

SUMMER REACH

249 SUMMER STREET
PLYMOUTH, MA



UNIT 31-1 34 GRISTMILL ROAD
UNIT 31-2 36 GRISTMILL ROAD

PERMIT SET : DECEMBER 8, 2017

NOTE: 12 X 18 SETS SCALE TO $\frac{1}{2}$ OF SCALES
INDICATED ON DRAWINGS AND DETAILS

DRAWING LIST

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T1.1	LEGEND, NOTES & SCHEDULES

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A1.2	SECOND FLOOR PLAN
A1.3	ROOF PLAN
A2.0	FRONT & RIGHT SIDE ELEVATIONS
A2.1	REAR & LEFT SIDE ELEVATIONS
A3.0	BUILDING SECTION A & B
A3.1	BUILDING SECTIONS C & D
A3.2	BUILDING SECTIONS E & F
A4.0	TYPICAL DETAILS, WALL SECTION & WALL TYPES

STRUCTURAL:

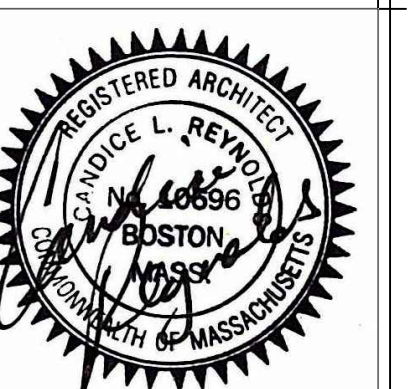
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S2.3	CONCRETE SECTIONS AND DETAILS 2
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S3.3	ROOF FRAMING PLAN
S4.1	FIRST FLOOR WALL BRACING PLAN
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S5.3	FRAMING SECTIONS AND DETAILS 2

PROPOSED NEW CONSTRUCTION:
SUMMER REACH - Bldg #31
34 & 36 GRISTMILL ROAD
PLYMOUTH, MASSACHUSETTS



**Thorndike
Construction
Corp.**

8 Pleasant St. S.
S. Natick, MA
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REVISIONS:

COVER PAGE

DATE: 12.8.17
DATE: SCALE: N/A

T1.0

GENERAL CONSTRUCTION NOTES

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING THAT THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES IN EFFECT BY THE COMMONWEALTH OF MASSACHUSETTS AS FOLLOWS:
- 2009 INTL BUILDING CODE
2009 INTL RESIDENTIAL CODE
2015 INTERNATIONAL MECHANICAL CODE
2009 INTL FIRE CODE
240 CMR MA PLUMBING REGULATIONS

780 CMR 6TH EDITION MA AMENDMENTS TO THE 2009 IRC
780 CMR 6.1 6TH EDITION MA AMENDMENTS TO THE 2009 IRC
2009 INTERNATIONAL MECHANICAL CODE
257 CMR MASS FIRE PREVENTION AND ELECTRICAL REGULATIONS
257 CMR MA ARCHITECTURAL ACCESS BOARD
2. ANY AND ALL DEVIATIONS FROM THESE PLANS ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL ASSUME ALL LIABILITY RESULTING FROM DEVIATIONS FROM THESE PLANS.
3. ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS & CONDITIONS PRIOR TO BEGINNING ANY WORK, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REPAIRS REQUIRED DUE TO HIS FAILURE TO DO SO.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, COORDINATING, AND SCHEDULING ALL INSPECTIONS AND TESTS INDICATED ON THE PLANS, SPECIFICATIONS, SOILS REPORTS AND BY ALL STATE/LOCAL GOVERNMENT REGULATIONS.
6. CONTRACTOR SHALL VERIFY THE SIZE AND LOCATION OF ALL UTILITY LINES & STUBS TO THE BUILDING AS MAY BE INDICATED ON THE PLANS.
7. CONTRACTOR SHALL BE REQUIRED TO BRING ALL UTILITY LINES (WATER, SEWERS), GAS, AND ELECTRICAL) INTO THE BUILDING FROM TERMINATION POINTS AS INDICATED ON THE PLANS - READY FOR SERVICE.
8. THE CONTRACTOR WILL PROVIDE THE OWNER WITH A LETTER OF CERTIFICATION PREPARED IMMEDIATELY AFTER FOOTINGS ARE PLACED TO CONFIRM THAT THE LOCATION OF FOOTINGS COMPLY WITH THE APPROVED SITE DRAWINGS. THIS SHALL BE DONE BY THE CIVIL ENGINEER, AT THE CONTRACTOR'S EXPENSE. ANY DISCREPANCY FROM THE APPROVED BUILDING LOCATION WILL BE REMOVED AT THE CONTRACTOR'S EXPENSE.
9. CONTRACTOR SHALL PROVIDE PUBLIC PROTECTION AS NECESSARY PER CITY AND LOCAL CODE REQUIREMENTS.
10. ALL MATERIALS AND WORK SHALL CONFORM TO ALL CURRENT GOVERNING CODES AND REGULATIONS.
11. CONTRACTOR SHALL PROVIDE ACCESS PANELS AS REQUIRED BY PLUMBING, AIR CONDITIONING, AND OTHER TRADES, AND AS REQUIRED BY CODES.
12. SHOULD DIMENSIONAL DISCREPANCIES BE DISCOVERED IN THE DRAWINGS, CONTRACTOR SHALL IMMEDIATELY REPORT SUCH DISCREPANCIES TO THE ARCHITECT. DO NOT SCALE DRAWINGS.
13. THE JOB SUPERINTENDENT SHALL MAINTAIN ON SITE AT THE TRAILER A LIST OF THE SPECIAL INSPECTORS CONDUCTING INSPECTIONS ON THE PROJECT. THE LIST SHALL INDICATE THE NAME OF THE INSPECTOR, DATES AND TIMES PRESENT ON JOB SITE, AND TYPES OF INSPECTIONS BEING CONDUCTED.
14. NO BUILDING OR PORTION OF A BUILDING SHALL BE OCCUPIED OR USED FOR STORAGE PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPATION. APPROVAL FOR OCCUPANCY IS ONLY GRANTED AFTER ACCEPTANCE BY PUBLIC WORKS, PLANNING, FIRE MARSHALL AND BUILDING OFFICIAL.
15. SEPARATE PERMITS ARE REQUIRED FOR, BUT NOT LIMITED TO, PLUMBING, MECHANICAL, ELECTRICAL, & SIGNS.
16. ALL STRUCTURAL ENGINEERING BY OTHERS. REFER TO STRUCTURAL DRAWINGS FOR SIZE AND SPECIFICATIONS ON STRUCTURAL MEMBERS.

WINDOW SCHEDULE

	TYPE	ROUGH OPENING	MFR.	UNIT #	SF	U-VALUE	DESIGN PRESSURE REQ'D	REMARKS
1	BASEMENT HOPPER	2'-8" X 1'-4"	TAFCO	PV-HOP 32X16	3.38	.51	N/A	
2	PICTURE WINDOW	2'-10" X 1'-6 1/2"	HARVEY SUMLINE	PW 3418	4.25	.26	DP30	COLONIAL GRILL PATTERN
3	PICTURE WINDOW-MULLED	5'-8" X 1'-6 1/2"		PW 3418-2	8.5	.26	DP30	COLONIAL GRILL PATTERN
4	PICTURE WINDOW	2'-10" X 2'-0 1/2"		PW 3424	5.66	.26	DP30	COLONIAL GRILL PATTERN
5	PICTURE WINDOW-MULLED	5'-8" X 2'-0 1/2"		PW 3424-2	11.33	.26	DP30	COLONIAL GRILL PATTERN
6	PICTURE WINDOW-MULLED	8'-5" X 2'-0 1/2"		PW 3424-3	16.98	.26	DP30	COLONIAL GRILL PATTERN
7	SINGLE HUNG	2'-6" X 4'-1 1/2"		24310	10.21	.3	DP30	COLONIAL GRILL PATTERN
8	SINGLE HUNG	2'-10" X 4'-1 1/2"		28310	11.68	.3	DP30	COLONIAL GRILL PATTERN
9	SINGLE HUNG-MULLED	5'-6 1/4" X 4'-1 1/2"		28310-2	22.38	.3	DP30	COLONIAL GRILL PATTERN
10	SINGLE HUNG	2'-10" X 4'-5 1/2"		2842	12.63	.3	DP30	COLONIAL GRILL PATTERN
11	SINGLE HUNG	2'-10" X 5'-9 1/2"		2856	16.41	.3	DP30	COLONIAL GRILL PATTERN
12	SINGLE HUNG-MULLED	5'-6 1/4" X 5'-9 1/2"		2856-2	32.82	.3	DP30	COLONIAL GRILL PATTERN
13	SINGLE HUNG-MULLED	8'-2 3/4" X 5'-9 1/2"		2856-3	49.23	.3	DP30	COLONIAL GRILL PATTERN
14	SLIDING PATIO DOOR	6'-0 1/4" X 6'-8 1/4"		6068	40	.27	DP25	COLONIAL GRILL PATTERN
15	VELUX SKYLIGHT	1'-10 1/2" X 3'-9 3/4"	VELUX	FS-D06	7.11	.45	DP45	
16	SINGLE HUNG	2'-6" X 3'-5 1/2"	HARVEY SUMLINE	2432	8.5	.3	DP30	COLONIAL GRILL PATTERN
17	SINGLE HUNG-MULLED	4'-11 1/2" X 4'-5 1/2"		2442-2	22.08	.3	DP30	COLONIAL GRILL PATTERN

* TEMPER WINDOWS WITHIN 2'-0" OF DOORS. SEE 2009 IRC & CMR 6th ED FOR EXEMPTIONS

DOOR SCHEDULE

	DESCRIPTION	SIZE	MFR.	MODEL	U-VALUE	HARDWARE	NOTES
A	FIBERGLASS	3'-0" X 6'-8"	THERMA-TRU	S STAR 5210	.14	LOCK SET	
B	FIBERGLASS W/ SIDELIGHT	4' 5 1/2" X 6'-8"	THERMA-TRU	S STAR 5210/S2635L	.14 / .21	LOCK SET	
C	TWO PANEL	2'-8" X 6'-8"		S STAR 5210		PASSAGE SET	BASEMENT
D	TWO PANEL	3'-0" X 6'-8"		S STAR 5210	.14	LOCK SET	GARAGE - RATED DOOR
E	FRENCH SWING	3'-0" X 6'-8"		S STAR 5108	.36	LOCK SET	COLONIAL GRILL PATTERN
F	INTERIOR SWING	1'-6" X 6'-8"	HARVEY	SMOOTH CAMBRIDGE		PASSAGE SET	
G	INTERIOR SWING	2'-4" X 6'-8"				PASSAGE SET	
H	INTERIOR SWING	2'-6" X 6'-8"				PASSAGE SET	
J	INTERIOR SWING	2'-8" X 6'-8"				PRIVACY SET	
K	INTERIOR FRENCH SWING	2'-8" X 6'-8"				PASSAGE SET	
L	INTERIOR BI-FOLD	3'-0" X 6'-8"				DUMMY KNOB	
M	INTERIOR DBL BI-FOLD	(2) 2'-0" X 6'-8"				DUMMY KNOB	
N	INTERIOR DBL BI-FOLD	(2) 2'-6" X 6'-8"				DUMMY KNOB	
P	OVERHEAD DOOR	8'-0" X 7'-0"	CLOPAY	T.B.D.		OPENER	

LEGEND

- A

DOOR SYMBOL - SEE DOOR SCHEDULE A1.1
- 1

WINDOW SYMBOL - SEE WINDOW SCHEDULE ON A3.0
- S

SMOKE DETECTOR
- H

HEAT DETECTOR
- S

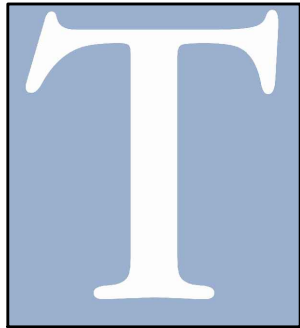
COMBO SMOKE & CO₂ DETECTOR
- SECTION CUT SYMBOL

SECTION CUT SYMBOL
- ELEVATION MARKER

ELEVATION MARKER
- A

WALL TYPE

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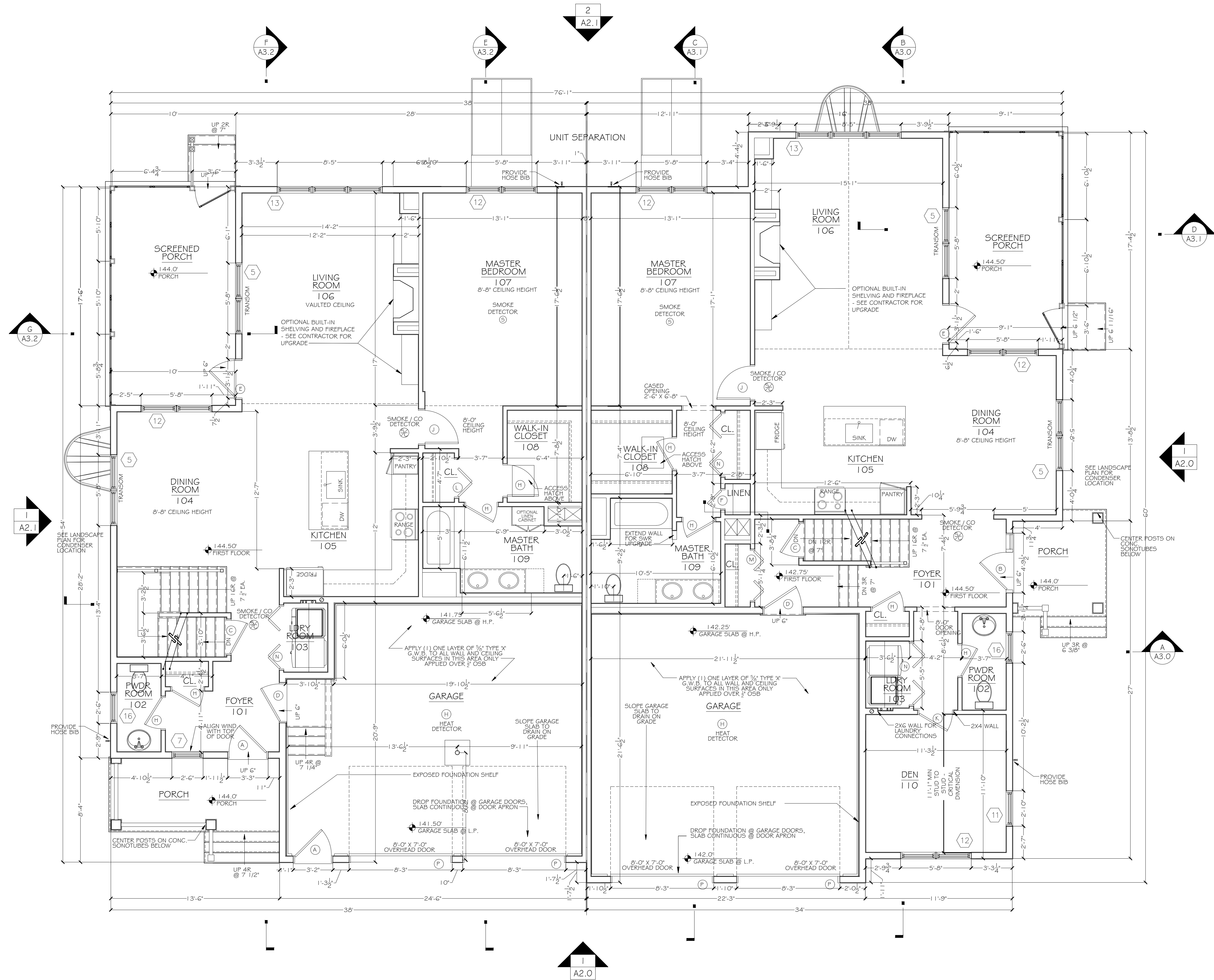


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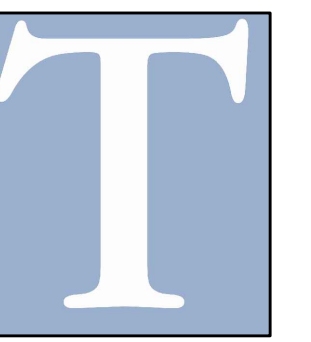
LEGEND,
NOTES &
SCHEDULES

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DATE: SCALE: N/A

T1.1

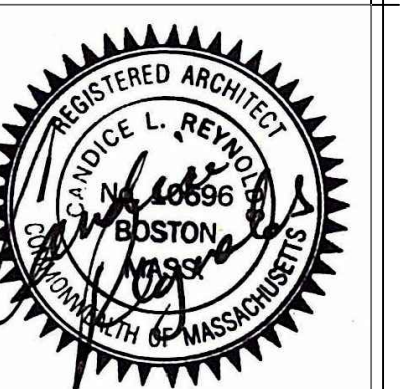


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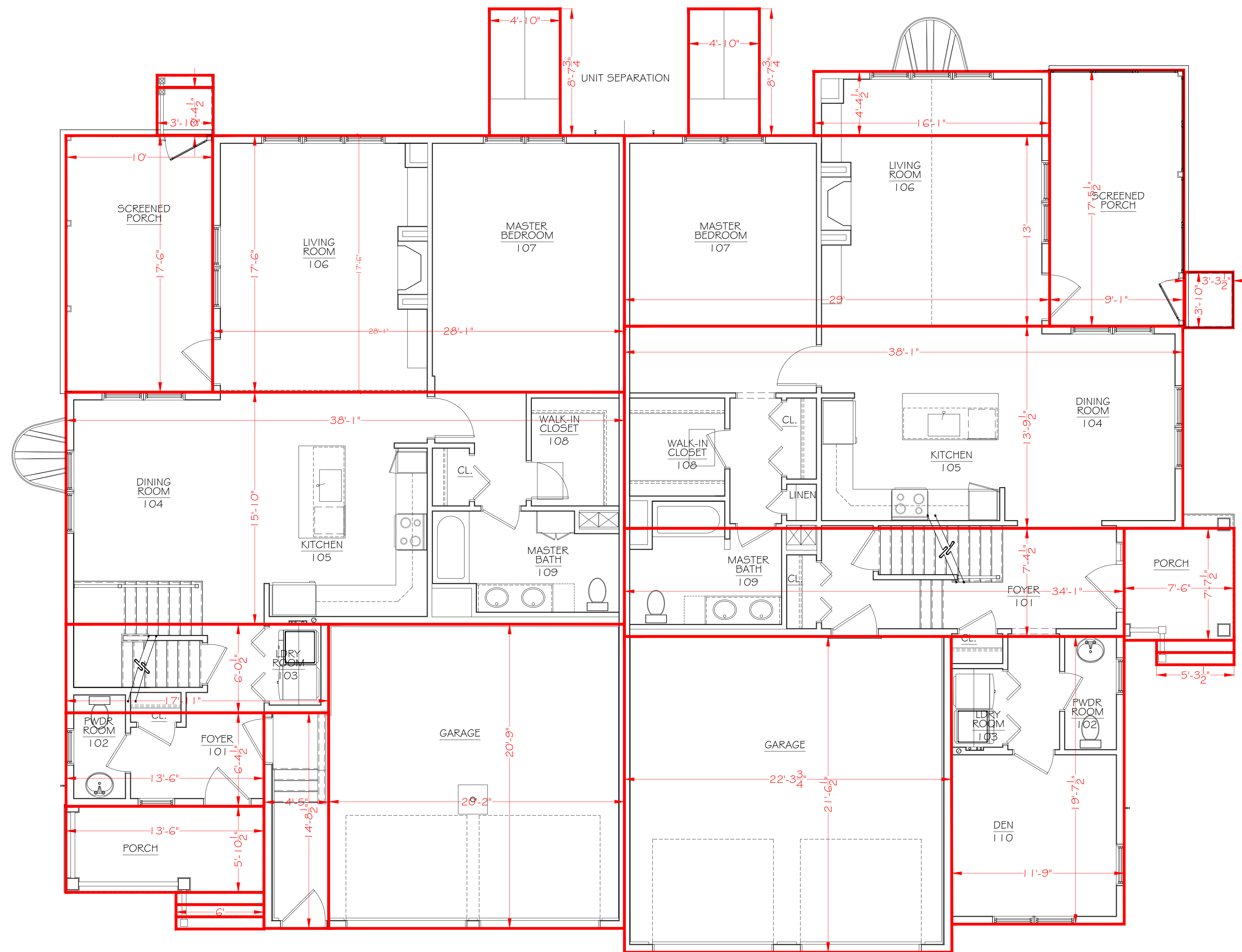


REVISIONS:

FIRST FLOOR
 PLAN

DATE: 12.8.17
 SCALE: 1/4" = 1'-0"
 FILE:

A1.1



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

UNIT "ADAMS"

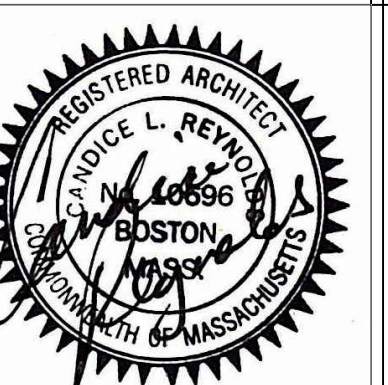
UNIT "BILLINGTON"

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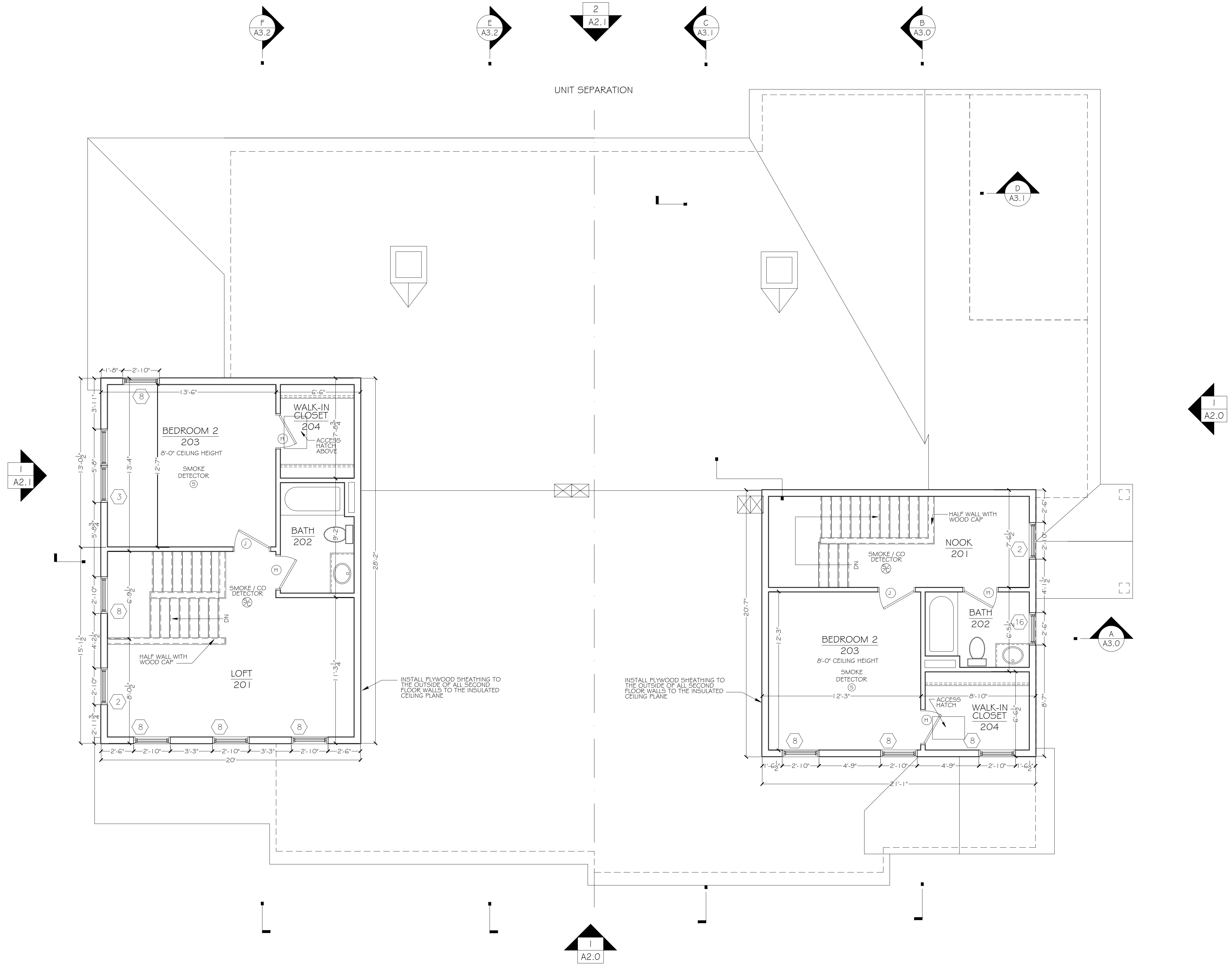


REVISIONS:

FIRST FLOOR
PLAN DIMS

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SCALE: 1/4" = 1'-0"
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A1.1a

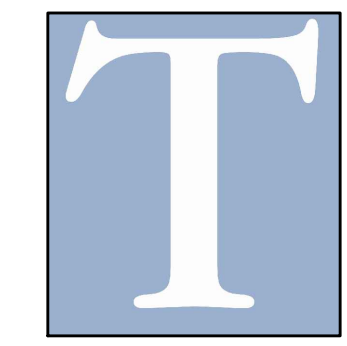


SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

UNIT "ADAMS"

UNIT "BILLINGTON"

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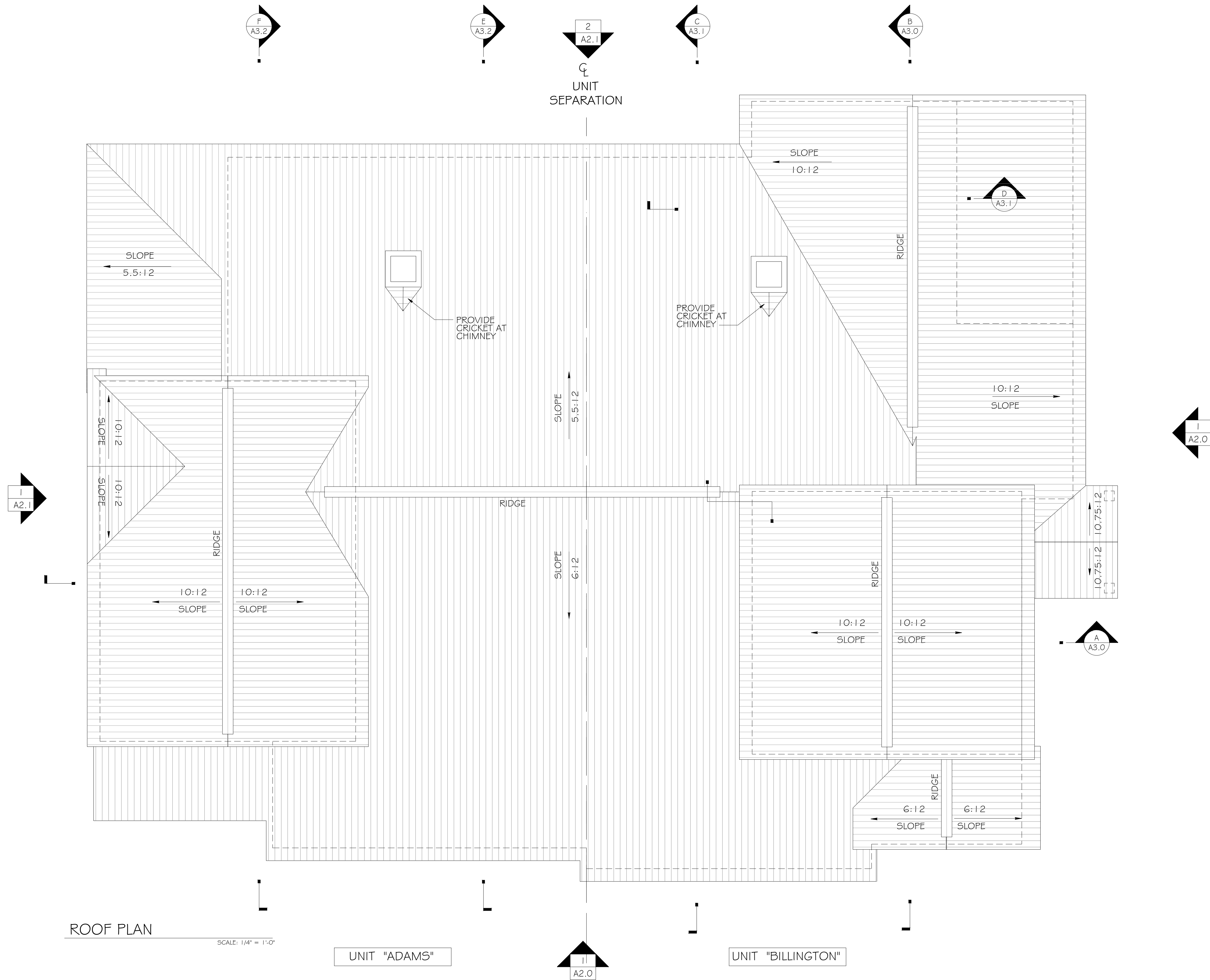


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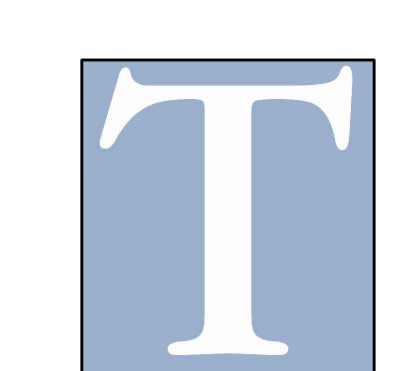
SECOND
FLOOR PLAN

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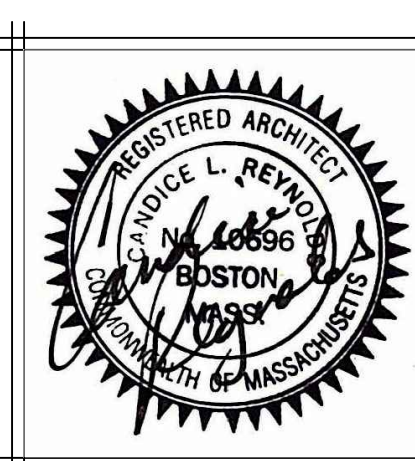
A1.2



PROPOSED NEW CONSTRUCTION:
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REVISIONS:

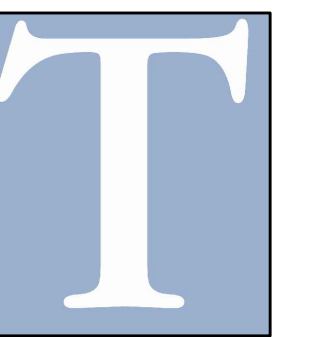
ROOF PLAN

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A1.3

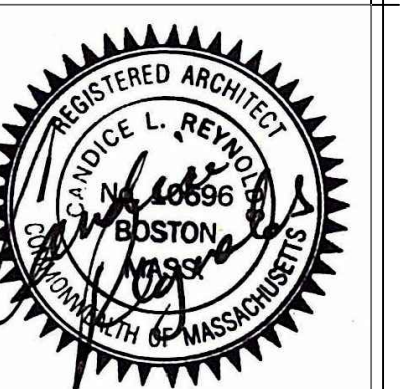


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REVISIONS:

LEFT AND
 FRONT
 ELEVATIONS

DATE: 12.8.17
 SCALE: 1/4" = 1'-0"
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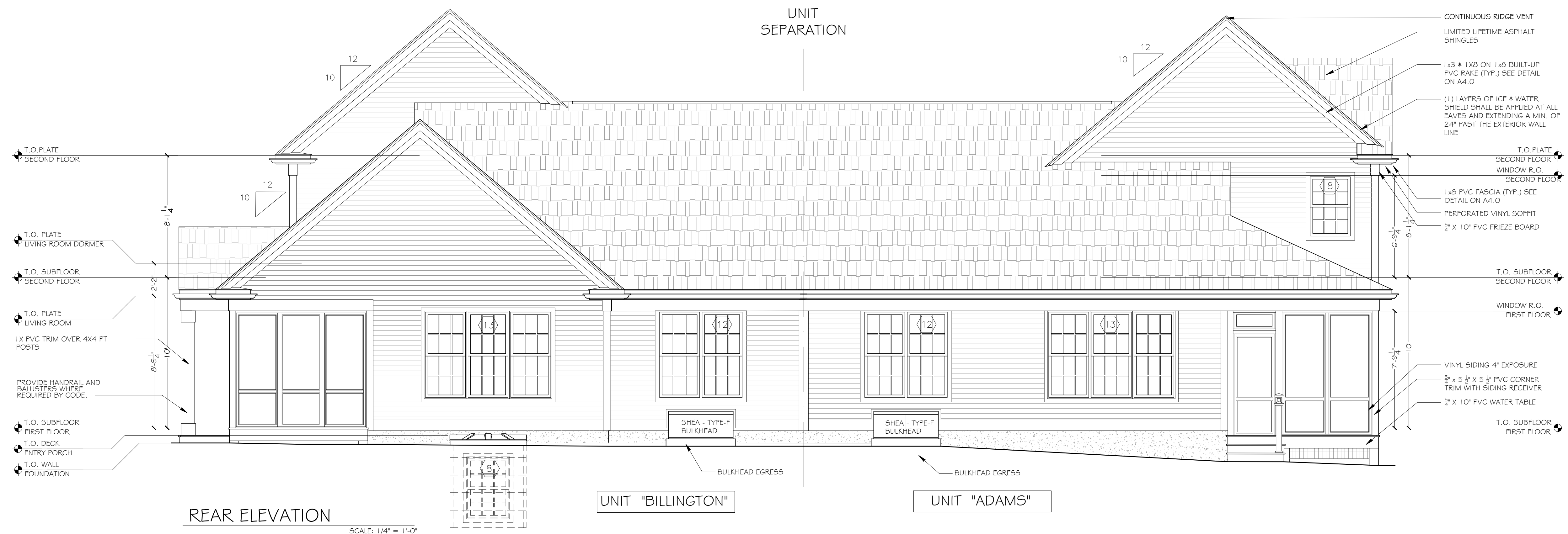
A2.0



RIGHT SIDE ELEVATION

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

UNIT "BILLINGTON"



REAR ELEVATION

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

UNIT "BILLINGTON"

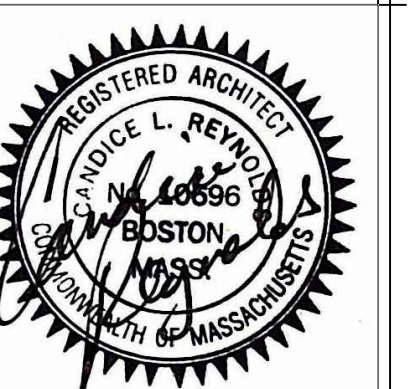
UNIT "ADAMS"

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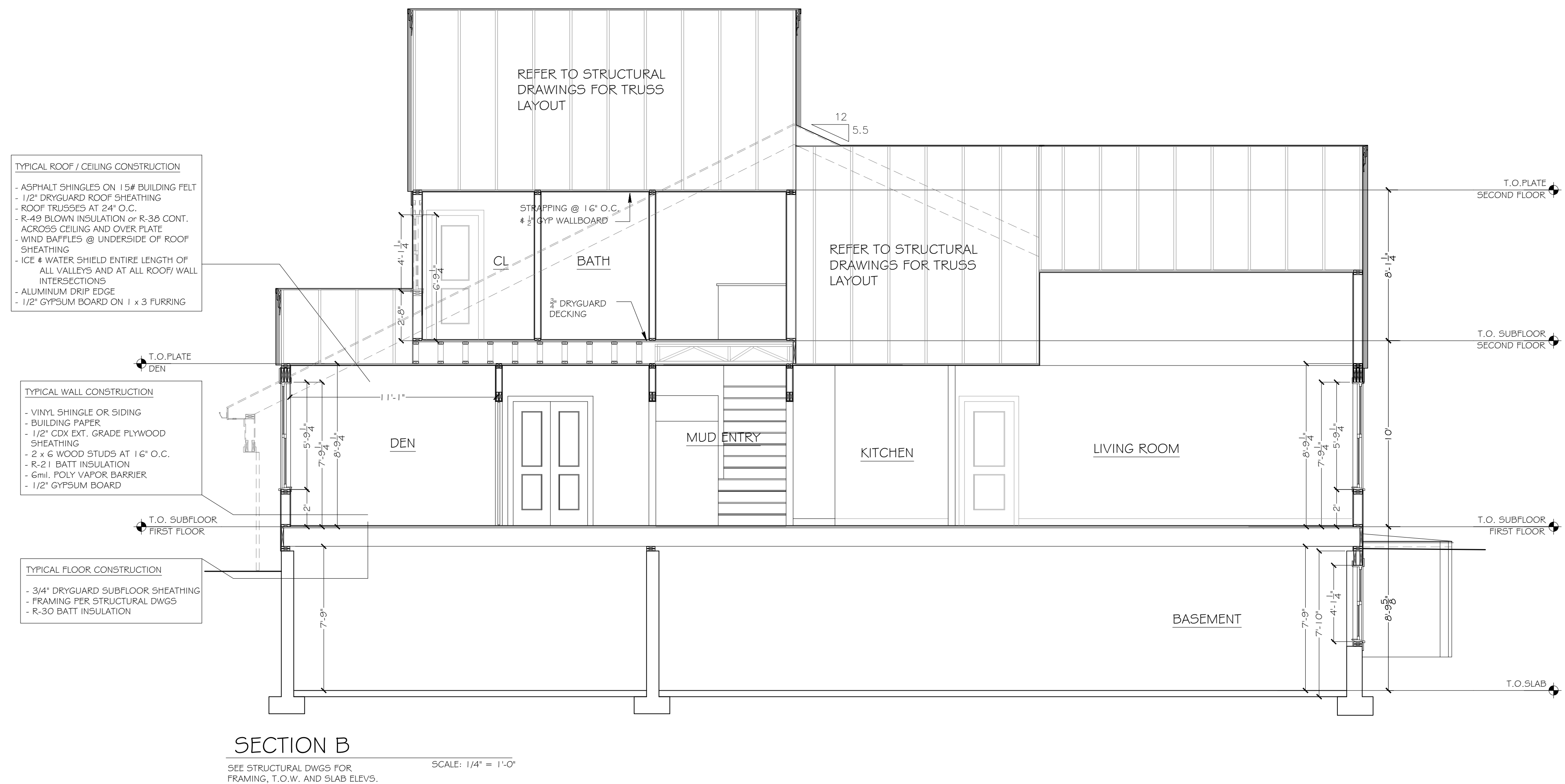
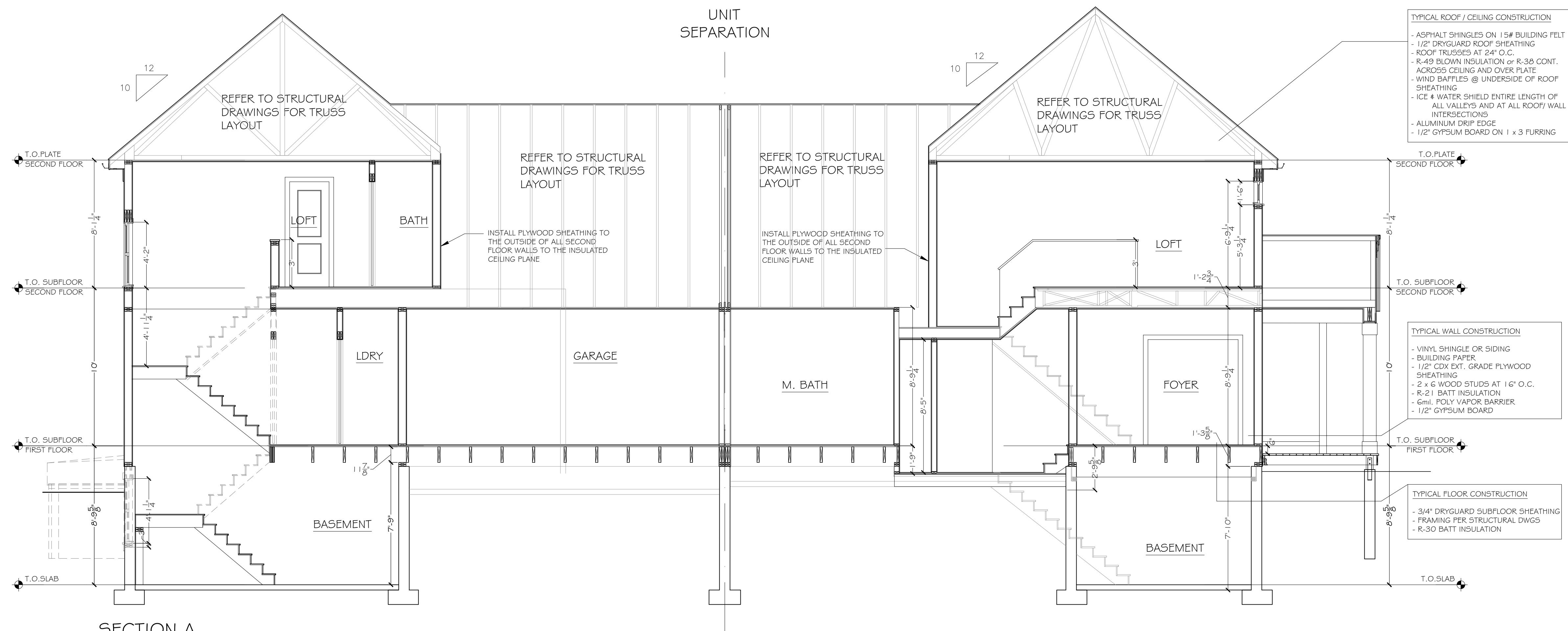


REVISIONS:

RIGHT AND
 REAR
 ELEVATIONS

DATE: 12.8.17
 SCALE: 1/4" = 1'-0"
 FILE:

A2.1

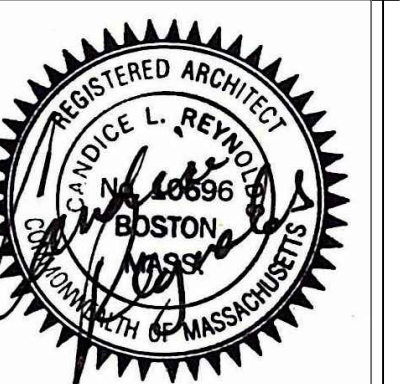


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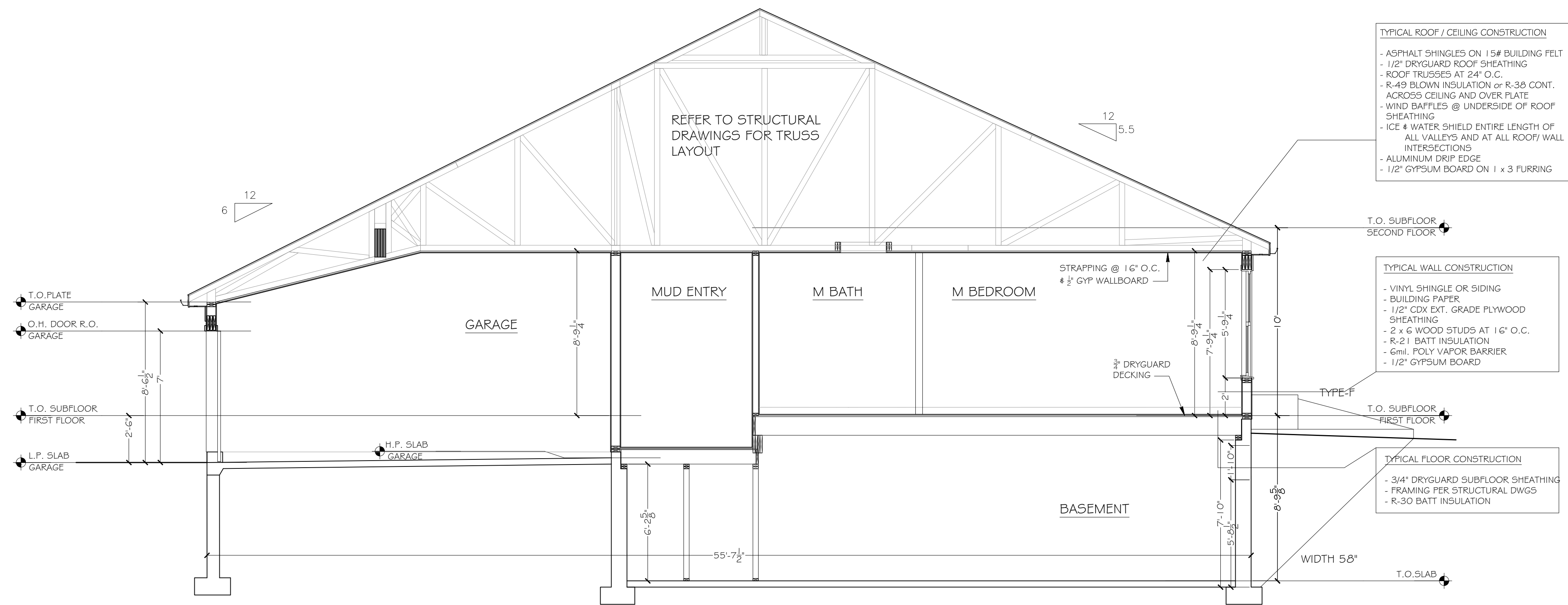


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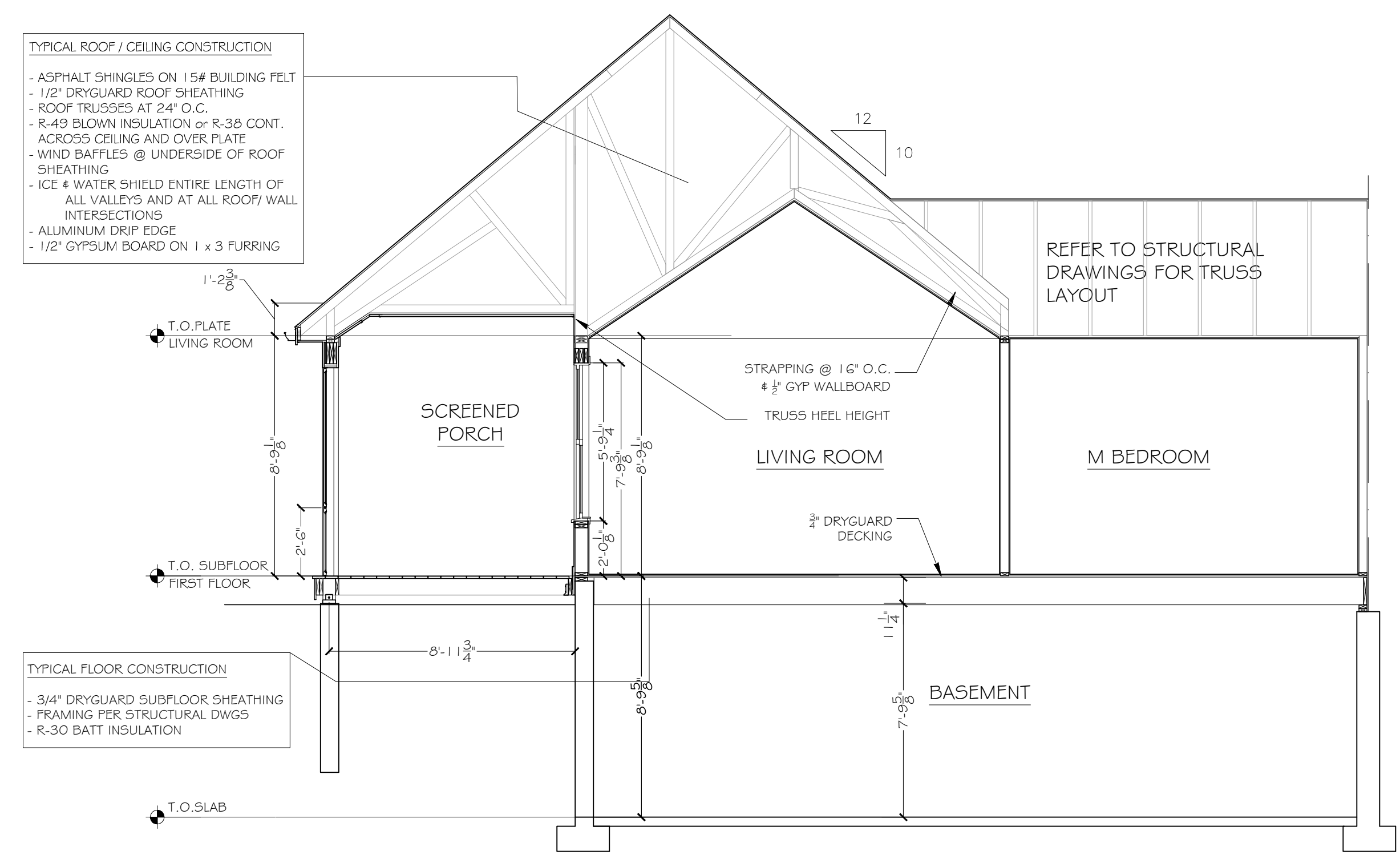
SECTIONS
 A & B

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A3.0

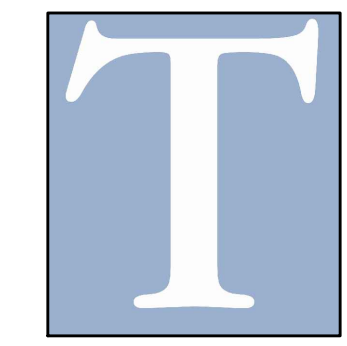


SECTION C
SEE STRUCTURAL DWGS FOR
FRAMING, T.O.W. AND SLAB ELEV.
SCALE: 1/4" = 1'-0"



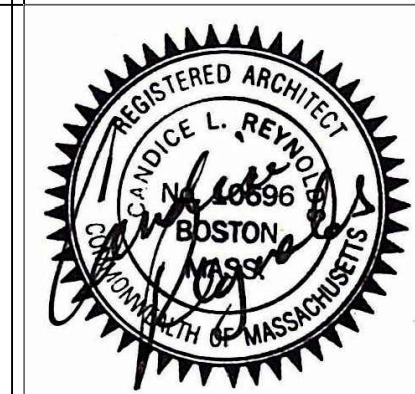
SECTION D
SEE STRUCTURAL DWGS FOR
FRAMING, T.O.W. AND SLAB ELEV.
SCALE: 1/4" = 1'-0"

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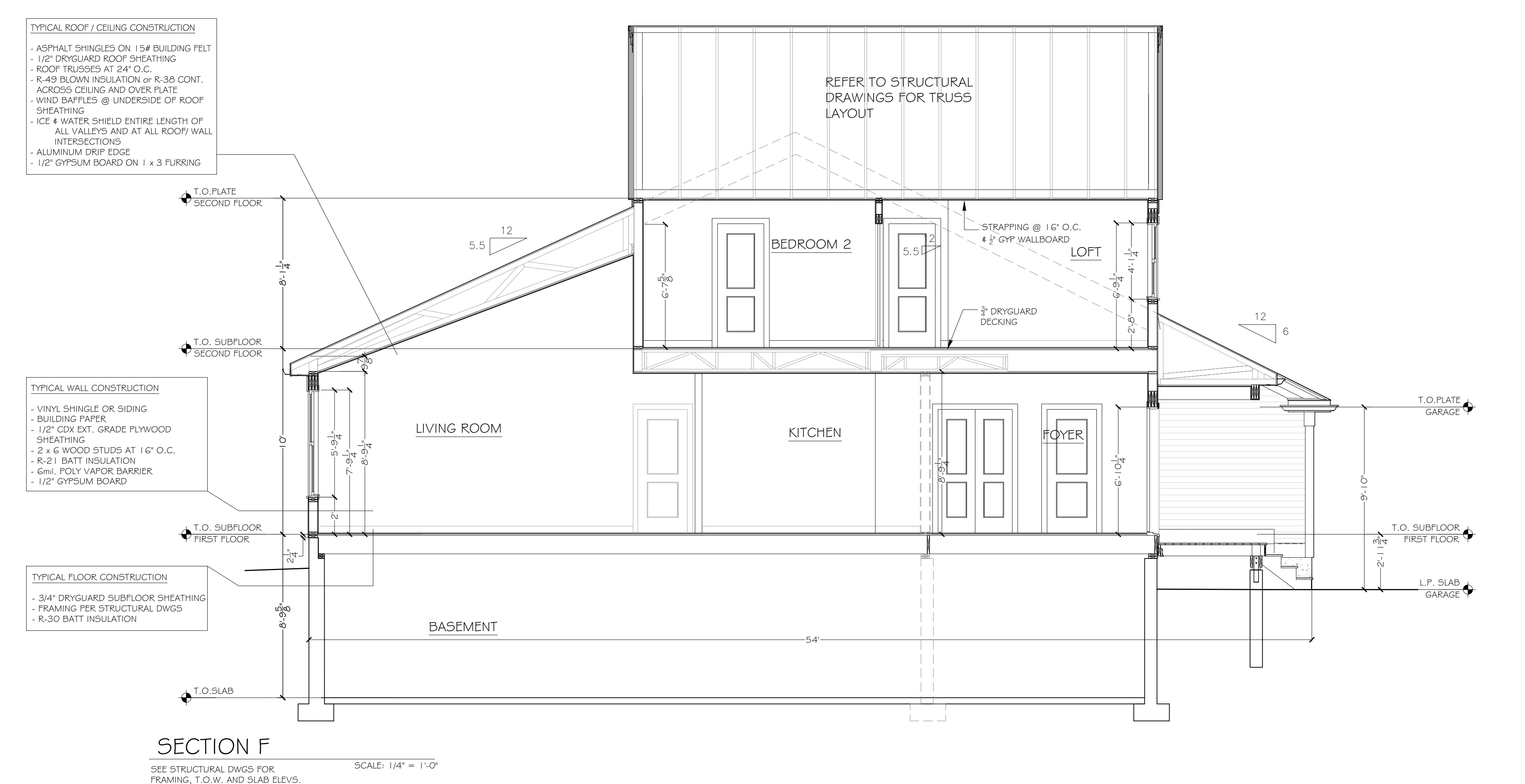
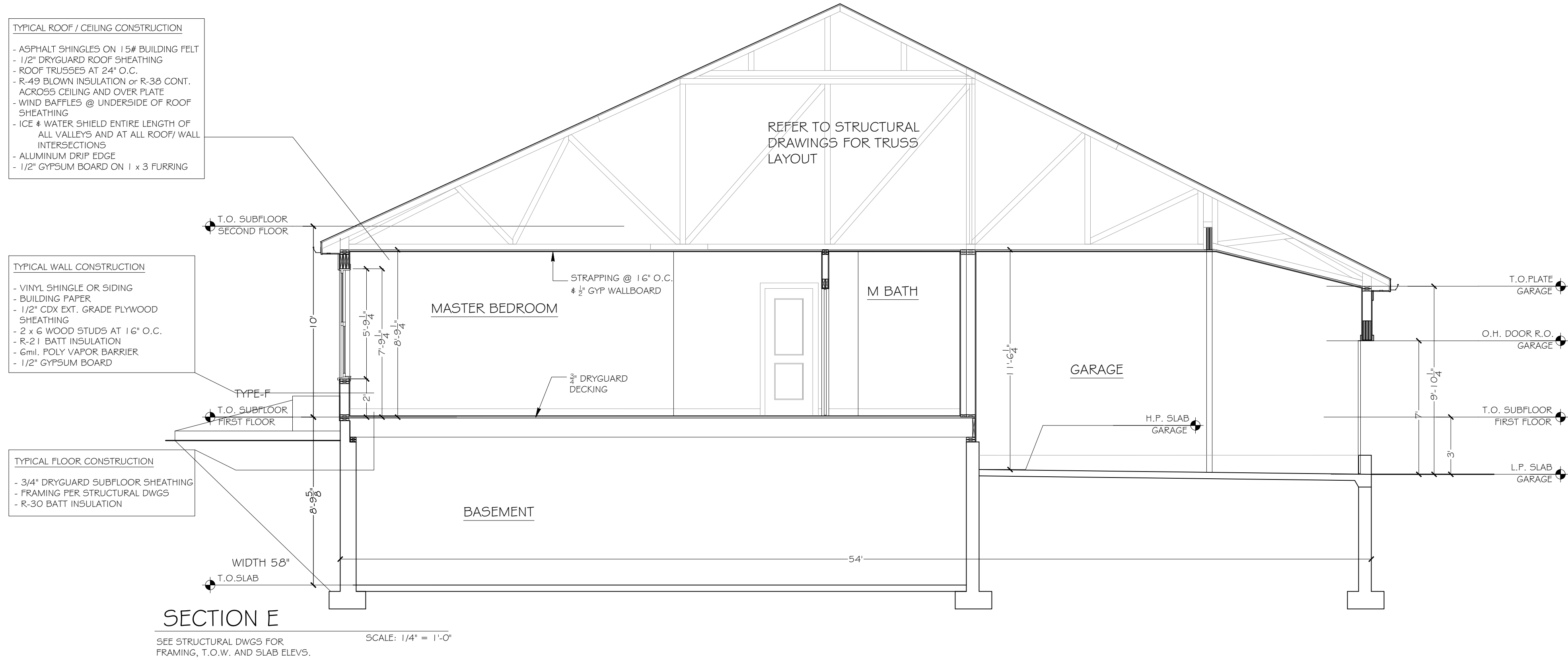


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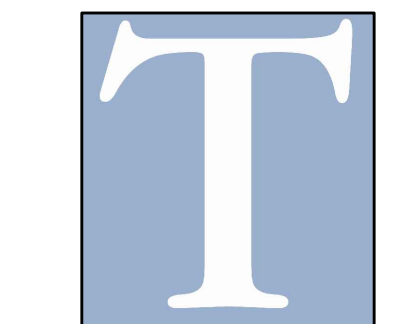
SECTIONS
C & D

DATE: 12.8.17
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FILE:

A3.1

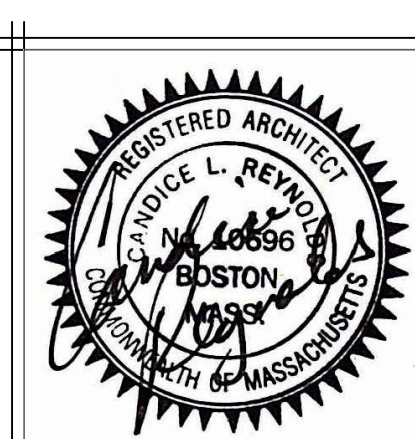


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REVISIONS:

SECTIONS
E & F

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FILE:

A3.2

(1) LAYERS OF 5/8" TYPE I GYPSUM BOARD EACH SIDE @ ALL UNIT-FIRE SEPARATION WALLS (UNLESS OTHERWISE NOTED) CONTIGUOUS FROM CONCRETE FOUNDATION WALL TO UNDERSIDE OF PLYWOOD ROOF SHEATHING, UNLESS THE SECTION IS OTHERWISE NOTED.

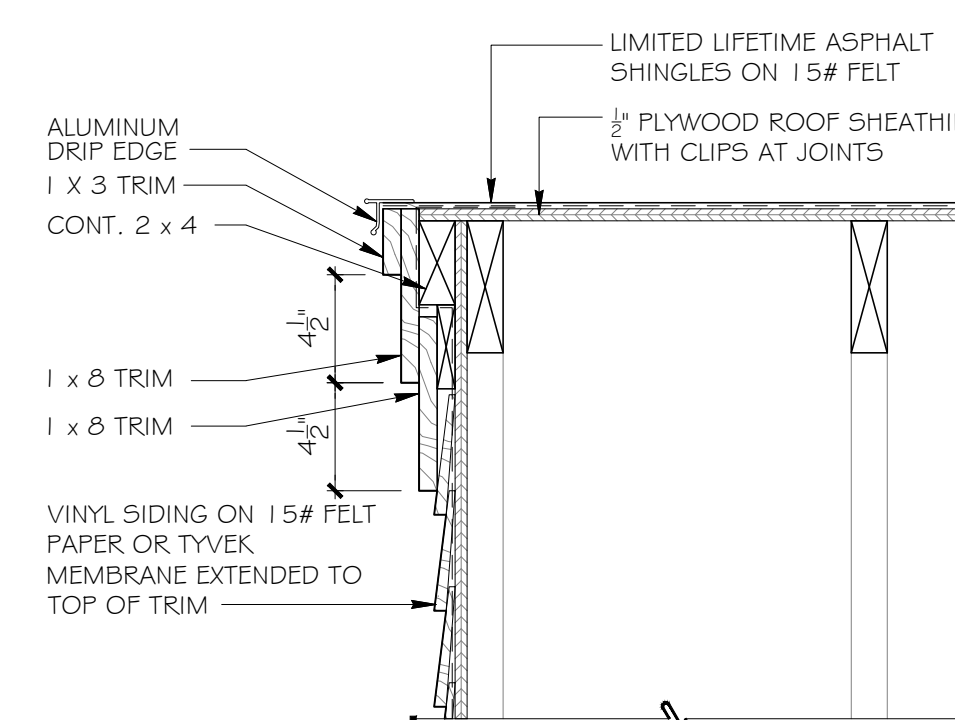
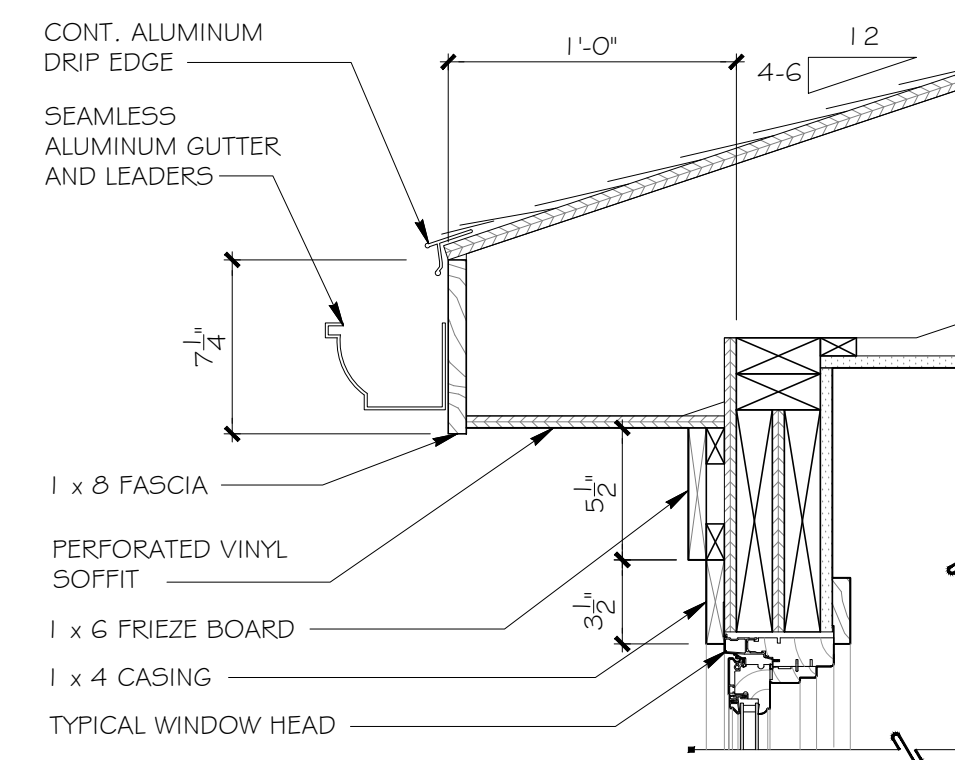
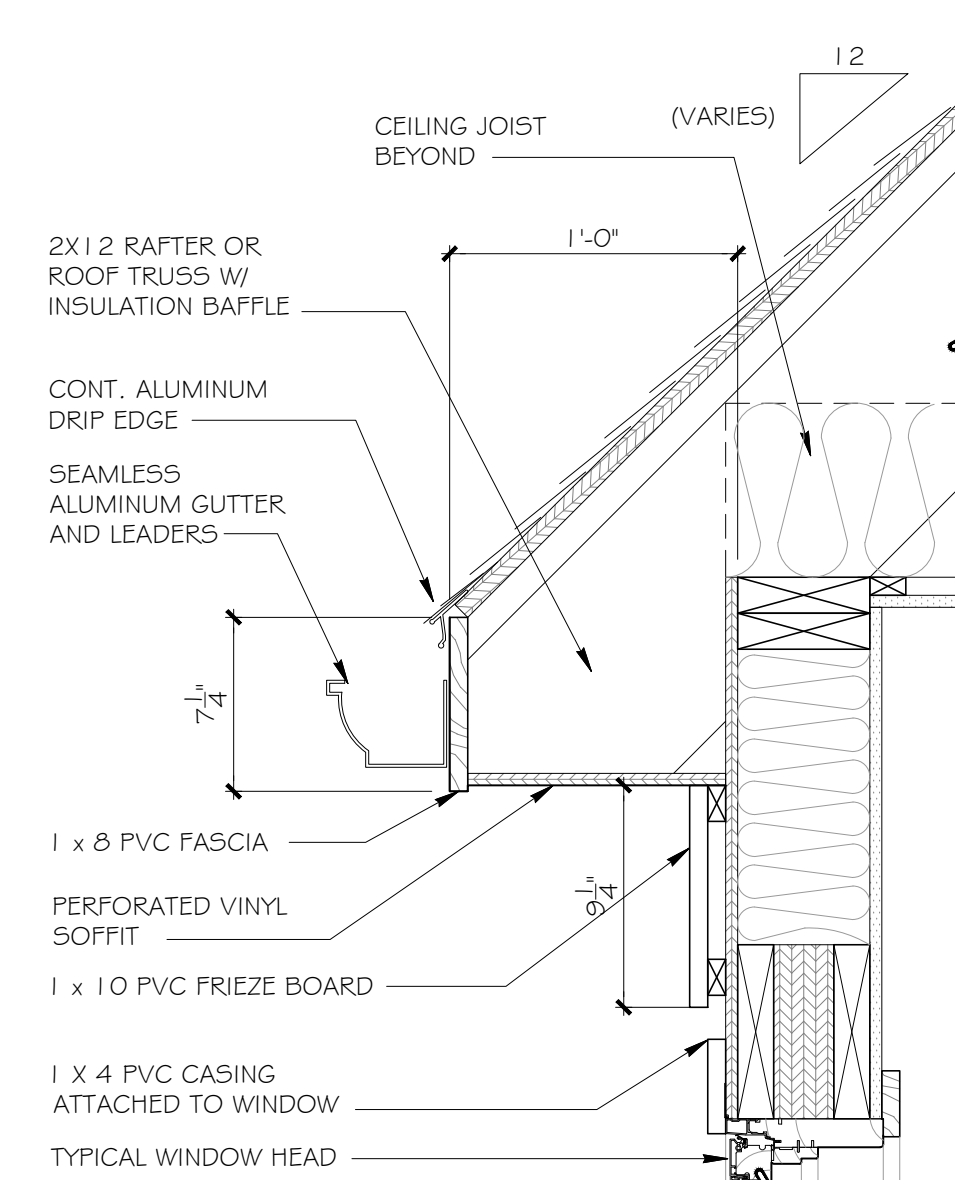
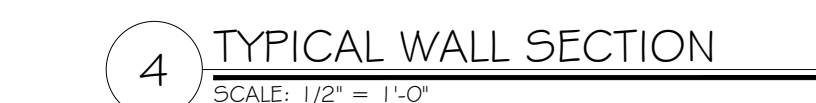
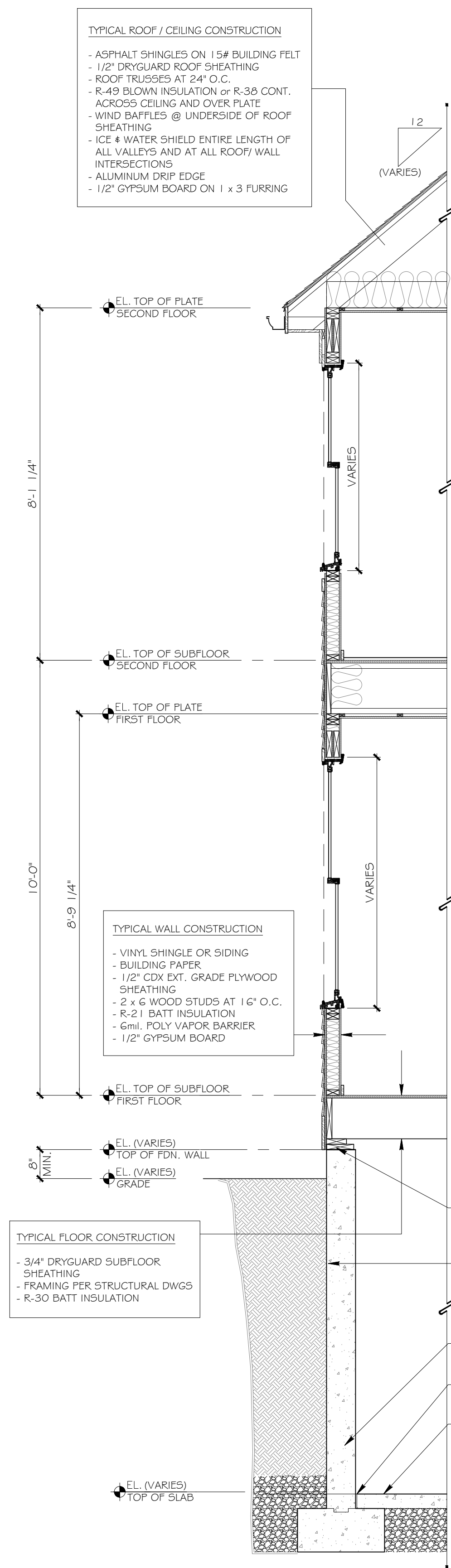
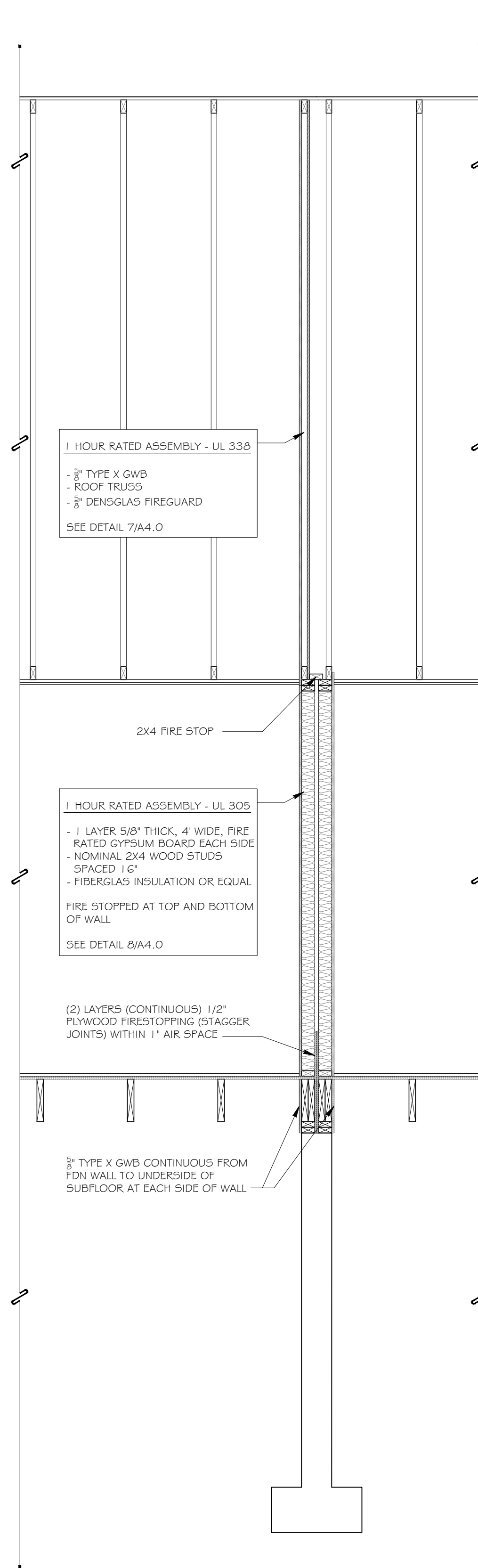
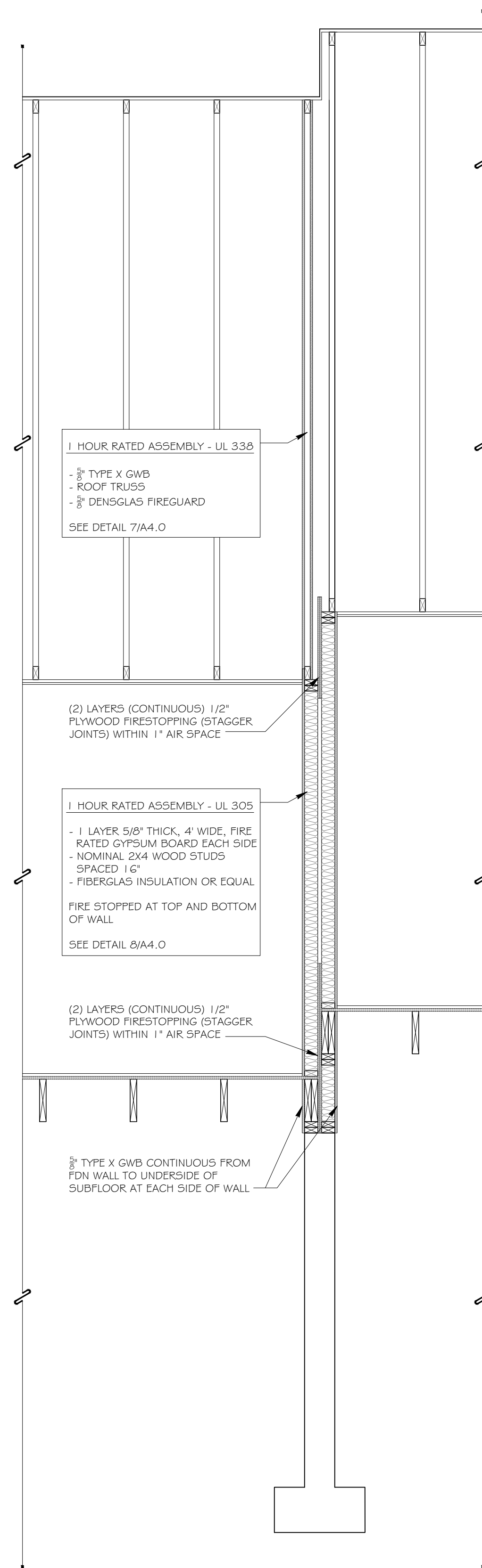
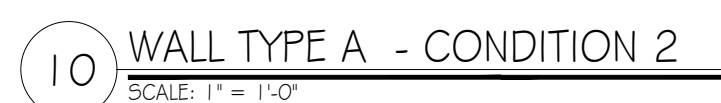
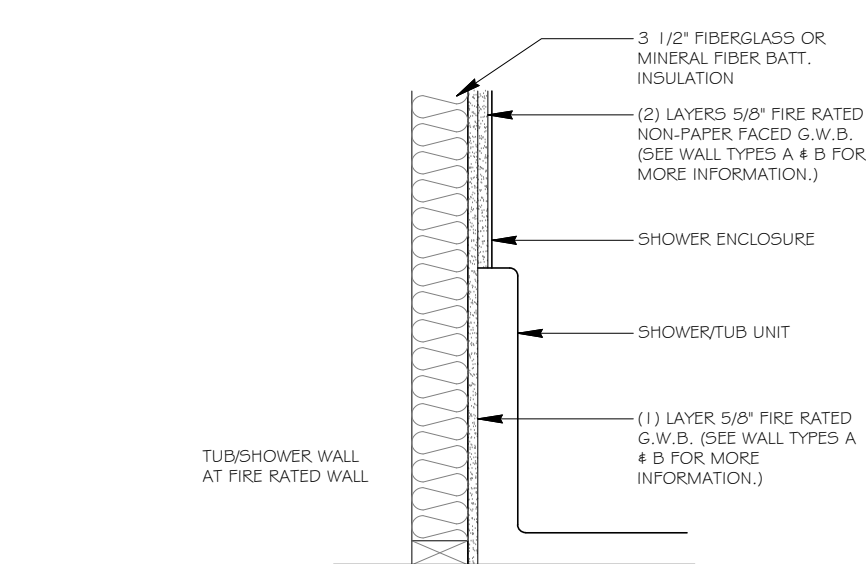
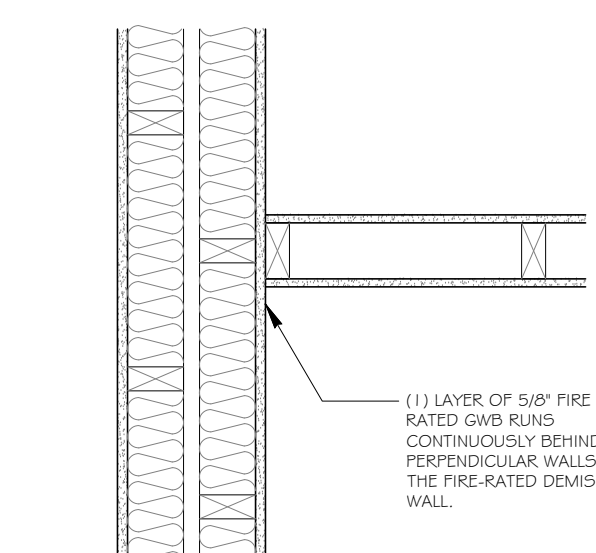
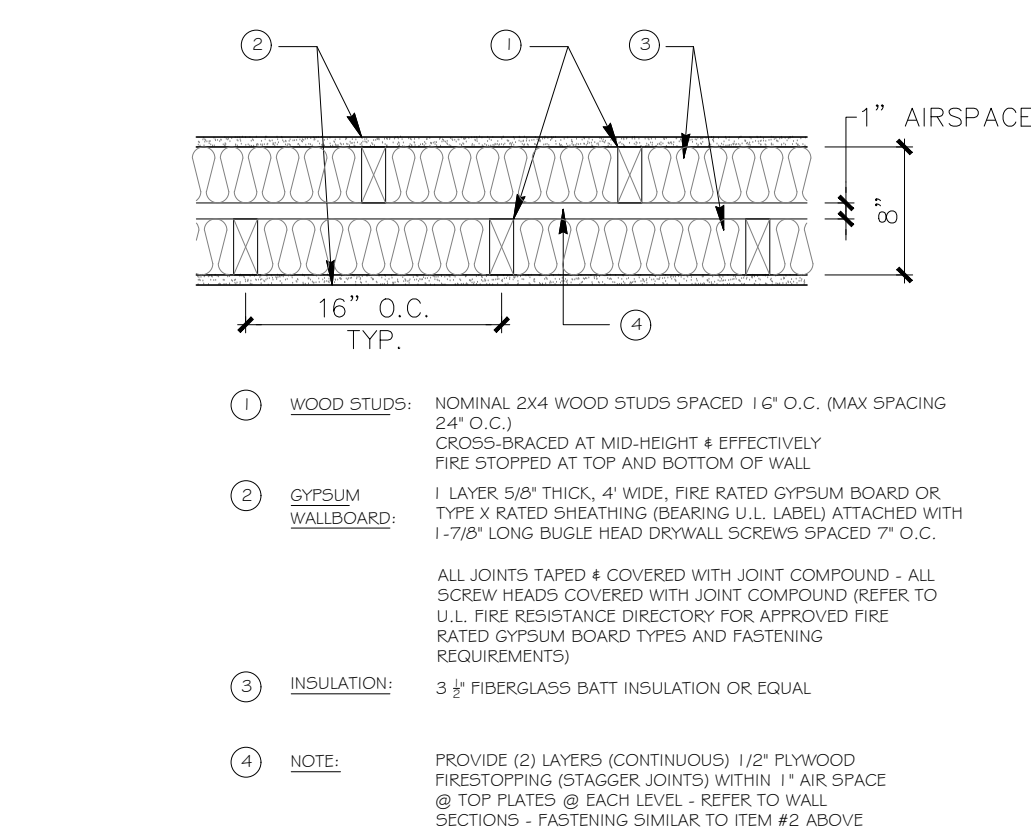
(2) WHERE INTERIOR WALLS PERPENDICULAR TO UNIT-FIRE SEPARATION WALLS OCCUR, (1) LATER 5/8" FIRE RATED GYPSUM BOARD SHALL REMAIN CONTIGUOUS @ INTERSECTION (WALL A CONDITION A1).

(3) WHERE BATHROOMS AND BATHTUBSHOWERS ENCLOSURES OCCUR ADJACENT TO UNIT-FIRE SEPARATION WALLS, (1) LAYER 5/8" FIRE RATED GYPSUM BOARD SHALL REMAIN CONTIGUOUS BETWEEN BATHROOMS AND BATHTUBSHOWERS. (2) IN ADDITION, A 1/2" GYPSUM BOARD SHALL BE ADJACENT TO BATHROOMS AND SHOWERS TO THE NON-FIRE RATED GYPSUM BOARD THROUGH EACH SUDROCK OR EQUAL.

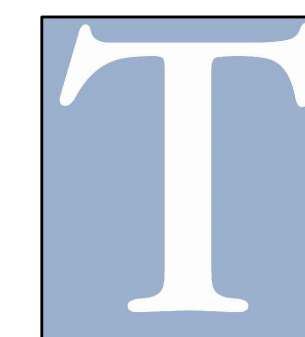
(4) ALL PENETRATIONS THROUGH FIRE RATED UNIT-FIRE SEPARATION WALLS/OCCURRING ASSEMBLIES INCLUDING ALL STRUCTURAL ELECTRICAL PENETRATIONS SHALL HAVE APPROVED FIRE STOPPING INSTALLED AROUND THE PENETRATIONS. FIRE STOPPING SHALL MAINTAIN THE INTEGRITY OF THE FIRE RATING OF THE WALL/OCCURRING ASSEMBLY IN WHICH IT IS INSTALLED. ALL PENETRATIONS SHALL CONFORM TO THE REQUIREMENTS OF IBC 703.2.1 OR IBC 703.2.2, WHICHEVER APPLICABLE. FIRE STOPPING SHALL BE INSTALLED IN ACCORDANCE WITH ASTM E814 AS LISTED IN CHAPTER 4.4 OF THE INTERNATIONAL RESIDENTIAL CODE. ALL FIRE STOPPING SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE STANDARDS OF THE IRC AND MASSACHUSETTS STATE AMENDMENTS.

(5) G.C. SHALL BE RESPONSIBLE FOR PROVIDING ALL FIRE STOPPING, DRAFT STOPPING AND SMOKE STOPPING AS REQUIRED BY THE IRC AND MASSACHUSETTS STATE AMENDMENTS.

(6) G.C. SHALL BE RESPONSIBLE FOR INSTALLING FIRE DAMPERS AT ALL FIVE PENETRATIONS THROUGH FIRE RATED ASSEMBLIES, AS REQUIRED BY THE IRC AND MASSACHUSETTS STATE AMENDMENTS. REFER TO MECHANICAL DRAWINGS FOR FIVE PENETRATIONS THROUGH FIRE RATED ASSEMBLIES.

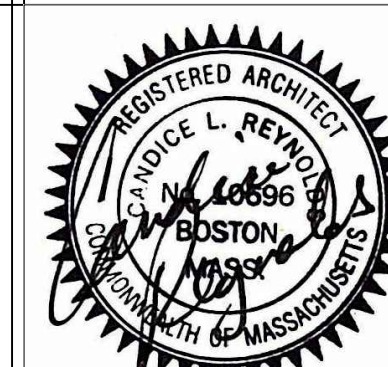


PROPOSED NEW CONSTRUCTION:
SUMMER REACH - Bldg #31
34 & 36 GRISTMILL ROAD
PLYMOUTH, MASSACHUSETTS



**Thorndike
Construction
Corp.**

8 Pleasant St. S.
S. Natick, MA
01760
508.650.0650



REVISIONS:

SCHEDULES &
DETAILS

DATE: 12.8.17
SCALE: 1/4" = 1'-0"
FILE:

A4.0