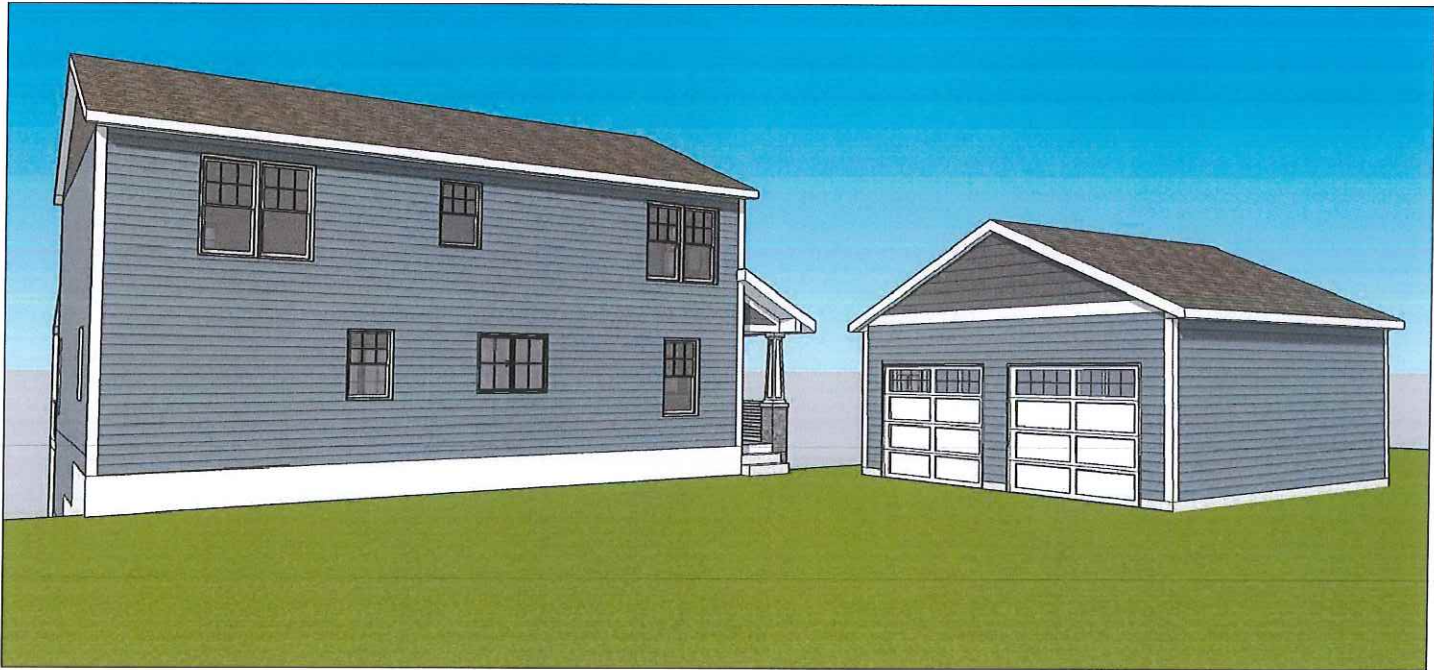


NEW RESIDENCE
4 WILROY AVE HARVARD, MA



FRONT VIEW

APPLICABLE BUILDING CODES

MASSACHUSETTS STATE BUILDING CODE – 780 CMR– NINTH EDITION

CONTRACTOR SHALL COMPLY WITH THE ABOVE CODES AND ALL LOCAL CODES. CONTRACTOR TO NOTIFY ARCHITECT OF ANY CONDITIONS THAT VARY FROM CONSTRUCTION DOCUMENTS PRIOR TO PROCEEDING WITH CONSTRUCTION.

SCOPE OF WORK: 2,644 S.F. NEW SINGLE FAMILY RESIDENCE



REAR VIEW

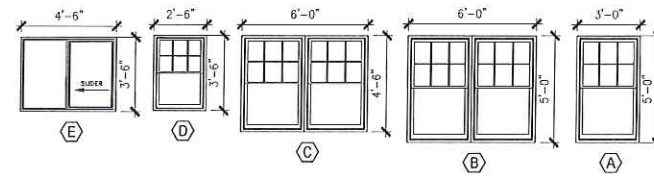
DRAWING INDEX

ARCHITECTURAL DRAWINGS	
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A1	FLOOR PLANS
A2	FLOOR PLANS
A3	ROOF PLAN, DETAILS
A4	EXTERIOR ELEVATIONS
A5	EXTERIOR ELEVATIONS
A6	BUILDING SECTION
A7	BUILDING SECTION
A8	BUILDING SECTION

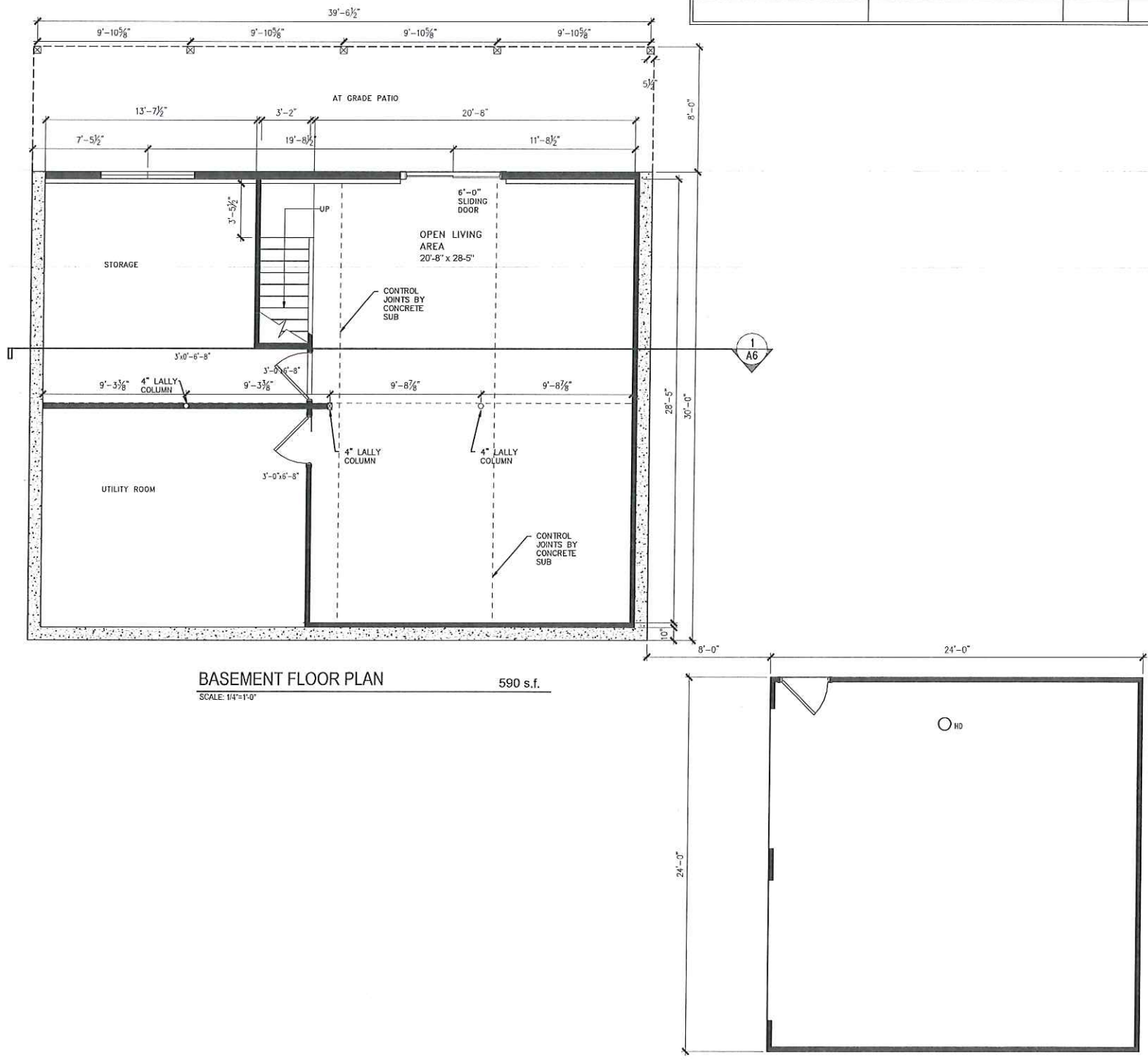
STRUCTURAL DRAWINGS	
S1	FOUNDATION PLAN, DETAILS
S2	FRAMING PLANS/ DETAILS
S3	ROOF FRAMING PLAN/ DETAILS

ARCHITECT:
Mark Schryver
370 Goss Lane
Lancaster, MA 01523
ph. (978) 844-4708





WINDOW SCHEDULE			
BASED ON HARVEY WINDOWS CONTRACTOR CAN SPECIFY OTHER MANUFACTURER AND MATCH SIZES			
ROUGH OPENING	TYPE OF WINDOW	MODEL #	COUNT
(A) R.O. = 36 1/2" X 60-1/2"	DOUBLE HUNG	...	3
(B) R.O. = 60 1/2" X 60-1/2"	DOUBLE HUNG	...	3
(C) R.O. = 60 1/2" X 54-1/2"	DOUBLE HUNG	...	8
(D) R.O. = 30-1/2" X 42-1/2"	DOUBLE HUNG	...	3
(E) R.O. = 54-1/2" X 42-1/2"	SLIDING	...	1



BASEMENT FLOOR PLAN 590 s.f.
SCALE: 1/4"=1'-0"

GENERAL NOTES

- 1- ALL WORK TO CONFORM TO STATE BUILDING CODES
- 2-SUPPORT ALL LOADS DURING CONSTRUCTION
- 3-VERIFY ALL WORK WITH BUILDER PRIOR TO START. VERIFY ALL MANUFACTURERS AND PRODUCT SPECS.
- 4-ALL DIMENSIONS ARE FACE OF STUD OR FACE OF FINISH
- 5-VERIFY ALL DIMENSIONS AND ADJUST WORK AS REQUIRED TO MEET FIELD CONDITIONS
- 6-SEE ADDITIONAL DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION FOR CONSTRUCTION
- 7-ALL STRUCTURAL BEAMS : IE. MICRO LAM BEAMS, LVL TO BE INSTALLED 1/4" DOWN FROM SUB FLOOR AT ALL FLUSH BEAM LOCATIONS TO ALLOW FOR SHRINKAGE
- 8-INSTALL SOLID BLOCKING BETWEEN JOIST BELOW ALL BEARING PARTITIONS WALLS
- 9-5310.1.1 MINIMUM WINDOW OPENING AREA. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET
- 10-ALL POST TO BE INSTALLED WITH SOLID BLOCKING BETWEEN JOIST. ALL POST TO CONTINUE DOWN THROUGH FRAMING TO FOUNDATION SUPPORTS
- 11-ALL WOOD AND MICRO LAM BEAMS TO BE GLUED AND NAILED OR BOLTED AS DEFINED IN DRAWINGS. ALL NAILING FOR ALL LVL TO MEET BUILDING CODE.
- 12-ALL CUTTING AND NOTCHING OF STUDS, JOIST OR BEAMS TO CONFORM TO MANUFACTURE & STATE BUILDING CODE.
- 13-ALL REQUIRED HEADER SIZES TO MEET OR EXCEED THE STATE BUILDING CODE. REFER TO THE FRAMING DRAWINGS FOR ADDITIONAL INFORMATION.
- 14- ALL CONNECTION HARDWARE : HANGERS AND STRAPS, TO BE SIMPSON BRAND : GALVANIZED STEEL INTERIOR AND STAINLESS STEEL FOR ALL EXTERIOR APPLICATION
- 16- REFER TO STATE BUILDING CODE FOR THE CODE REQUIREMENTS FASTENER SCHEDULE
- 17- ALL FOUNDATIONS INSTALLED UPON UNDISTURBED SOIL, WITH FOOTINGS INSTALLED 4 FEET MIN. BELOW GRADE
- 18- ALL WINDOWS AND EXTERIOR DOORS TO COMPLY WITH THE STATE EGRESS AND ENERGY REQUIREMENTS.

SYMBOLS LEGEND

- NEW WALL CONSTRUCTION 2x4 INTERIOR 2x6 EXTERIOR UNLESS NOTED OTHERWISE
- WALL MT. LED LIGHT FIXTURE
- PENDANT OR CEILING MTD LIGHT FIXTURE
- SINGLE POLE SWITCH, TRIPPLE POLE SWITCH, DIMMER
- RECESSED CAN LIGHT FIXTURE IC TYPE PER NEC 410-6
- EXHAUST FAN VENTING TO OUTSIDE OF STRUCTURE
- One smoke alarm on every habitable level of the residence.
 - One smoke alarm at the base of each stairway.
 - One smoke alarm outside of each separate sleeping area.
 - One smoke alarm inside every sleeping area.
 - A minimum of one smoke alarm must be installed for every 1,200 square feet of living space per level.
- COMBINATION ALARMS (PHOTOELECTRIC SMOKE AND CARBON MONOXIDE ALARM) MAY BE USED. COMBINATION ALARMS MUST HAVE BOTH A TONE AND SIMULATED VOICE ALARM TO DISTINGUISH THE TYPE OF EMERGENCY
- On every level of the residence, including basements and habitable portions of attics, and must be located within 10 feet of each bedroom door.
 - Combination alarms (photoelectric smoke and carbon monoxide alarm) may be used.
 - Must be hardwired and interconnected with battery backup.
- HEAT DETECTOR IN GARAGE
 - Must be hardwired and interconnected with battery backup.
- Combination detectors (photoelectric smoke and carbon monoxide detector) may be used if the detector is within 20 feet of a kitchen or bathroom (containing a bathtub or shower).
- Combination detectors (photoelectric smoke and carbon monoxide detector) may be used if the detector is outside of 20 feet of a kitchen or bathroom (containing a bathtub or shower).

NEW HOUSE
4 WILROY AVE.
HARVARD, MA

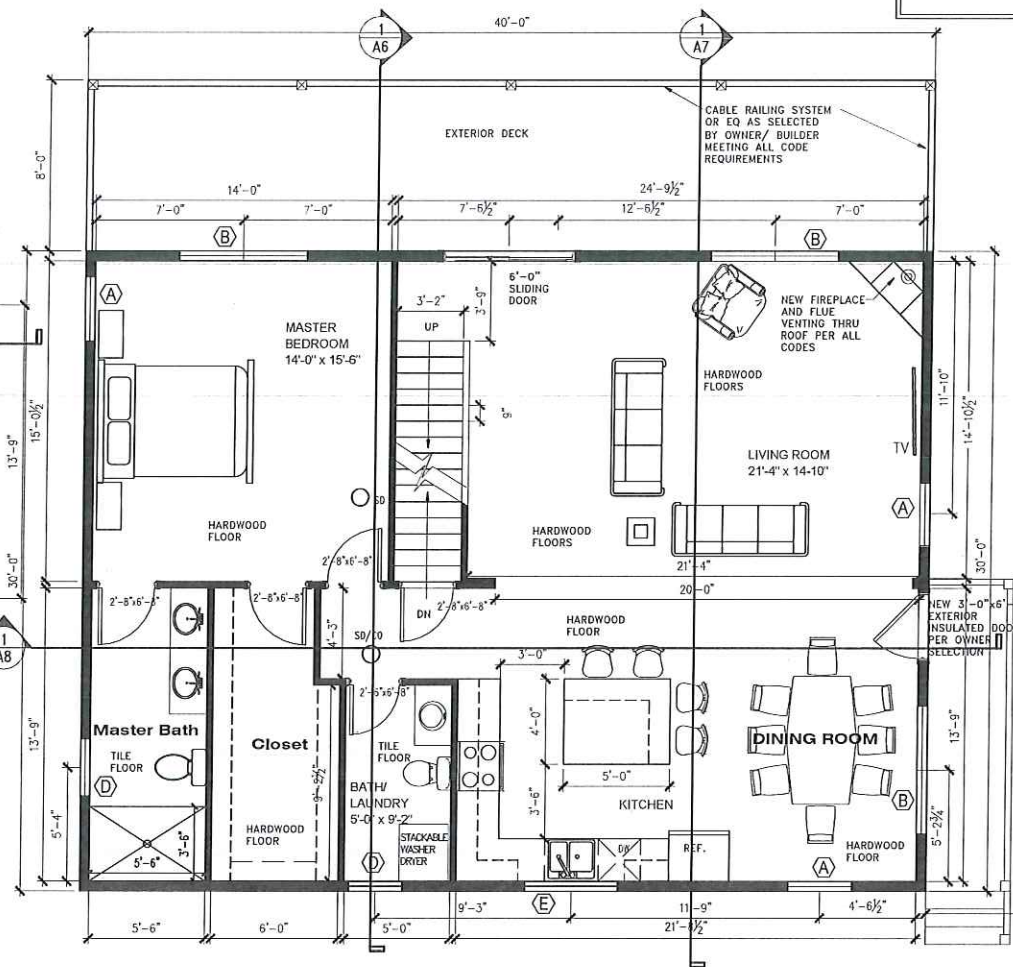
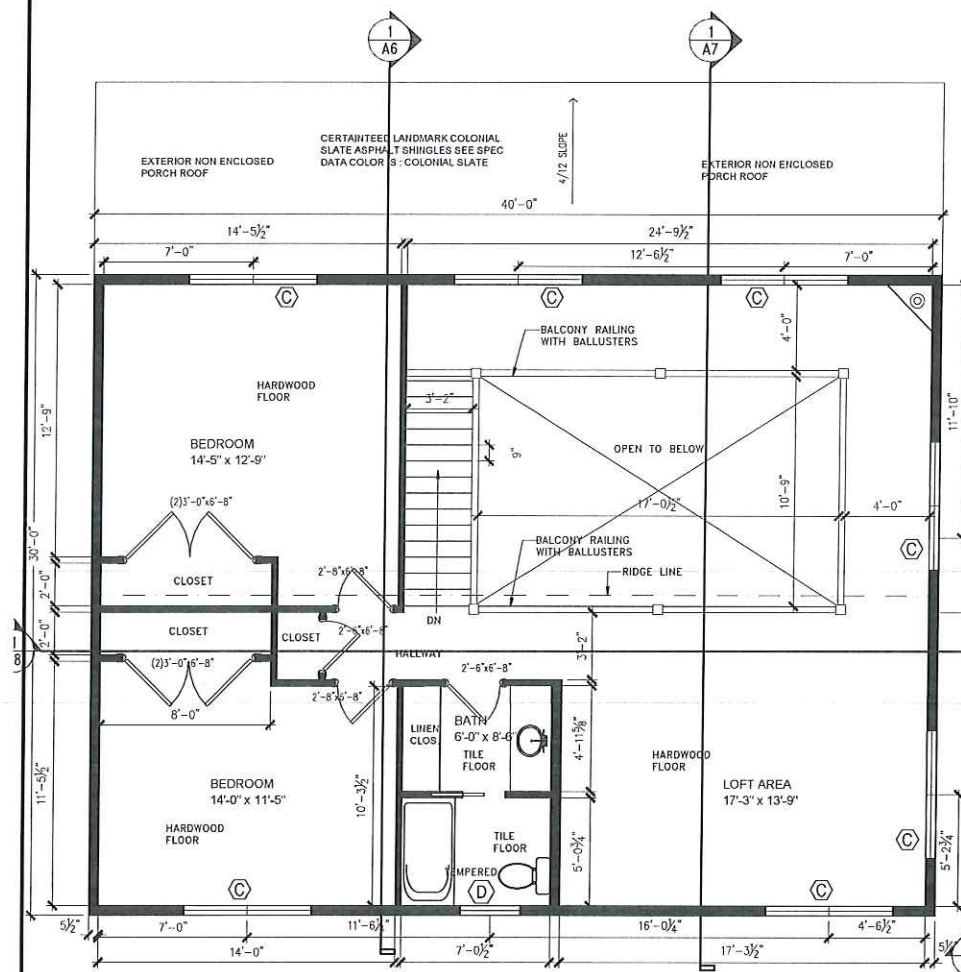
FLOOR PLANS

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

PERMIT SET:

DATE : 12.11.2023

A1



WINDOW SCHEDULE				
BASED ON HARVEY WINDOWS CONTRACTOR CAN SPECIFY OTHER MANUFACTURER AND MATCH SIZES				
ROUGH OPENING	TYPE OF WINDOW	MODEL #	COUNT	
(A) R.O. = 36 1/2" X 60-1/2"	DOUBLE HUNG	...	3	
(B) R.O. = 60 1/2" X 60-1/2"	DOUBLE HUNG	...	3	
(C) R.O. = 60 1/2" X 54-1/2"	DOUBLE HUNG	...	8	
(D) R.O. = 30-1/2" X 42-1/2"	DOUBLE HUNG	...	3	
(E) R.O. = 54-1/2" X 42-1/2"	SLIDING	...	1	

GENERAL NOTES

- ALL WORK TO CONFORM TO STATE BUILDING CODES
- SUPPORT ALL LOADS DURING CONSTRUCTION
- VERIFY ALL WORK WITH BUILDER PRIOR TO START. VERIFY ALL MANUFACTURERS AND PRODUCT SPECS.
- ALL DIMENSIONS ARE FACE OF STUD OR FACE OF FINISH
- VERIFY ALL DIMENSIONS AND ADJUST WORK AS REQUIRED TO MEET FIELD CONDITIONS
- SEE ADDITIONAL DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION FOR CONSTRUCTION
- ALL STRUCTURAL BEAMS: IE MICRO LAM BEAMS, LVL TO BE INSTALLED 1/4" DOWN FROM SUB FLOOR AT ALL FLUSH BEAM LOCATIONS TO ALLOW FOR SHRINKAGE
- INSTALL SOLID BLOCKING BETWEEN JOIST BELOW ALL BEARING PARTITIONS WALLS
- 5310.1.1 MINIMUM WINDOW OPENING AREA. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET
- ALL POST TO BE INSTALLED WITH SOLID BLOCKING BETWEEN JOIST. ALL POST TO CONTINUE DOWN THROUGH FRAMING TO FOUNDATION SUPPORTS
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- ALL REQUIRED HEADER SIZES TO MEET OR EXCEED THE STATE BUILDING CODE. REFER TO THE FRAMING DRAWINGS FOR ADDITIONAL INFORMATION.
- ALL CONNECTION HARDWARE: HANGERS AND STRAPS, TO BE SIMPSON BRAND; GALVANIZED STEEL INTERIOR AND STAINLESS STEEL FOR ALL EXTERIOR APPLICATION
- REFER TO STATE BUILDING CODE FOR THE CODE REQUIREMENTS FASTENER SCHEDULE
- ALL FOUNDATIONS INSTALLED UPON UNDISTURBED SOIL, WITH FOOTINGS INSTALLED 4 FEET MIN. BELOW GRADE
- ALL WINDOWS AND EXTERIOR DOORS TO COMPLY WITH THE STATE EGRESS AND ENERGY REQUIREMENTS.

SYMBOLS LEGEND

- NEW WALL CONSTRUCTION 2x4 INTERIOR 2x6 EXTERIOR UNLESS NOTED OTHERWISE
 - WALL WT. LED LIGHT FIXTURE
 - PENDANT OR CEILING MTD LIGHT FIXTURE
 - S, \$, D SINGLE POLE SWITCH, TRIPPLE POLE SWITCH, DIMMER
 - RL RECESSED CAN LIGHT FIXTURE IC TYPE PER NEC 410-6
 - F/L EXHAUST FAN VENTING TO OUTSIDE OF STRUCTURE
 - SD One smoke alarm on every habitable level of the residence.
 - One smoke alarm at the base of each stairway.
 - One smoke alarm outside of each separate sleeping area.
 - One smoke alarm inside every sleeping area.
 - A minimum of one smoke alarm must be installed for every 1,200 square feet of living space per level.
 - SD/CO COMBINATION ALARMS (PHOTOELECTRIC SMOKE AND CARBON MONOXIDE ALARM) MAY BE USED. COMBINATION ALARMS MUST HAVE BOTH A TONE AND SIMULATED VOICE ALARM TO DISTINGUISH THE TYPE OF EMERGENCY
 - On every level of the residence, including basements and habitable portions of attics, and must be located within 10 feet of each bedroom door.
 - Combination alarms (photoelectric smoke and carbon monoxide alarm) may be used.
 - Must be hardwired and interconnected with battery backup.
 - HD HEAT DETECTOR IN GARAGE
 - Must be hardwired and interconnected with battery backup.
- Combination detectors (photoelectric smoke and carbon monoxide detector) may be used if the detector is within 20 feet of a kitchen or bathroom (containing a bathtub or shower).
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NEW HOUSE
4 WILROY AVE.
HARVARD, MA



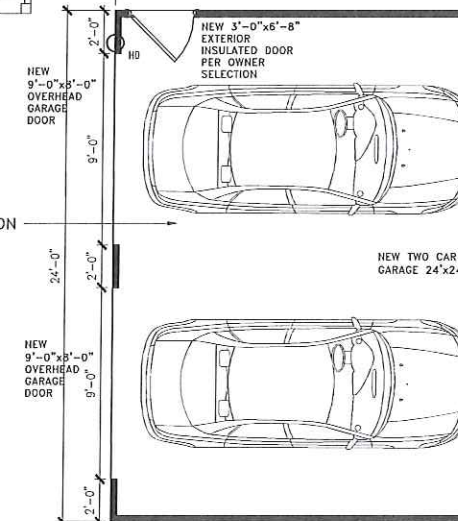
FLOOR PLANS

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

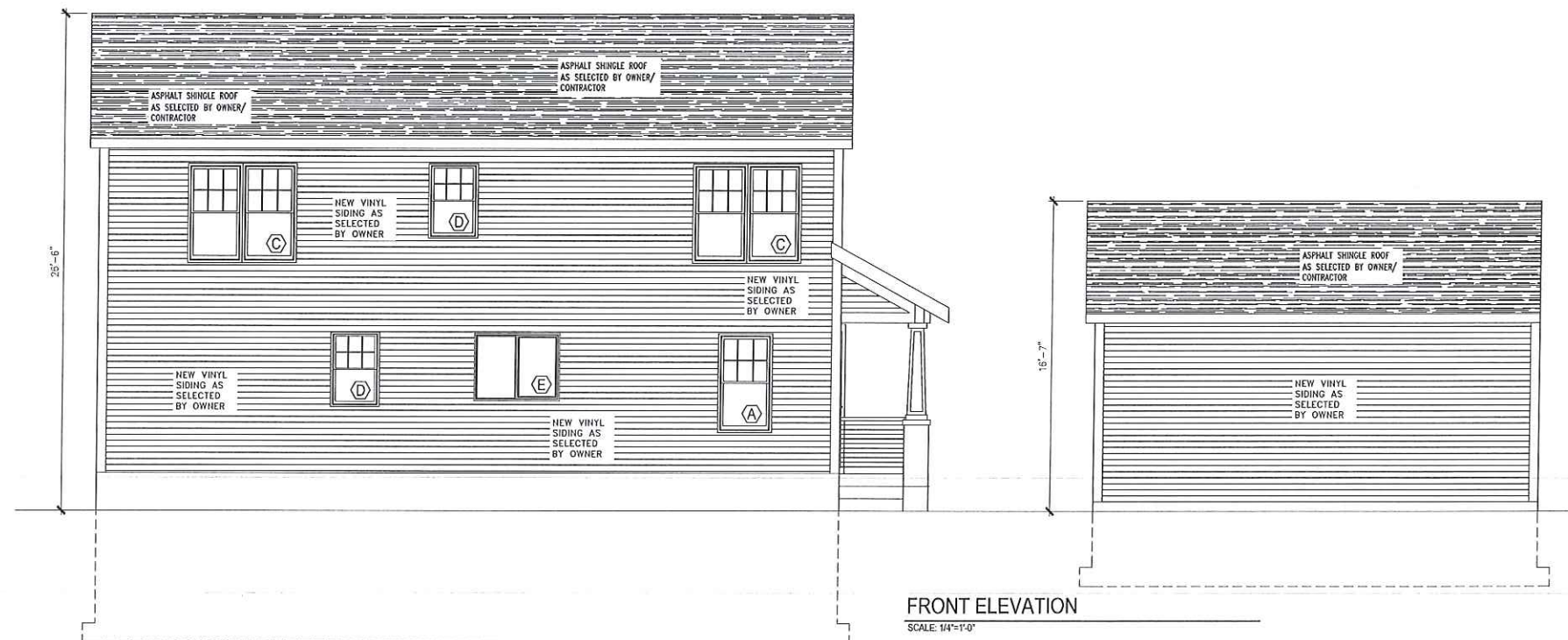
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DATE: 12.06.2023

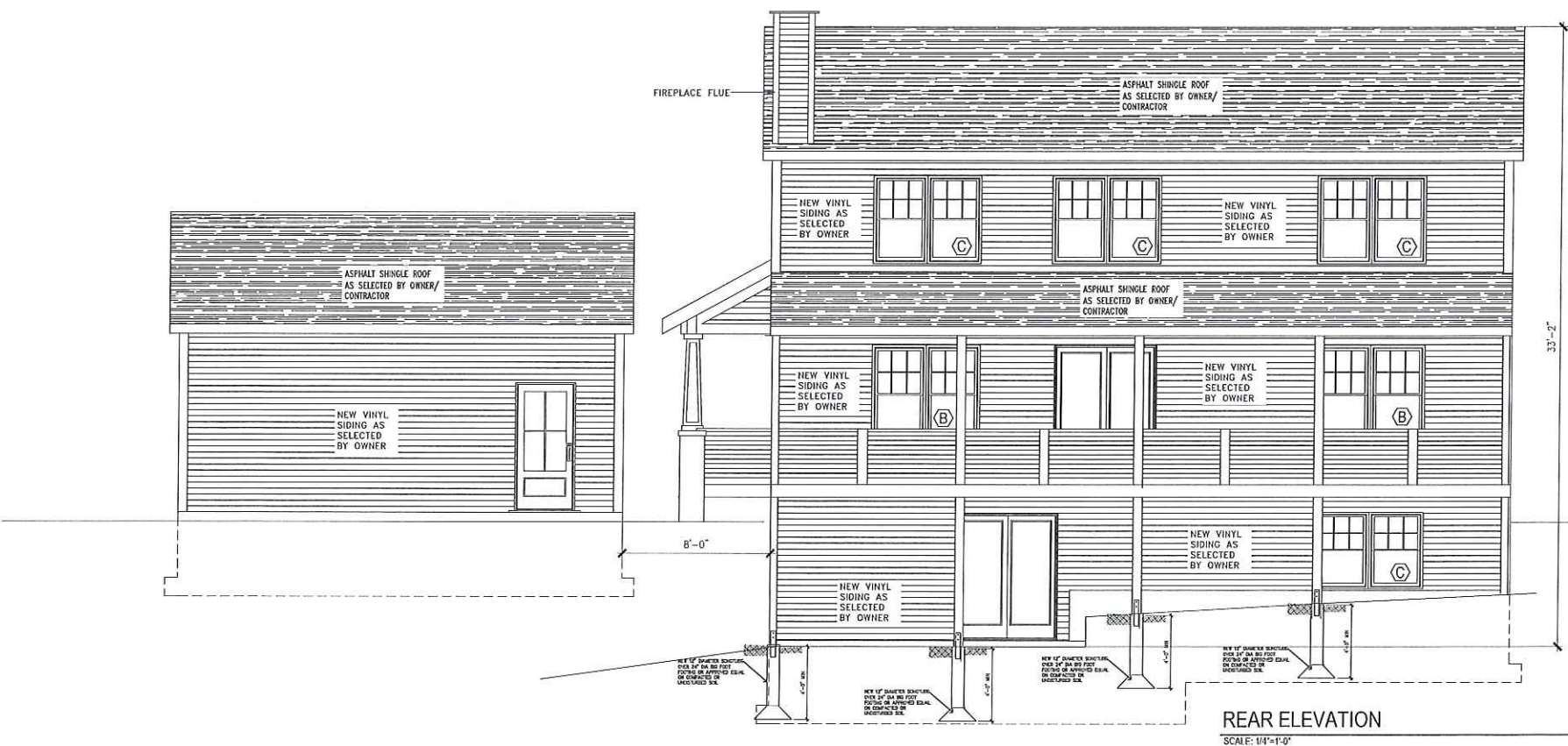
A2



FOR EXACT LOCATION OF GARAGE SEE CIVIL SITE PLAN



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



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

GENERAL NOTES

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- 4-ALL DIMENSIONS ARE FACE OF STUD OR FACE OF FINISH AS REQUIRED TO MEET FIELD CONDITIONS
- 5-VERIFY ALL DIMENSIONS AND ADJUST WORK AS REQUIRED TO MEET FIELD CONDITIONS
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- 18- ALL WINDOWS AND EXTERIOR DOORS TO COMPLY WITH THE STATE EGRESS AND ENERGY REQUIREMENTS.

SYMBOLS LEGEND

- | | |
|--|--|
| | NEW WALL CONSTRUCTION 2x4 INTERIOR 2x6 EXTERIOR UNLESS NOTED OTHERWISE |
| | WALL MT. LIGHT FIXTURE FLUORESCENT OR INCAD. SUPPLIED BY OWNER INSTALLED BY GC |
| | PENDANT OR CEILING MTD LIGHT FIXTURE |
| | TELEPHONE JACK/DATA RUN BY OWNER |
| | RECESSED CAN LIGHT FIXTURE IC TYPE PER NEC 410-6 |
| | EXHAUST FAN VENTING TO OUTSIDE OF STRUCTURE |
- SD One smoke alarm on every habitable level of the residence.
- One smoke alarm at the base of each stairway.
- One smoke alarm outside of each separate sleeping area.
- One smoke alarm inside every sleeping area.
- A minimum of one smoke alarm must be installed for every 1,200 square feet of living space per level.
- SD/COZ COMBINATION ALARMS (PHOTOELECTRIC SMOKE AND CARBON MONOXIDE ALARM) MAY BE USED. COMBINATION ALARMS MUST HAVE BOTH A TONE AND SIMULATED VOICE ALARM TO DISTINGUISH THE TYPE OF EMERGENCY
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- HD HEAT DETECTOR IN GARAGE
-Must be hardwired and interconnected with battery backup.
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NEW HOUSE
4 WILROY AVE.
HARVARD, MA



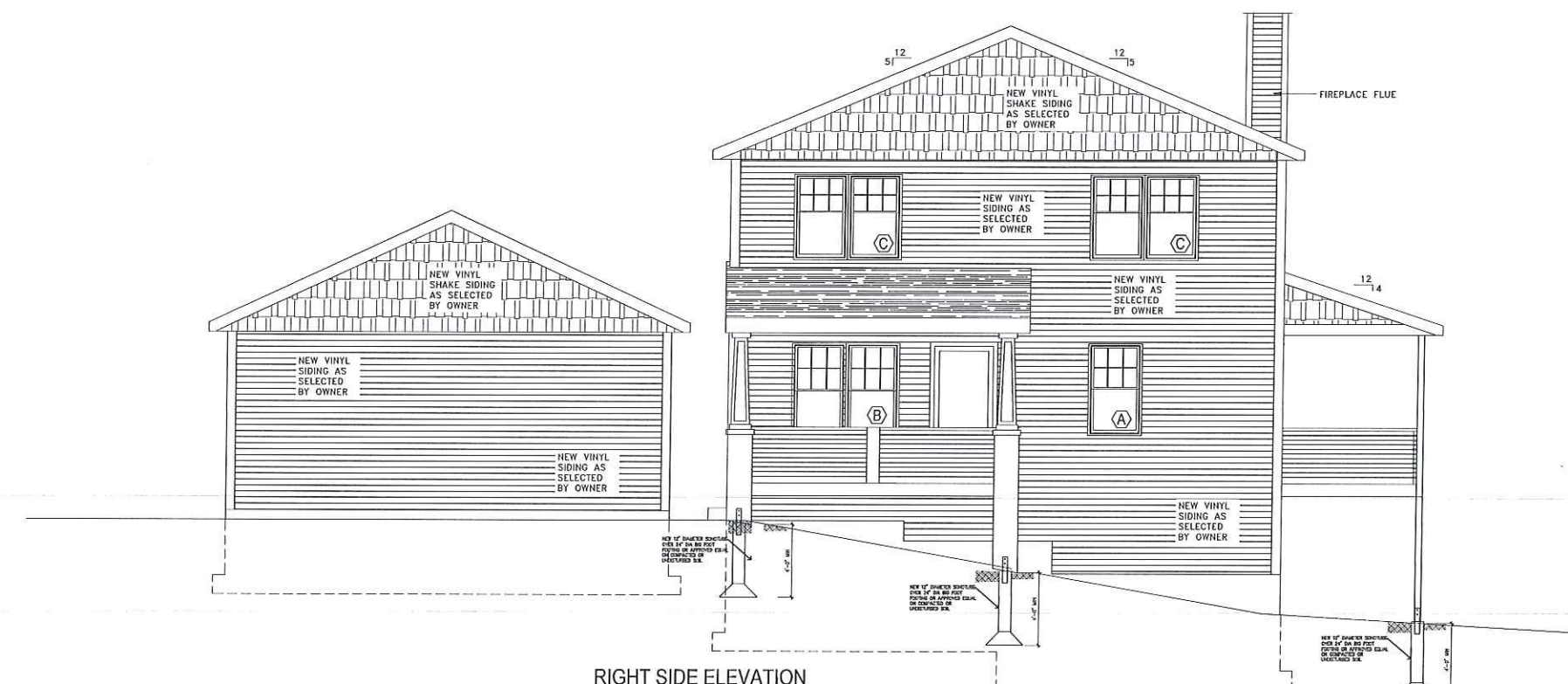
ELEVATIONS

SCALE: AS NOTED

PERMIT SET:

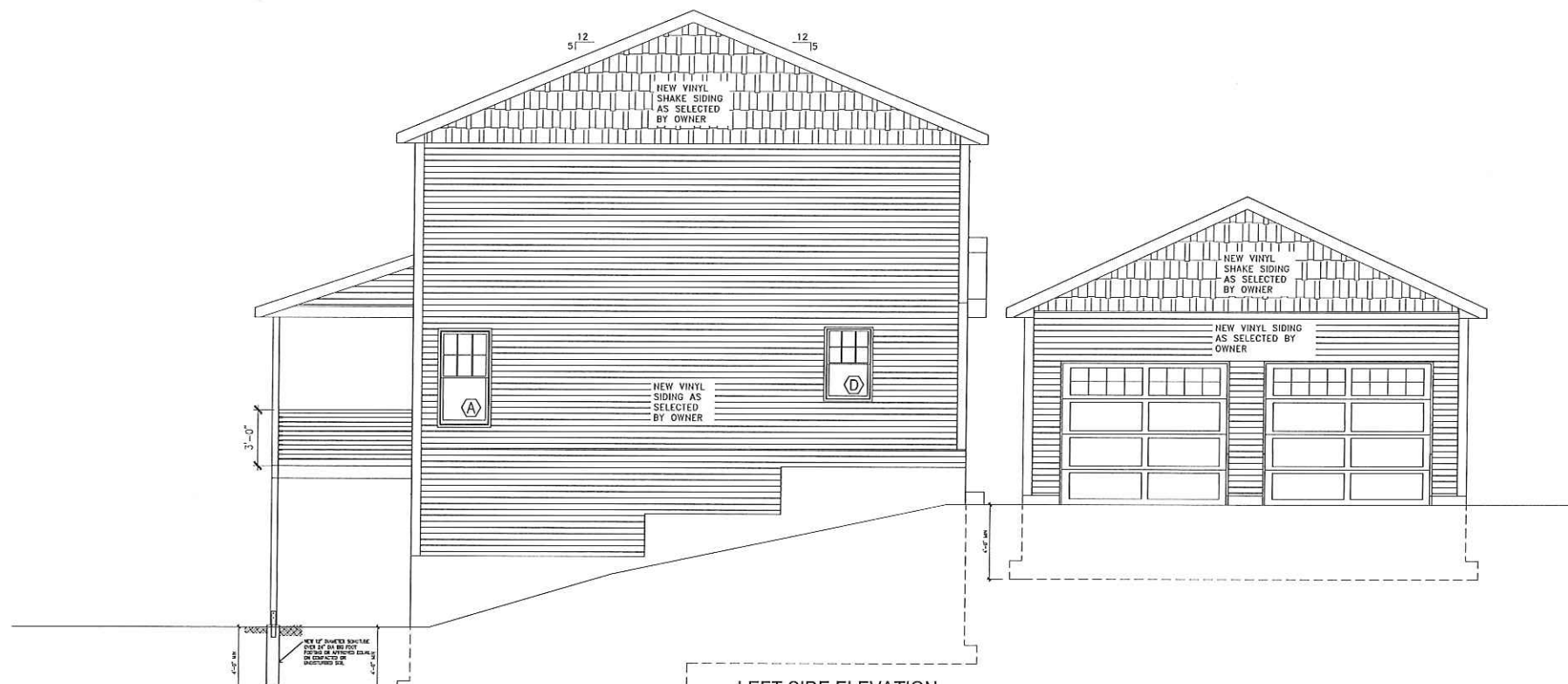
DATE : 12.11.2022

A4



RIGHT SIDE ELEVATION

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



LEFT SIDE ELEVATION

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

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SYMBOLS LEGEND

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 - One smoke alarm inside every sleeping area.
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- SD/CO2 COMBINATION ALARMS (PHOTOELECTRIC SMOKE AND CARBON MONOXIDE ALARM) MAY BE USED. COMBINATION ALARMS MUST HAVE BOTH A TONE AND SIMULATED VOICE ALARM TO DISTINGUISH THE TYPE OF EMERGENCY
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NEW HOUSE
4 WILROY AVE.
HARVARD, MA

Mark [Signature]

ELEVATIONS	
SCALE: AS NOTED	
PERMIT SET:	A5
DATE : 12.11.2022	