 S3 NOT TO SCALE



A DECK BEAM CONNECTIONS DETAILS
 S3 NOT TO SCALE

NO.	DATE	COMMENTS

PROJECT:
ASTERLIN HOUSE
 Diamond Estates: Lot 8
 Sharon, Massachusetts

SHEET TITLE:
Structural Details

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 L. Nisbet
 CHECKED BY:
 T. Strassburg
 SCALE:
 DATE:
 August 15, 2018