

SUMMER REACH

249 SUMMER STREET
PLYMOUTH, MA



UNIT 61-1 4 ARDMORE LANE

UNIT 61-2 6 ARDMORE LANE

PERMIT SET : JANUARY 9, 2019

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

DRAWING LIST

T1.0	COVER
T1.1	LEGEND, NOTES & SCHEDULES

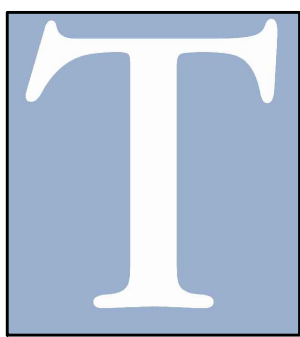
ARCHITECTURAL:

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A1.2	SECOND FLOOR PLAN
A1.3	ROOF PLAN
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A3.0	BUILDING SECTION A & B
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A3.2	BUILDING SECTIONS E & F
A4.0	TYPICAL DETAILS, WALL SECTION & WALL TYPES

STRUCTURAL:

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S5.3	FRAMING SECTIONS AND DETAILS 2

PROPOSED NEW CONSTRUCTION:
SUMMER REACH - Bldg #61
4 & 6 ARDMORE LANE
PLYMOUTH, MASSACHUSETTS



**Thorndike
Construction
Corp.**

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



REVISIONS:
1.22.19

COVER PAGE

DATE: 1.9.19
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 INTL ENERGY CONSERVATION CODE
2009 INTL FIRE CODE
248 CMR MA PLUMBING REGULATIONS

780 CMR 8th EDITION MA AMENDMENTS TO THE 2009 IRC
780 CMR 51 8th EDITION MA AMENDMENTS TO THE 2009 IRC
809P INTERNATIONAL MECHANICAL CODE
827 CMR MASS FIRE PREVENTION AND ELECTRICAL REGULATIONS
861 CMR MA ARCHITECTURAL ACCESS BOMBS
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 AND STUBS TO THE BUILDING AS MAY BE INDICATED ON THE PLANS.
7. CONTRACTOR SHALL BE REQUIRED TO BRING ALL UTILITY LINES (WATER, SEWERS/S, 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 CONTRACTORS EXPENSE. ANY DISCREPANCY FROM THE APPROVED BUILDING LOCATION WILL BE REMOVED AT THE CONTRACTORS 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.

	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	FW 3418	4.25	.26	DP30	COLONIAL GRILL PATTERN
3	PICTURE WINDOW-MULLED	5'-8" X 1'-6 1/2"		FW 3418-2	8.5	.26	DP30	COLONIAL GRILL PATTERN
4	PICTURE WINDOW	2'-10" X 2'-0 1/2"		FW 3424	5.66	.26	DP30	COLONIAL GRILL PATTERN
5	PICTURE WINDOW-MULLED	5'-8" X 2'-0 1/2"		FW 3424-2	11.33	.26	DP30	COLONIAL GRILL PATTERN
6	PICTURE WINDOW-MULLED	8'-5" X 2'-0 1/2"		FW 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
20	PICTURE WINDOW-MULLED	5'-8" X 2'-8 1/2"		FW 3432-2	15.35	.26	DP30	COLONIAL GRILL PATTERN
21	SINGLE HUNG-MULLED	5'-6 1/4" X 4'-9 1/2"		2846-2	26.45	.3	DP30	COLONIAL GRILL PATTERN

* TEMPER WINDOWS WITHIN 2'-0" OF DOORS. SEE 2015 IRC & CMR 9th ED FOR EXEMPTIONS

DOOR SCHEDULE

	DESCRIPTION	SIZE	MFR.	MODEL	U-VALUE	HARDWARE	NOTES
A	FIBERGLASS	3'-0" X 6'-8"	THERMA-TRU	S STAR S210	.14	LOCK SET	
B	FIBERGLASS W/ SIDELIGHT	4'-5 1/2" X 6'-8"	THERMA-TRU	S STAR S21Q/S263SL	.14 / .21	LOCK SET	
C	TWO PANEL	2'-8" X 6'-8"		S STAR S210		PASSAGE SET	BASEMENT
D	TWO PANEL	3'-0" X 6'-8"		S STAR S210	.14	LOCK SET	GARAGE - RATED DOOR
E	FRENCH SWING	3'-0" X 6'-8"		S STAR S108	.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

- Ⓐ

DOOR SYMBOL - SEE DOOR SCHEDULE A1.1
- ④

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

SMOKE DETECTOR
- Ⓜ

HEAT DETECTOR
- Ⓢ

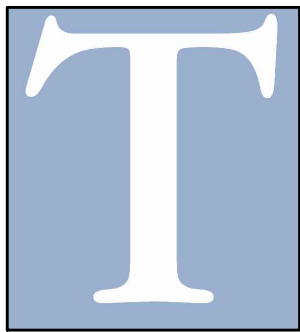
COMBO SMOKE & CO₂ DETECTOR
- Ⓢ

SECTION CUT SYMBOL
- ↑

ELEVATION MARKER
- A

WALL TYPE

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PLYMOUTH, MASSACHUSETTS



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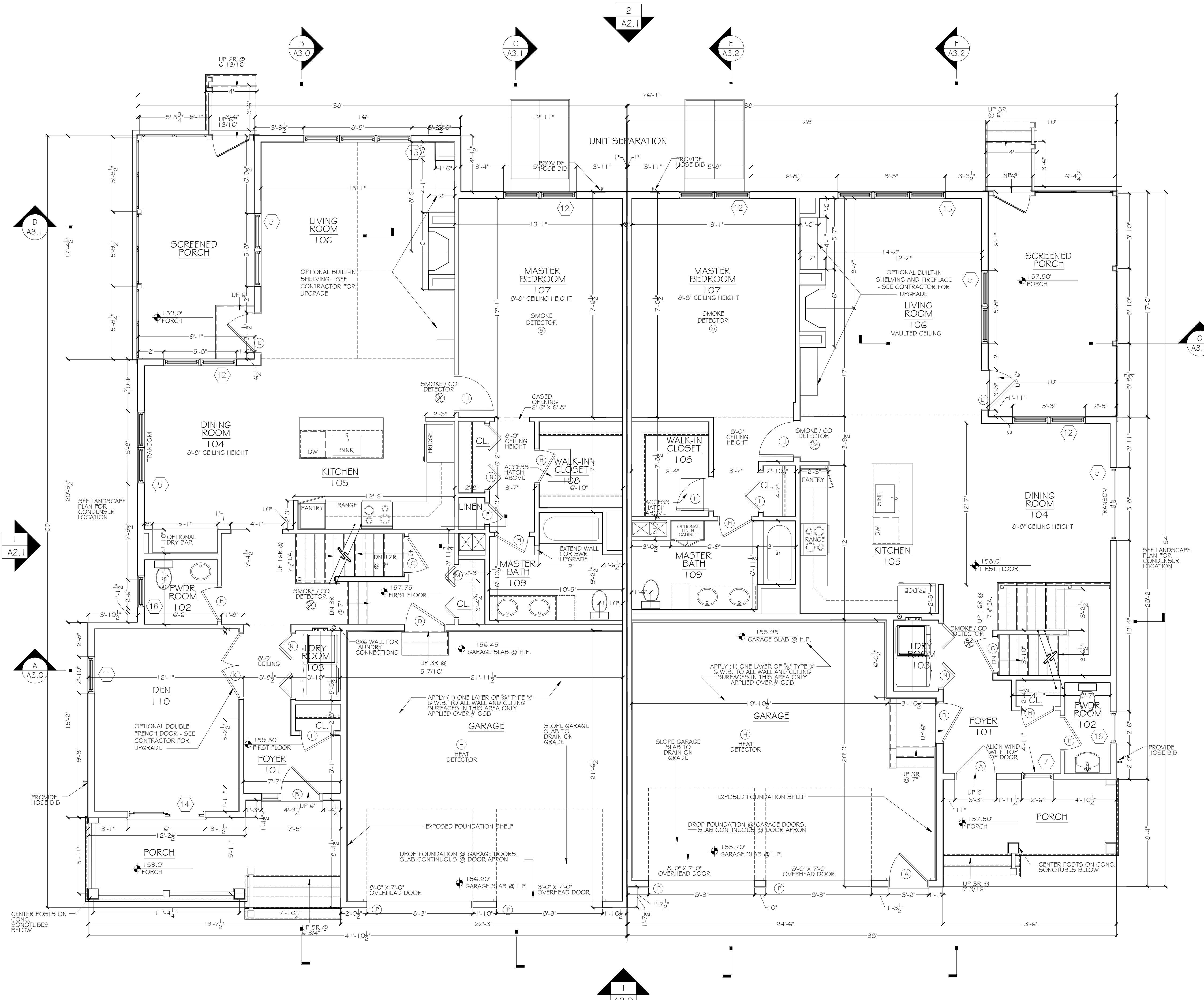
LEGEND,
NOTES &
SCHEDULES

DATE: 1.9.19
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T1.1



A SF



FIRST FLOOR PLAN

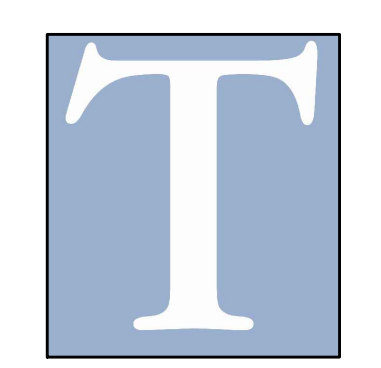
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2X6 FRAMING AT ALL EXTERIOR WALLS UNLESS NOTED OTHERWISE
ALL DIMENSIONS TO FACE OF STUD

UNIT "EXP BILLINGTON"

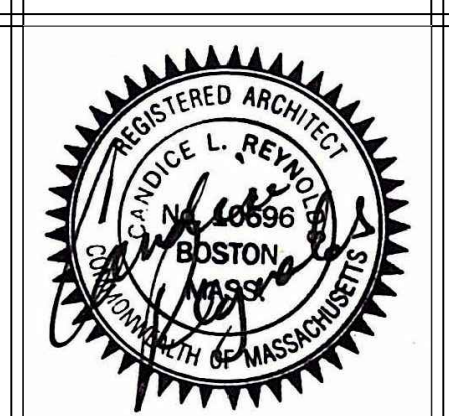
UNIT "ADAMS"

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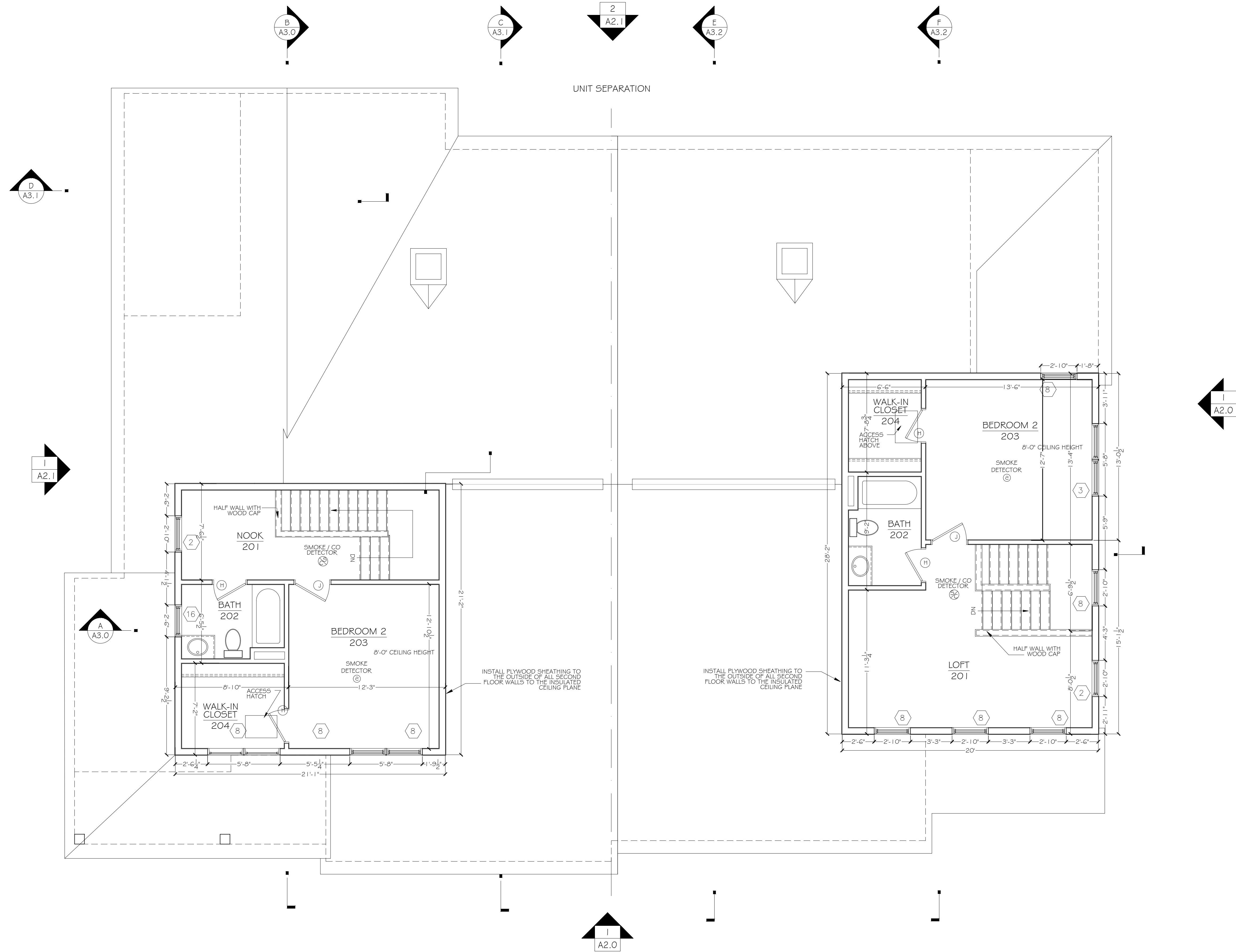


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FIRST FLOOR
PLAN

DATE: 1.9.19
SCALE: 1/4" = 1'-0"
FILE:

A1.1



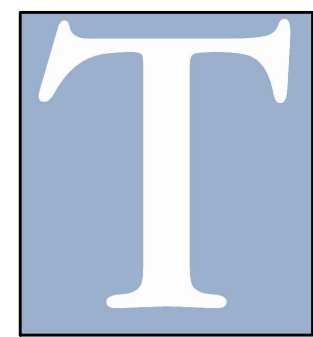
SECOND FLOOR PLAN

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

UNIT "EXP BILLINGTON"

UNIT "ADAMS"

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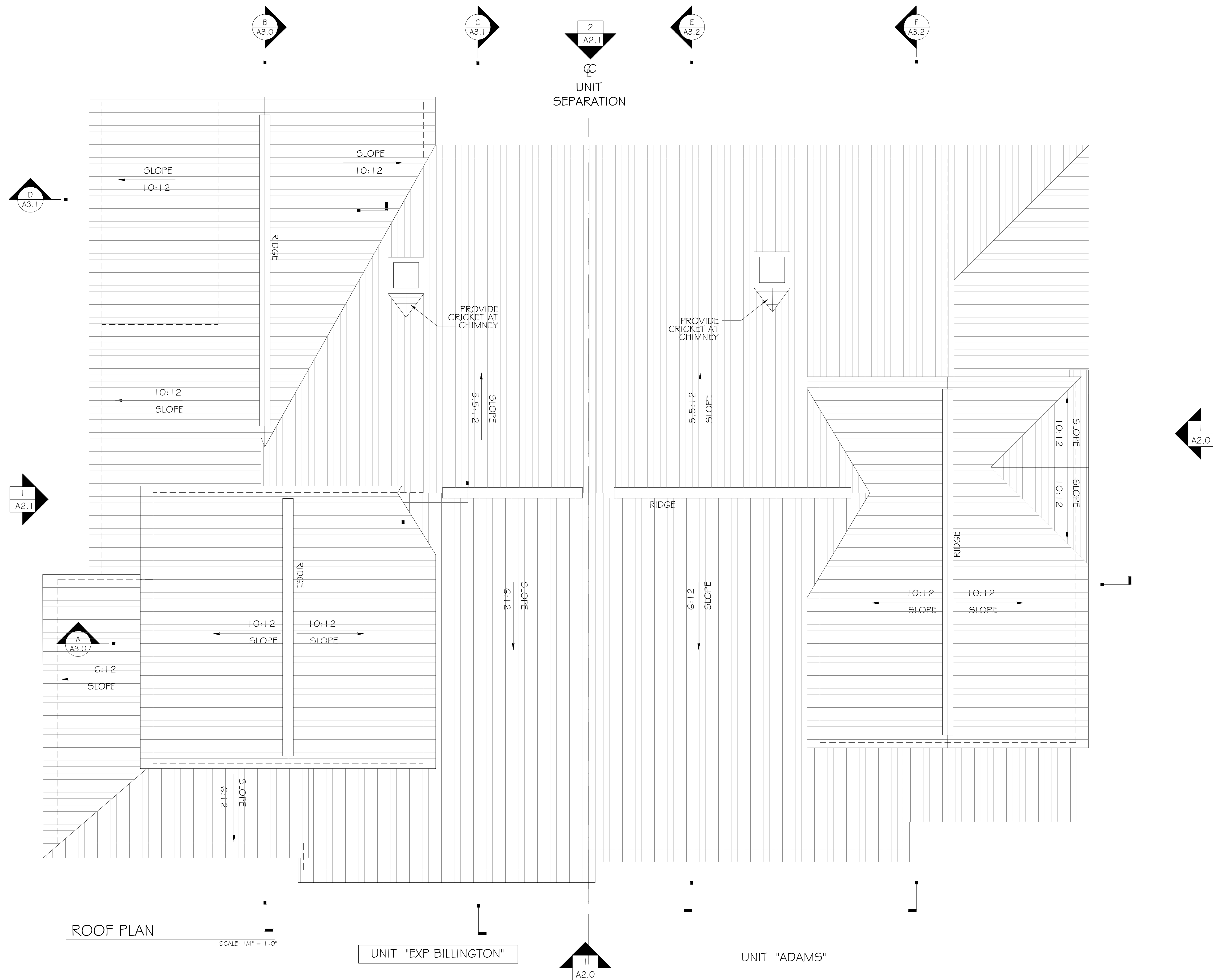


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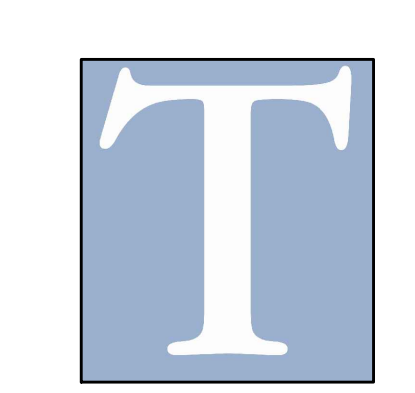
SECOND
FLOOR PLAN

DATE: 1.9.19
SCALE: 1/4" = 1'-0"
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A1.2

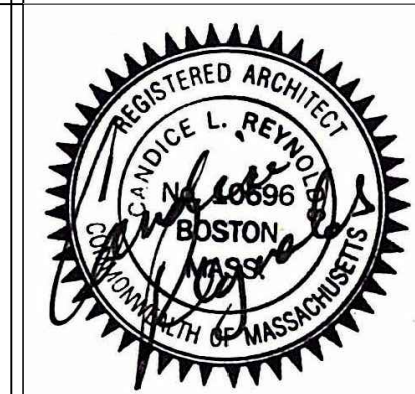


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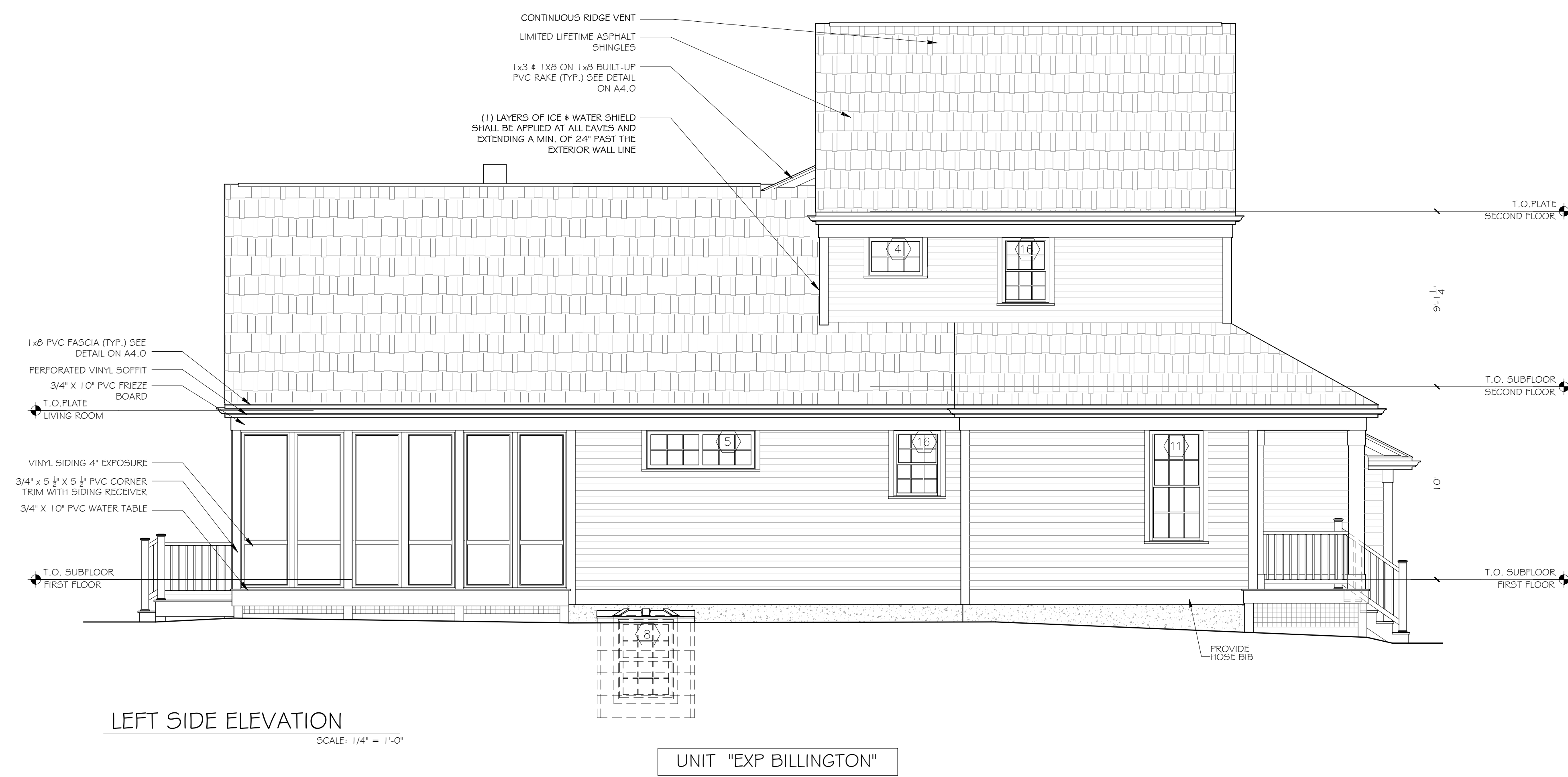
ROOF PLAN

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FILE:

A1.3

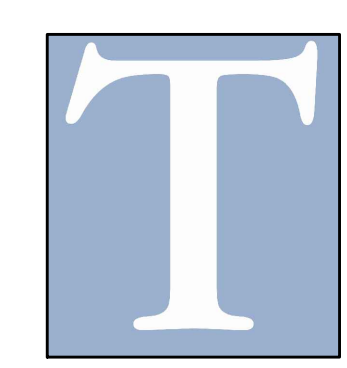


FRONT ELEVATION
SCALE: 1/4" = 1'-0"



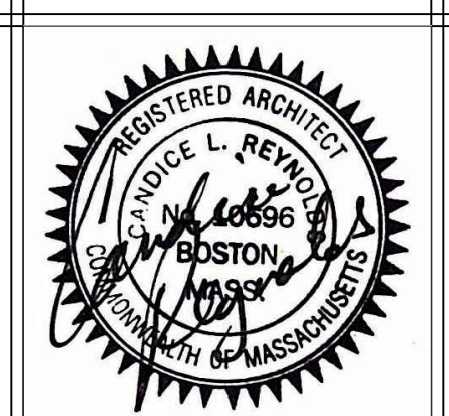
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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LEFT AND
FRONT
ELEVATIONS

DATE: 1.9.19
SCALE: 1/4" = 1'-0"
FILE:

A2.0



RIGHT SIDE ELEVATION

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

UNIT "ADAMS"



REAR ELEVATION

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

UNIT "ADAMS"

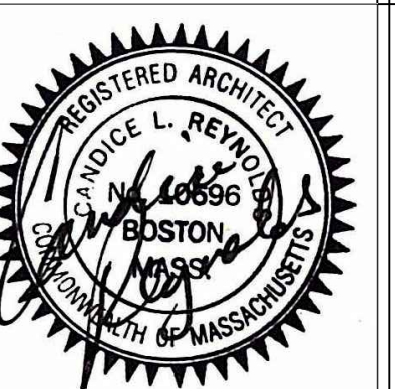
UNIT "BILLINGTON"

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RIGHT AND
 REAR
 ELEVATIONS

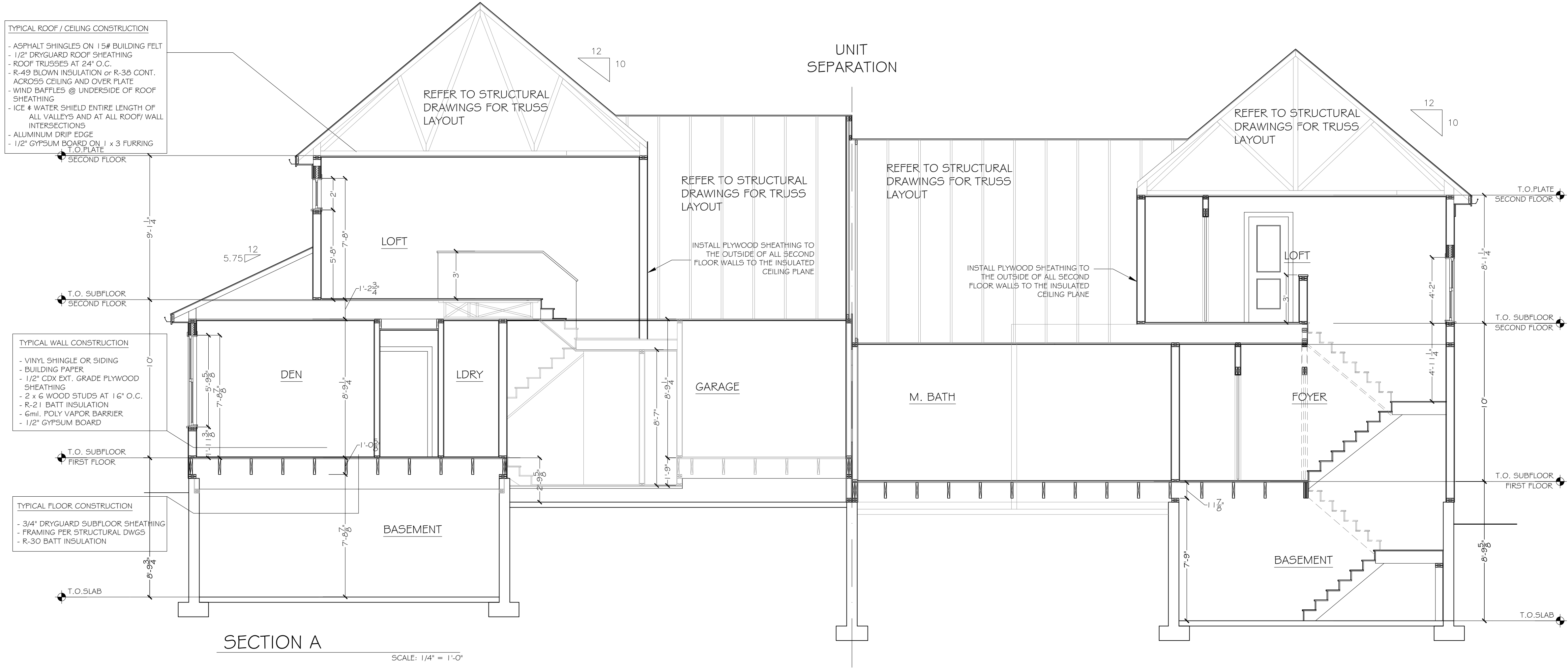
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A2.1

- TYPICAL ROOF / CEILING CONSTRUCTION**
- ASPHALT SHINGLES ON 1/2" BUILDING FELT
 - 1/2" DRYGUARD ROOF SHEATHING
 - ROOF TRUSSES AT 24" O.C.
 - R-49 BLOWN INSULATION or R-38 CONT. ACROSS CEILING AND OVER PLATE
 - WIND BAFFLES @ UNDERSIDE OF ROOF SHEATHING
 - ICE & WATER SHIELD ENTIRE LENGTH OF ALL VALLEYS AND AT ALL ROOF/WALL INTERSECTIONS
 - ALUMINUM DRIP EDGE
 - 1/2" GYPSUM BOARD ON 1 x 3 FURRING

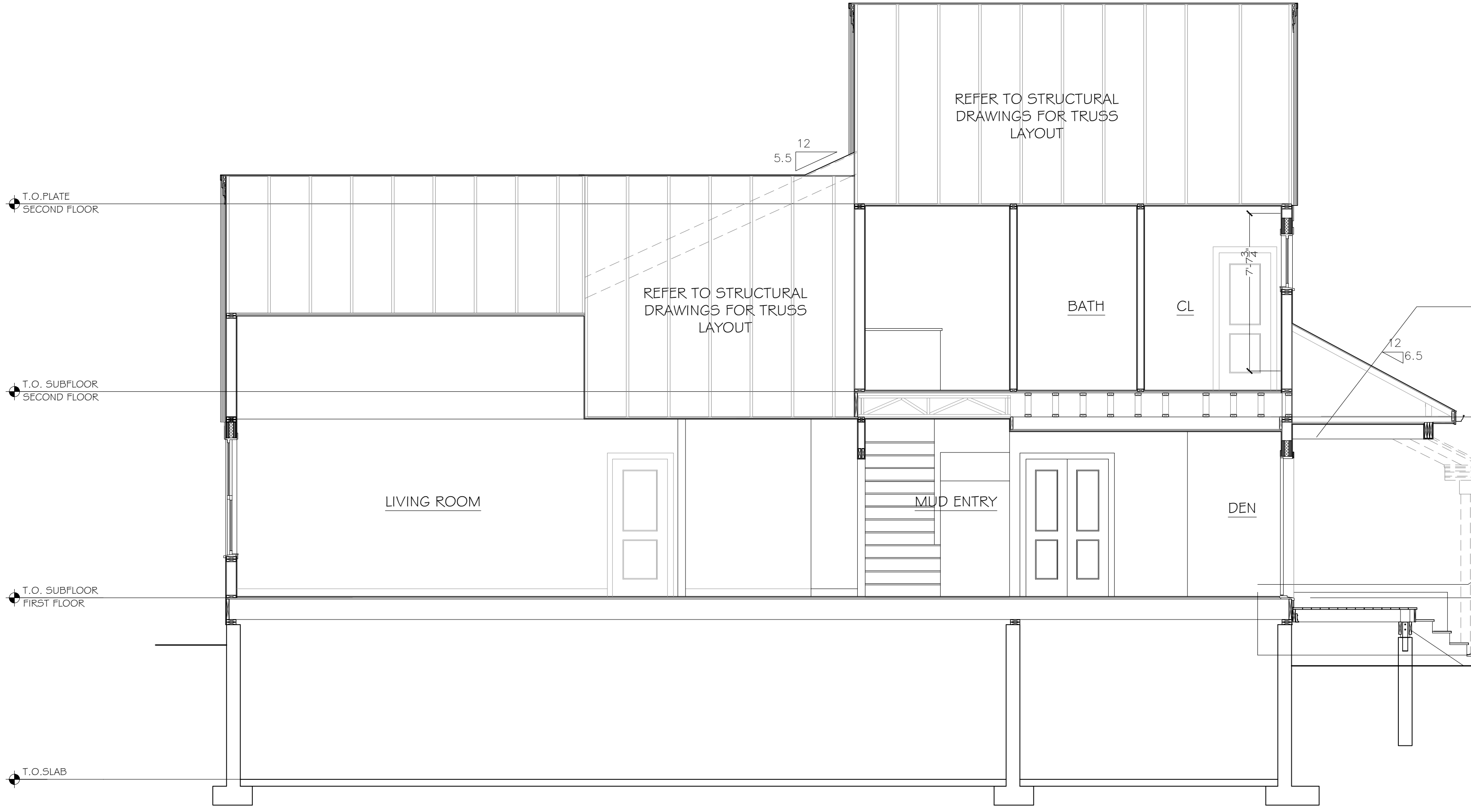
- TYPICAL WALL CONSTRUCTION**
- VINYL SHINGLE OR SIDING
 - BUILDING PAPER
 - 1/2" CDX EXT. GRADE PLYWOOD SHEATHING
 - 2 x 6 WOOD STUDS AT 16" O.C.
 - R-21 BATT INSULATION
 - 6mil. POLY VAPOR BARRIER
 - 1/2" GYPSUM BOARD

- TYPICAL FLOOR CONSTRUCTION**
- 3/4" DRYGUARD SUBFLOOR SHEATHING
 - FRAMING PER STRUCTURAL DWGS
 - R-30 BATT INSULATION



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

SEE STRUCTURAL DWGS FOR FRAMING, T.O.W. AND SLAB ELEVS.

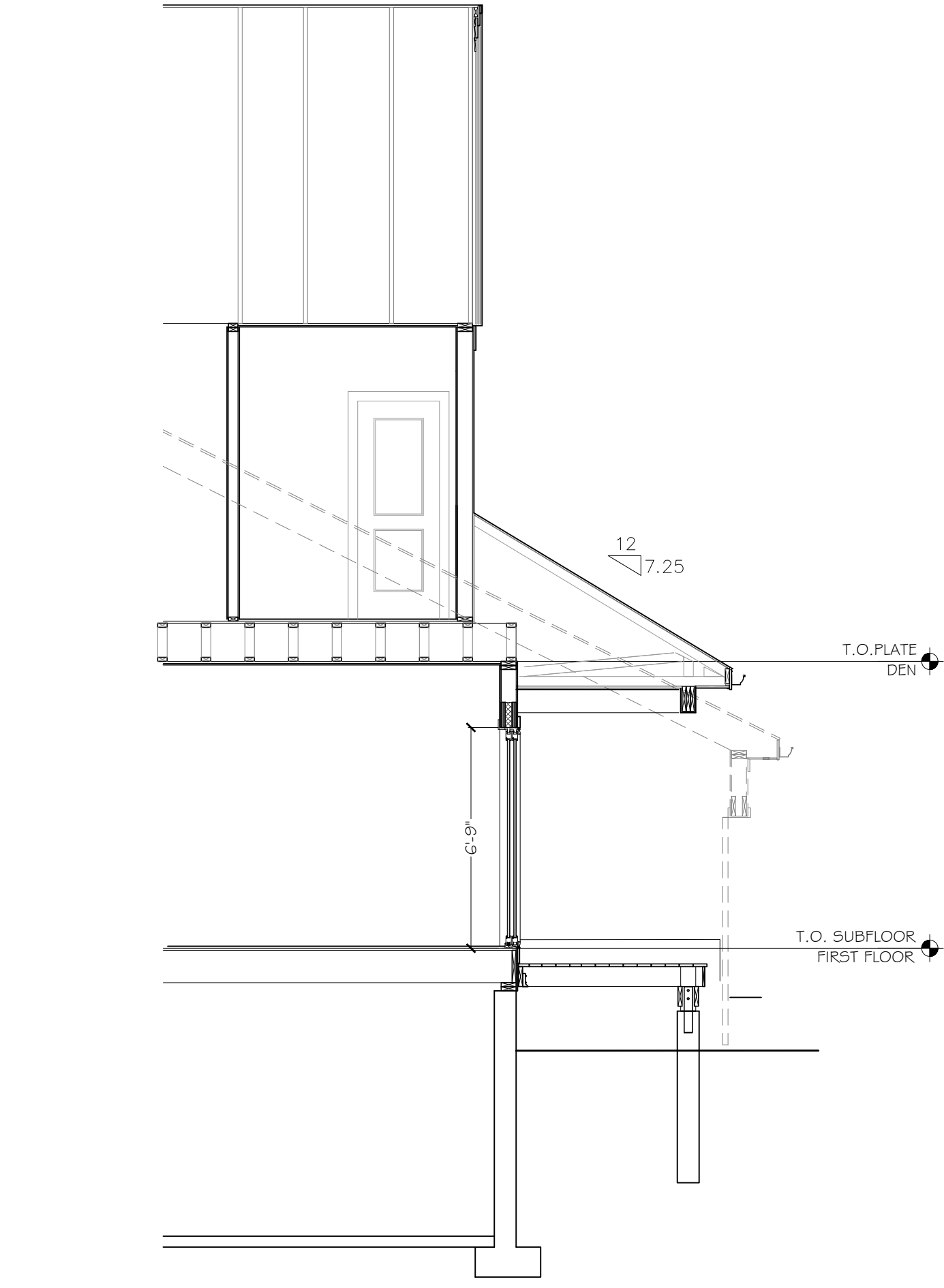


SECTION B
SCALE: 1/4" = 1'-0"

- TYPICAL ROOF / CEILING CONSTRUCTION**
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 - 1/2" DRYGUARD ROOF SHEATHING
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 - 1/2" GYPSUM BOARD ON 1 x 3 FURRING

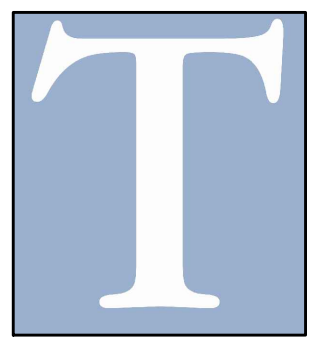
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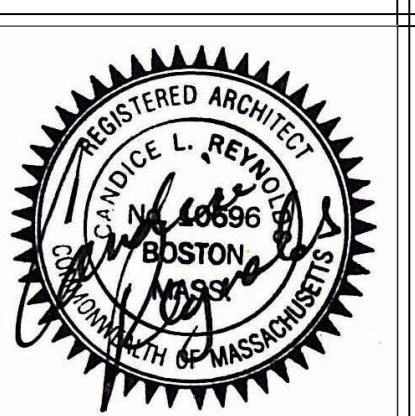
SECTION B I
SCALE: 1/4" = 1'-0"

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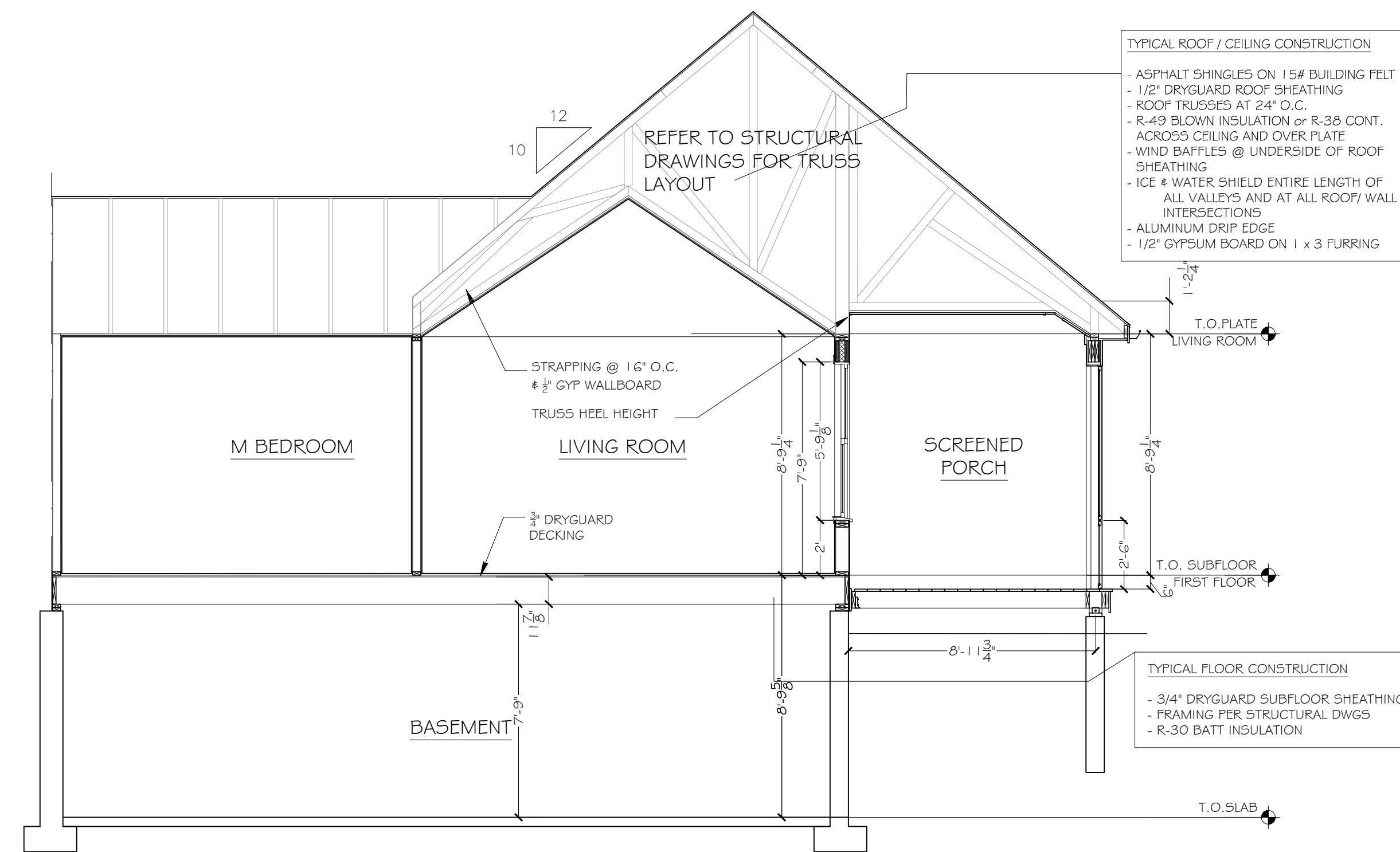
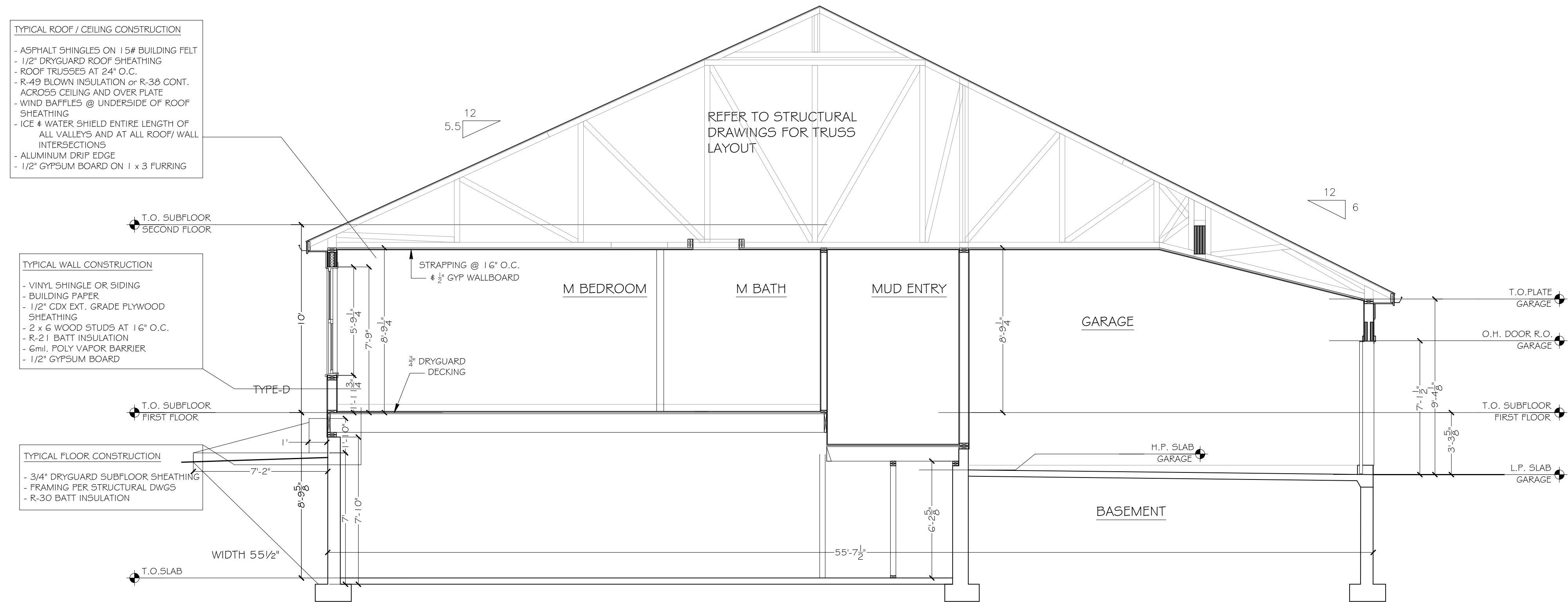


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SECTIONS
A & B

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FILE:

A3.0

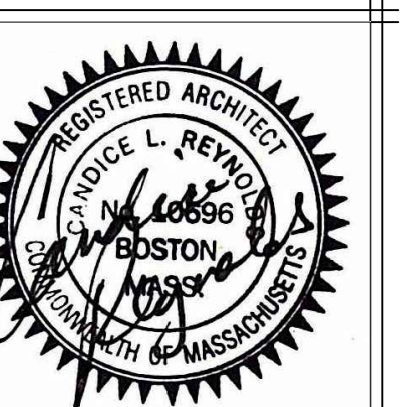


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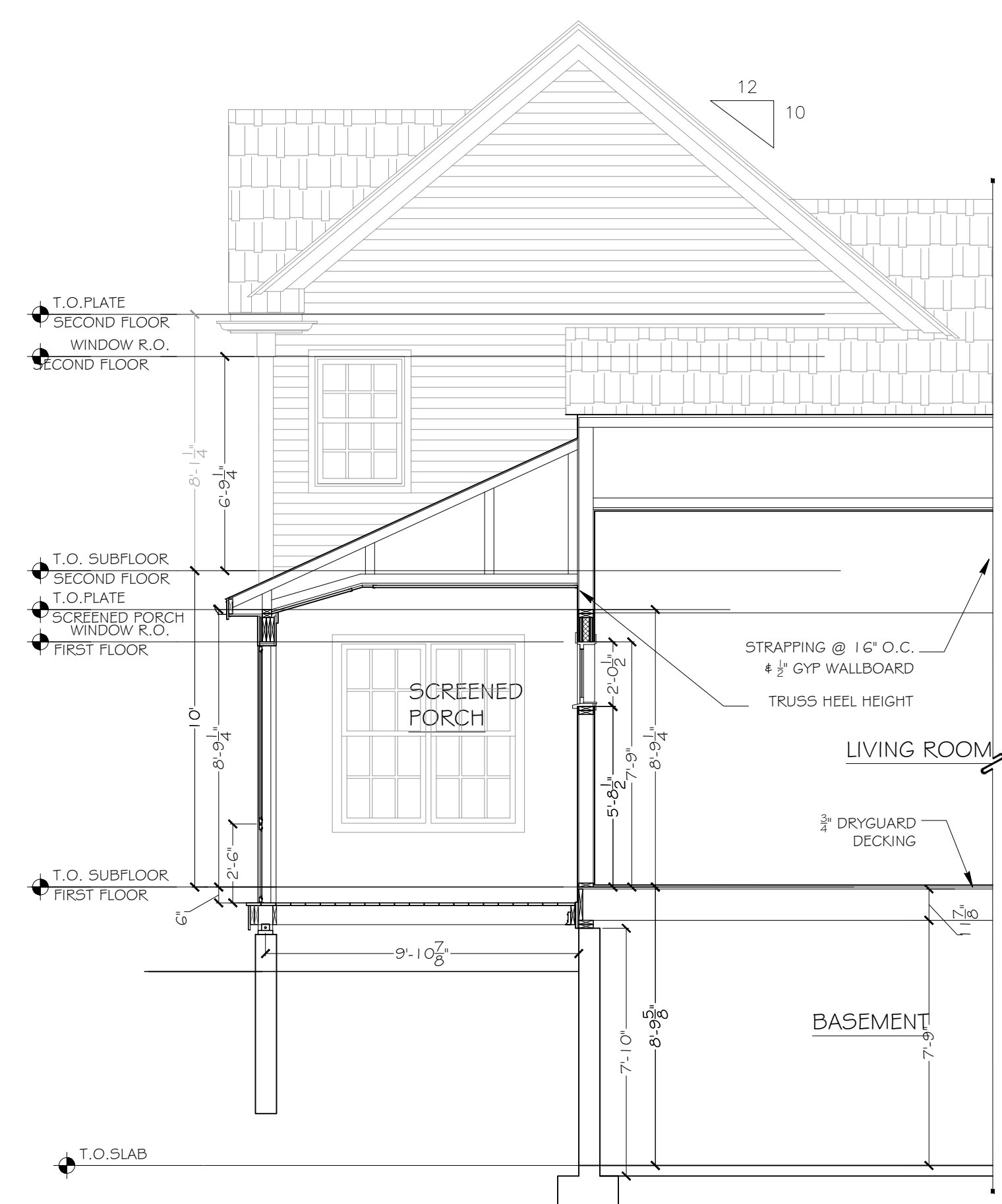
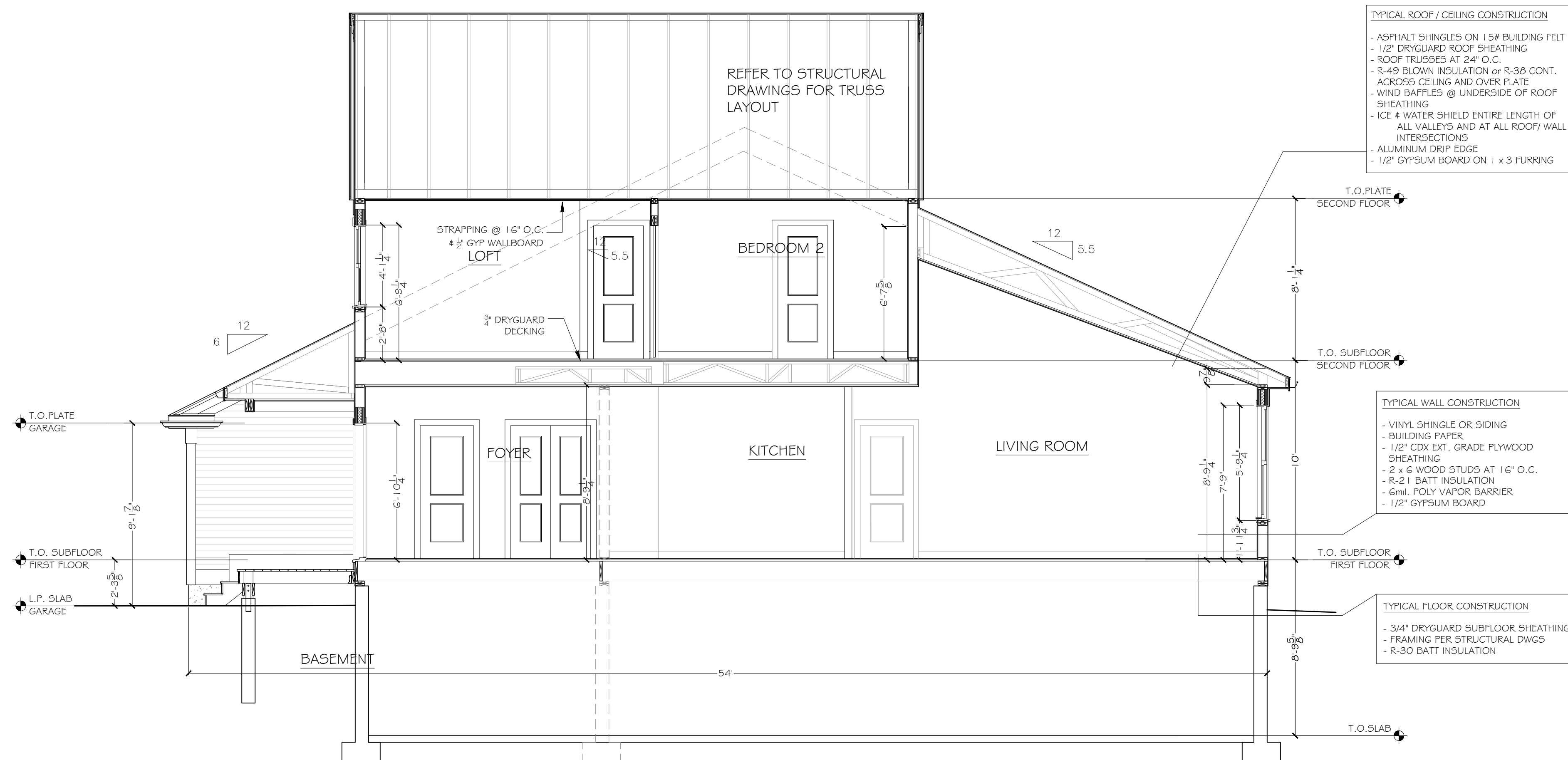
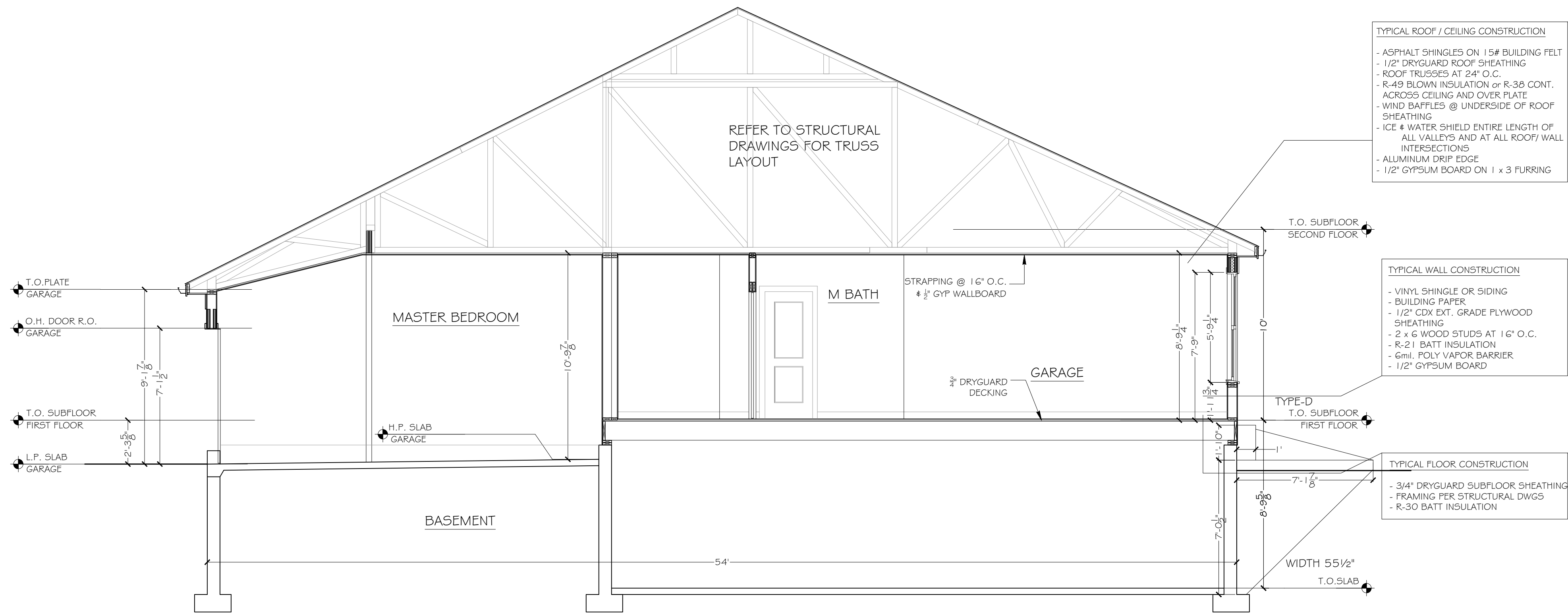


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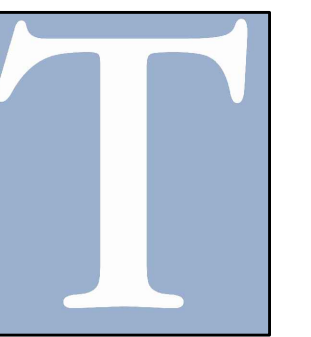
SECTIONS
 C & D

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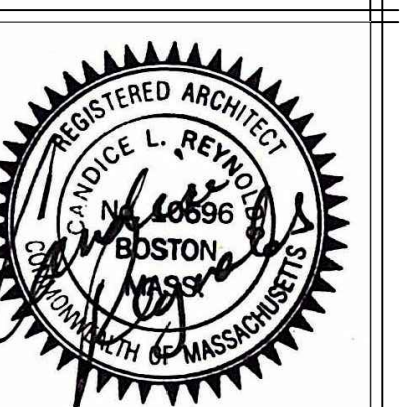


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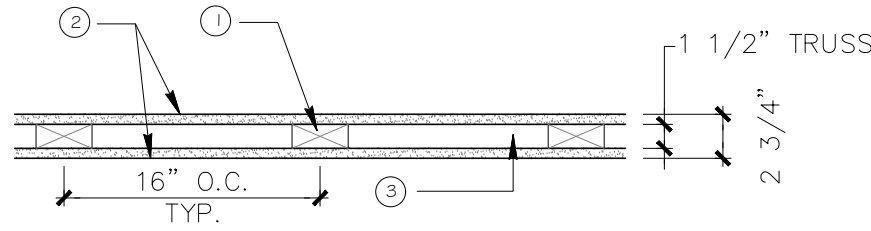
SECTIONS
 E, F & G

DATE: 1.9.19
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A3.2

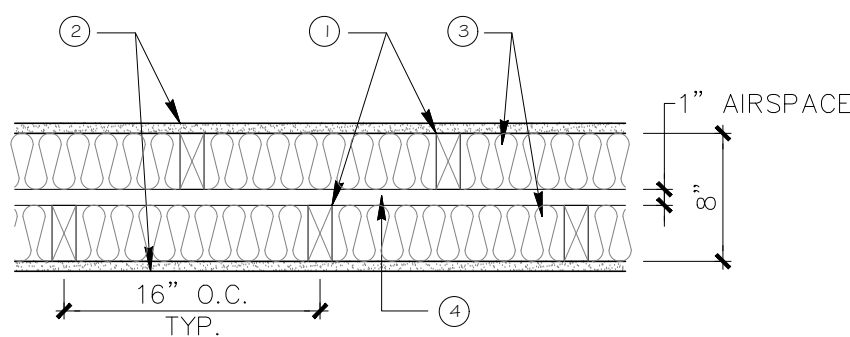
WALL ASSEMBLY GENERAL NOTES

- (1) LAYERS OF 5/8" TYPE X GYPSUM BOARD EACH SIDE @ ALL UNIT-FIRE SEPARATION WALLS (WALL TYPE #A) SHALL BE CONTINUOUS FROM CONCRETE FOUNDATION WALL TO UNDERSIDE OF FLYWOOD ROOF SHEATHING, UNLESS OTHERWISE NOTED ON WALL SECTION SHEETS.
- WHERE INTERIOR WALLS PERPENDICULAR TO UNIT-FIRE SEPARATION WALLS OCCUR, (1) LAYER 5/8" FIRE RATED GYPSUM BOARD SHALL REMAIN CONTINUOUS @ INTERSECTION (WALL A CONDITION A.1).
- WHERE BATHTUBS AND BATHTUBSHOWER ENCLOSURES OCCUR ADJACENT TO UNIT-FIRE SEPARATION WALLS, (1) LAYER 5/8" FIRE RATED GYPSUM BOARD SHALL REMAIN CONTINUOUS BEHIND BATHTUBS AND BATHTUBSHOWER ENCLOSURES (WALL A CONDITION A.2). GYPSUM BOARD ADJACENT TO BATHTUBS AND SHOWERS TO BE NON-PAPER FACED GYPSUM BOARD SUCH AS DUROCK OR EQUAL.
- ALL PENETRATIONS THROUGH FIRE RATED UNIT-SEPARATION WALL/FLOOR/CEILING ASSEMBLIES INCLUDING ALL STRUCTURAL & ELECTRICAL PENETRATIONS SHALL HAVE APPROVED FIRE STOPPING INSTALLED AROUND THE PENETRATING MEMBER. ALL FIRE STOPPING SHALL BE CAPABLE OF MAINTAINING THE INTEGRITY OF THE FIRE RATING OF THE WALL/FLOOR/CEILING ASSEMBLY IN WHICH IT IS INSTALLED. ALL PENETRATIONS SHALL CONFORM TO THE REQUIREMENTS OF ASTM E 119 OR SHALL BE PROTECTED BY AN APPROVED THROUGH PENETRATION SYSTEM IN ACCORDANCE WITH ASTM E814 AS LISTED IN CHAPTER 4.4 OF THE INTERNATIONAL RESIDENTIAL CODE. ALL FIRE STOPPING & PENETRATING MEMBERS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE STANDARDS OF THE IRC AND MASSACHUSETTS STATE AMENDMENTS.
- G.C. SHALL BE RESPONSIBLE FOR PROVIDING ALL FIRE STOPPING, DRAFT STOPPING AND SMOKE STOPPING AS REQUIRED BY THE IRC AND MASSACHUSETTS STATE AMENDMENTS.
- G.C. SHALL BE RESPONSIBLE FOR INSTALLING FIRE DAMPERS AT ALL FLEU PENETRATIONS THROUGH FIRE RATED ASSEMBLIES, AS REQUIRED BY THE IRC AND MASSACHUSETTS STATE AMENDMENTS. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL FIRE DAMPER REQUIREMENTS.



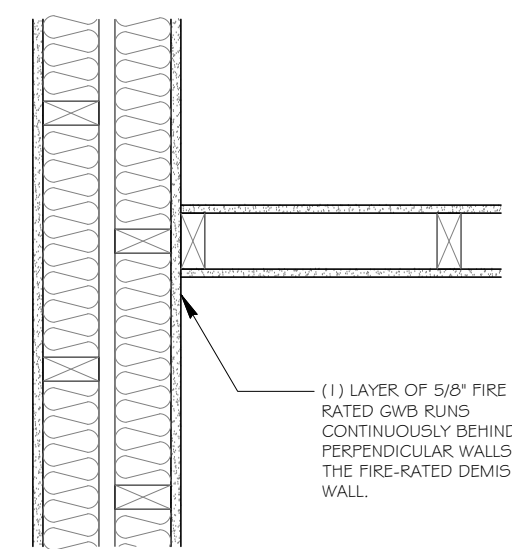
- 1 WOOD STUDS: NOMINAL 2x3 or 2x4 WOOD STUDS, TURNED FLATWISE, 24" O.C.
- 2 GYPSUM WALLBOARD: 1 LAYER 5/8" THICK, 4' WIDE, FIRE RATED GYPSUM BOARD OR TYPE X RATED SHEATHING (BEARING U.L. LABEL ATTACHED WITH 1-7/8" LONG BUGLE HEAD DRYWALL SCREWS SPACED 7" O.C.)
- 3 NOTE: PROVIDE (2) LAYERS (CONTINUOUS) 1/2" PLYWOOD FIRESTOPPING (STAGGER JOINTS) WITHIN 1" AIR SPACE @ TOP PLATES @ EACH LEVEL. REFER TO WALL SECTIONS - FASTENING SIMILAR TO ITEM #2 ABOVE

7 WALL TYPE A1 1 HOUR FIRE-RATED WALL ASSEMBLY SCALE: 1" = 1'-0" U.L. CLASSIFICATION EXUV.U341 - ANSI / UL 338

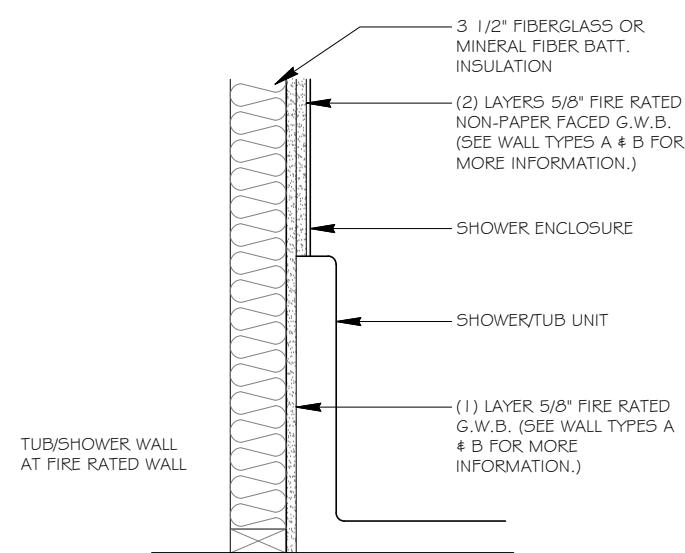


- 1 WOOD STUDS: NOMINAL 2x4 WOOD STUDS SPACED 16" O.C. (MAX SPACING 24" O.C.) CROSS-BRACED AT MID-HEIGHT & EFFECTIVELY FIRE STOPPED AT TOP AND BOTTOM OF WALL
- 2 GYPSUM WALLBOARD: 1 LAYER 5/8" THICK, 4' WIDE, FIRE RATED GYPSUM BOARD OR TYPE X RATED SHEATHING (BEARING U.L. LABEL ATTACHED WITH 1-7/8" LONG BUGLE HEAD DRYWALL SCREWS SPACED 7" O.C.)
- 3 INSULATION: 3" FIBERGLASS BATT INSULATION OR EQUAL
- 4 NOTE: PROVIDE (2) LAYERS (CONTINUOUS) 1/2" PLYWOOD FIRESTOPPING (STAGGER JOINTS) WITHIN 1" AIR SPACE @ TOP PLATES @ EACH LEVEL. REFER TO WALL SECTIONS - FASTENING SIMILAR TO ITEM #2 ABOVE

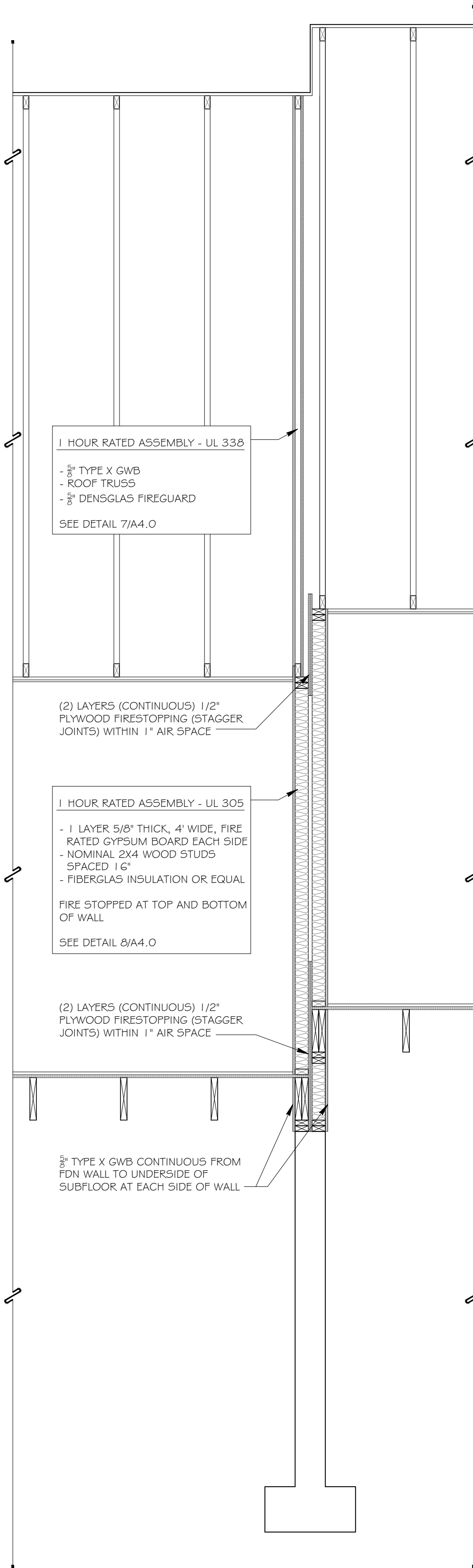
8 WALL TYPE A 1 HOUR FIRE-RATED WALL ASSEMBLY SCALE: 1" = 1'-0" U.L. CLASSIFICATION EXUV.U341 - ANSI / UL 305



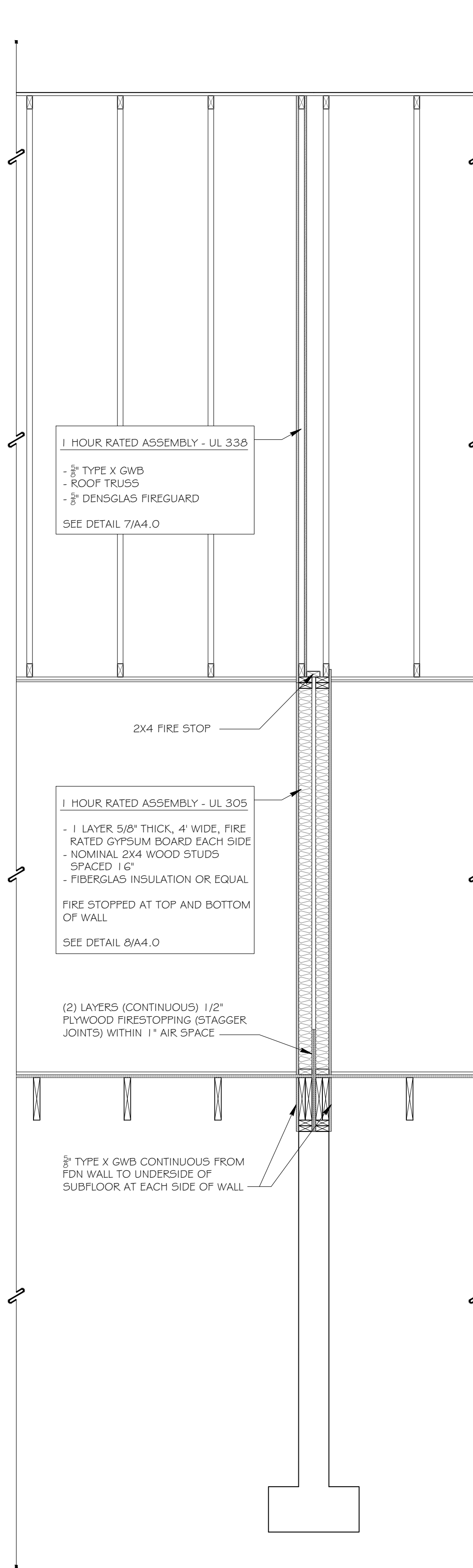
9 WALL TYPE A - CONDITION 1 SCALE: 1" = 1'-0"



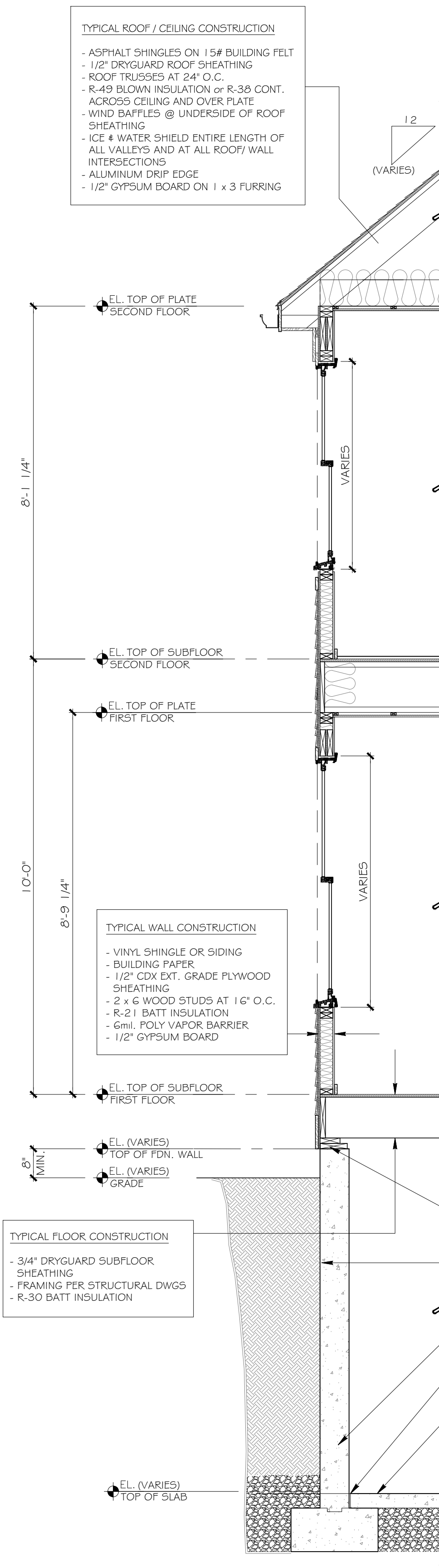
10 WALL TYPE A - CONDITION 2 SCALE: 1" = 1'-0"



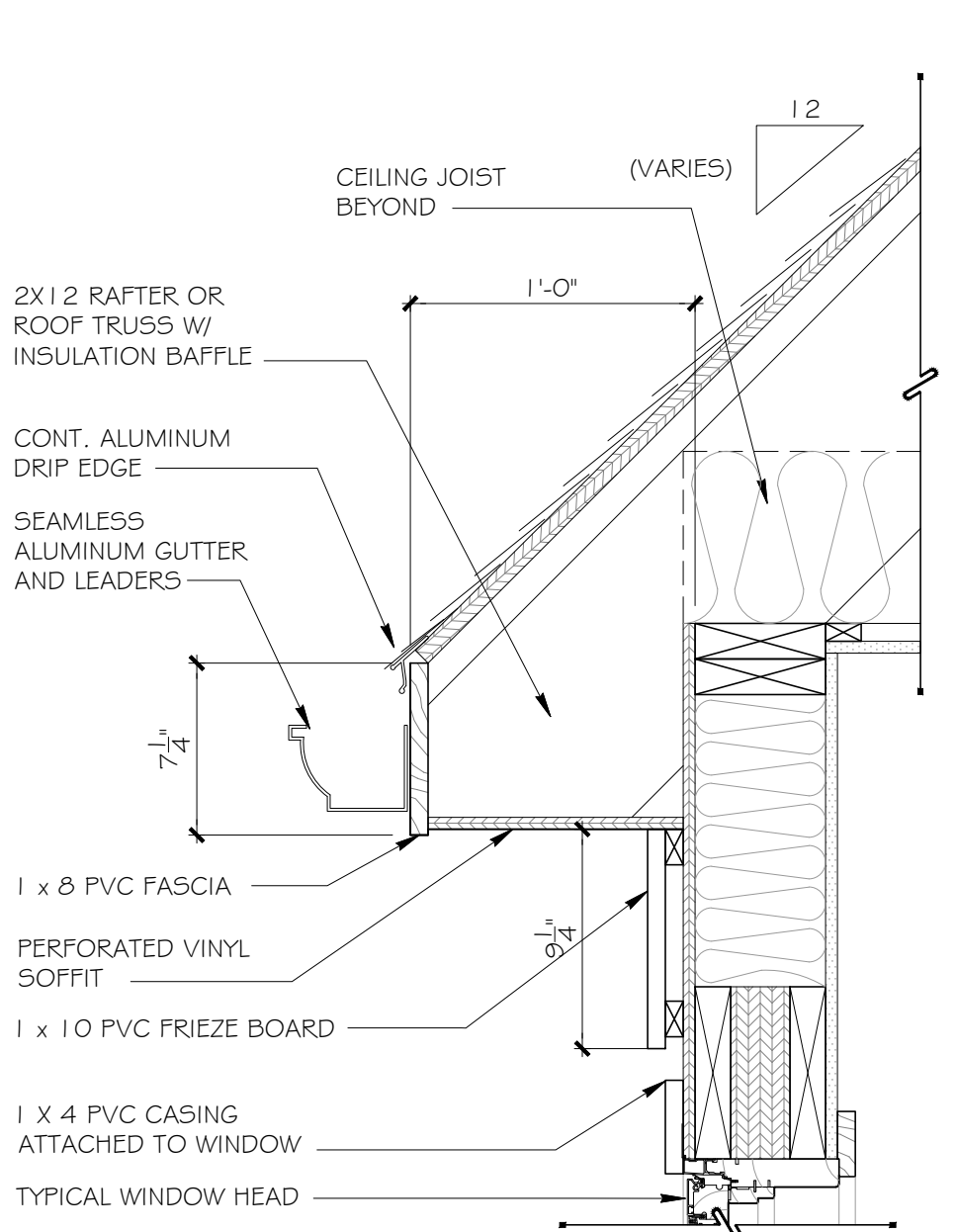
6 OFFSET SEPARATION WALL SECTION SCALE: 1/2" = 1'-0"



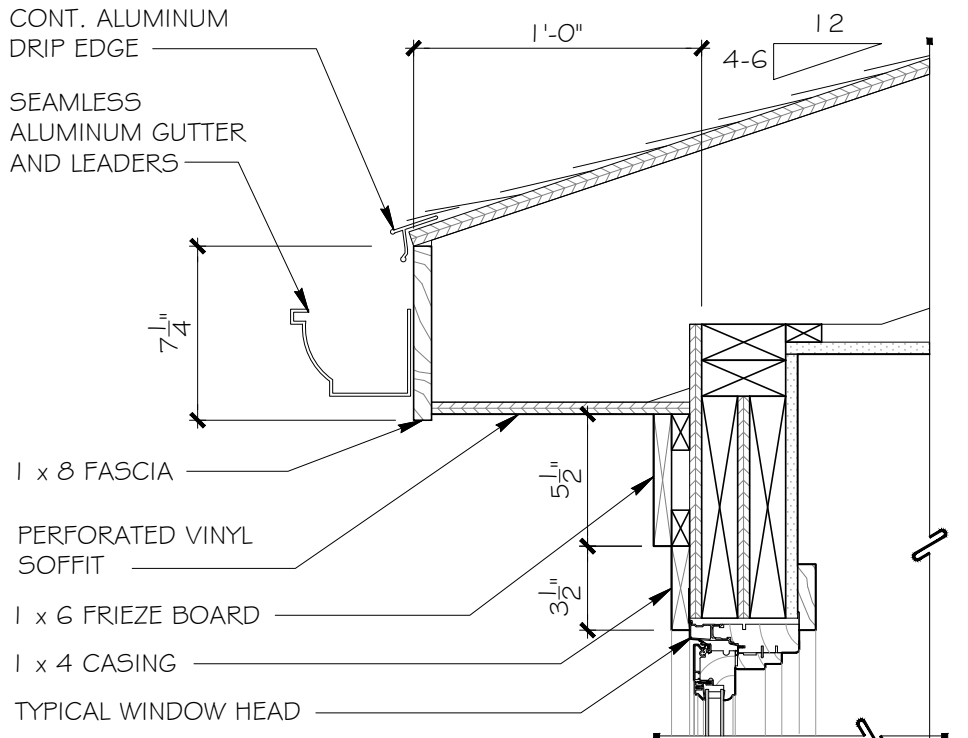
5 SEPARATION WALL SECTION SCALE: 1/2" = 1'-0"



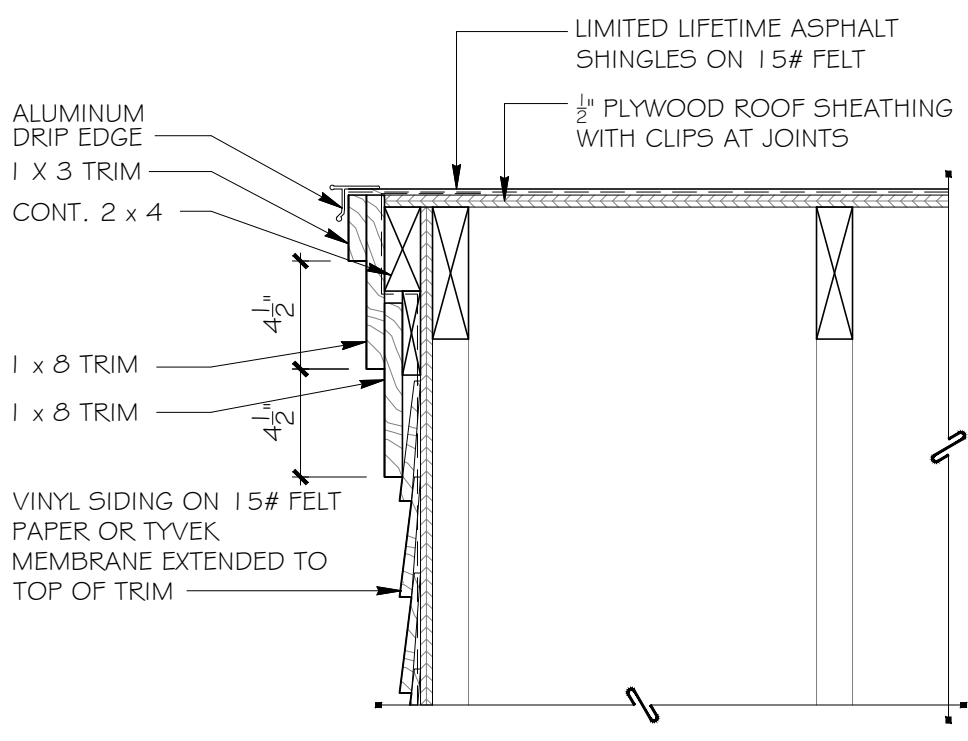
4 TYPICAL WALL SECTION SCALE: 1/2" = 1'-0"



3 TYPICAL EAVE DETAIL SCALE: 1 1/2" = 1'-0"

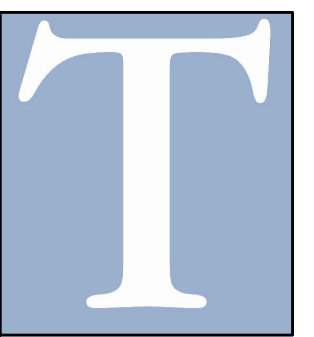


2 TYPICAL EAVE DETAIL AT DORMERS SCALE: 1 1/2" = 1'-0"



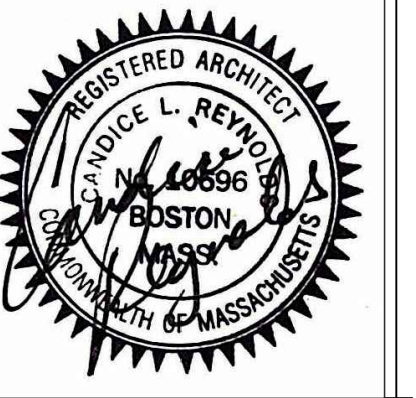
1 TYPICAL RAKE DETAIL SCALE: 1 1/2" = 1'-0"

PROPOSED NEW CONSTRUCTION:
SUMMER REACH - Bldg #61
4 #6 ARDMORE LANE
PLYMOUTH, MASSACHUSETTS



**Thorndike
Construction
Corp.**

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



REVISIONS:
1.22.19

SCHEDULES &
DETAILS

DATE: 1.9.19
SCALE: 1/4" = 1'-0"
FILE:

A4.0