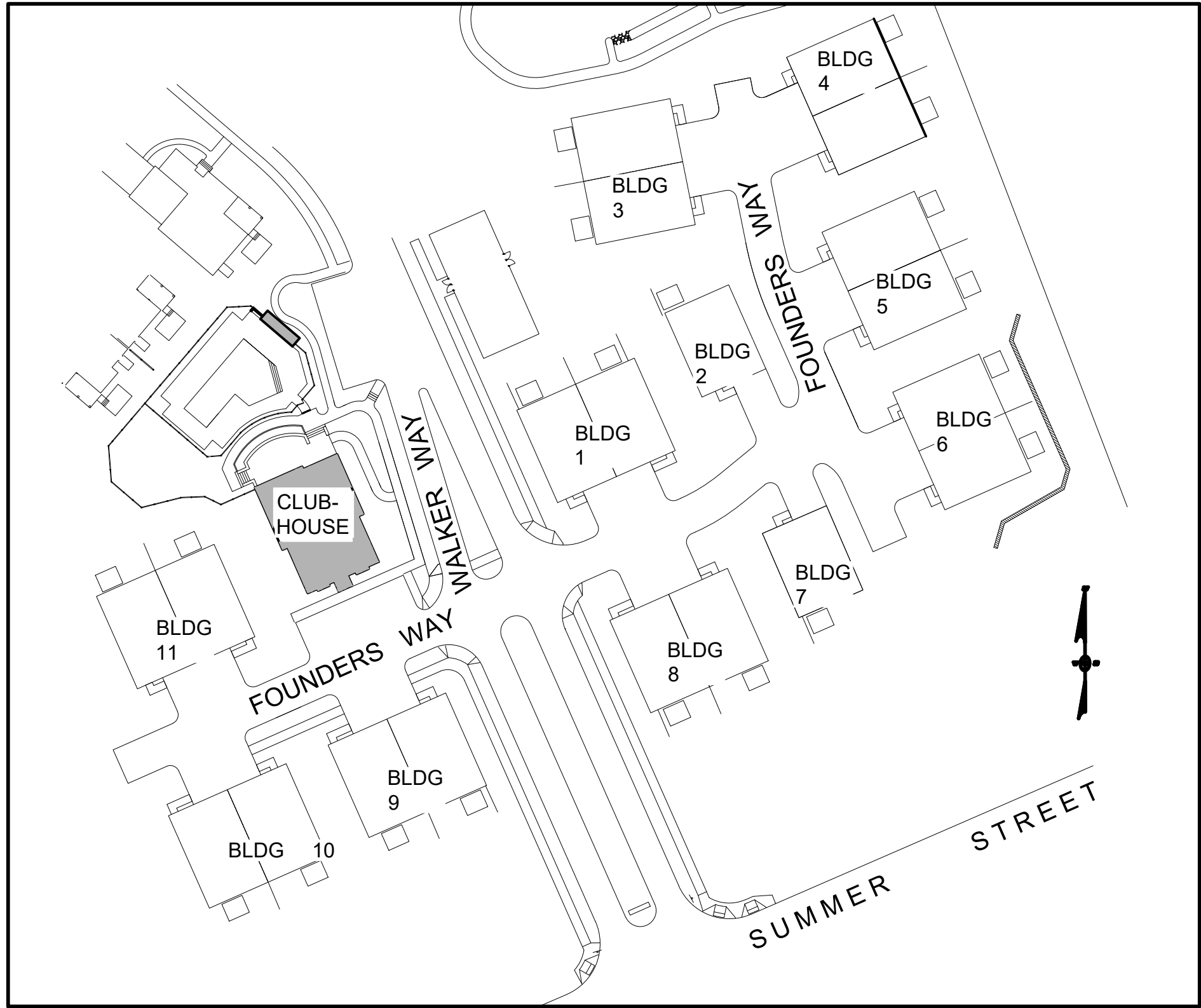


SUMMER REACH

249 SUMMER STREET
PLYMOUTH, MA



CLUBHOUSE 10 FOUNDERS WAY

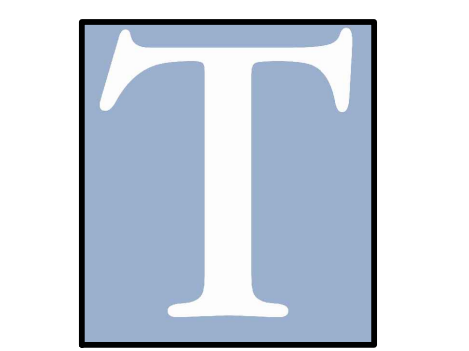
PERMIT SET : NOVEMBER 17, 2017

NOTE: 12 X 18 SETS SCALE TO 1/2 OF SCALES
INDICATED ON DRAWINGS AND DETAILS

DRAWING LIST

T1.0	COVER
T1.1	LEGEND, NOTES & SCHEDULES
ARCHITECTURAL:	
A1.0	FOUNDATION PLAN
A1.1	FIRST FLOOR PLAN
A1.2	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
A4.0	TYPICAL DETAILS, WALL SECTION & WALL TYPES
A5.0	REFLECTED CEILING PLAN
STRUCTURAL:	
S1.1	GENERAL NOTES
S2.1	FOUNDATION/ FIRST FLOOR PLAN
S2.2	CONCRETE SECTIONS AND DETAILS
S3.1	ROOF FRAMING PLAN
S4.1	FIRST FLOOR WALL BRACING PLAN
S5.1	WALL BRACING SECTIONS AND DETAILS
MECHANICAL:	
M1.0	MECH LEGEND, NOTES AND SCHEDULES
M2.0	MECHANICAL FLOOR PLAN
M3.0	MECHANICAL DETAILS
M3.1	MECHANICAL SPECIFICATIONS
PLUMBING:	
P1.0	PLUMBING LEGEND, DETAILS AND SCHEDULES
P2.0	PLUMBING FLOOR PLAN
P3.0	PLUMBING SPECIFICATIONS
ELECTRICAL:	
E1.0	ELECTRICAL LEGEND, NOTES, RISER DIAGRAMS AND SCHEDULES
E2.0	ELECTRICAL SITE PLAN
E3.0	ELECTRICAL LIGHTING PLAN
E3.1	ELECTRICAL POWER PLAN
E4.0	LIGHTING CONTROL STANDARD DETAILS
E4.1	ELECTRICAL SPECIFICATIONS
FIRE ALARM:	
FA1.0	FIRE ALARM PLAN
FA2.0	FIRE ALARM SPECIFICATIONS

PROPOSED NEW CONSTRUCTION:
SUMMER REACH - Clubhouse
10 FOUNDERS WAY
PLYMOUTH, MASSACHUSETTS



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REVISIONS:
4.13.18
5.2.18

COVER PAGE

DATE: 11.17.17
DATE: SCALE: N/A

T1.0

CODE ANALYSIS	
BUILDING	SUMMER REACH CLUBHOUSE 10 FOUNDERS WAY, PLYMOUTH, MA
APPLICABLE BUILDING CODES	2009 INTERNATIONAL BUILDING CODE 780 CMR MA AMENDMENTS TO THE IBC - 8TH ED. 2015 INTERNATIONAL ENERGY CONSERVATION CODE 2009 INTERNATIONAL MECHANICAL CODE 2009 INTERNATIONAL FIRE CODE 527 CMR - MA FIRE PREVENTION AND ELECTRICAL REGULATIONS 521 CMR - MA ACCESSIBILITY REGULATIONS 248 CMR - MA FUEL GAS AND PLUMBING REGULATIONS
USE AND OCCUPANCY CLASSIFICATION (CHAPTER 3)	
GROUP A-3 ASSEMBLY	
GENERAL BUILDING HEIGHT AND AREAS (PER TABLE 503)	
ALLOWABLE BUILDING HEIGHT	1 STORY / 40'
PROPOSED BUILDING HEIGHT	1 STORY / 35'
ALLOWABLE BUILDING AREA	6,000 SF
PROPOSED BUILDING AREA	2,915 SF
TYPE OF CONSTRUCTION (CHAPTER 6)	
TYPE 5B - COMBUSTIBLE, UNPROTECTED	
FIRE-RESISTANCE REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 601):	
PRIMARY STRUCTURAL FRAME	0 HOURS
BEARING WALLS (INTERIOR, EXTERIOR)	0 HOURS
NONBEARING WALLS (INTERIOR, EXTERIOR)	0 HOURS
FLOOR CONSTRUCTION	0 HOURS
ROOF CONSTRUCTION	0 HOURS
FIRE RESISTANCE RATING FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (TABLE 602): BLDG IS MORE THAN 10' AND LESS THAN 30' FROM CLOSEST STRUCTURE = 0 HOURS	
FIRE PROTECTION SYSTEMS (CHAPTER 9)	
OCCUPANCY AUTOMATIC SPRINKLER REQUIREMENTS (TABLE 903.2 IN MA AMEND 8TH ED.)	
OCCUPANCY A-3 / BUILDING AREA LESS THAN 5,000 SF / OCCUPANT LOAD LESS THAN 300 / SINGLE STORY BUILDING	
ALL CONDITIONS MEET EXEMPTION FROM AUTOMATIC SPRINKLER SYSTEM REQUIREMENTS	
MEANS OF EGRESS (CHAPTER 10)	
OCCUPANCY LOADS (TABLE 1004.1.1)	
GREAT ROOM (ASSEMBLY 15 SF PP)	- 974 SF / 15 = 65 OCCUPANTS
LIBRARY (READING 50 SF PP)	- 461 SF / 50 = 9 OCCUPANTS
TRUSTEES RM (ASSEMBLY 15 SF PP)	- 189 SF / 15 = 13 OCCUPANTS
TOTAL OCCUPANTS : 87	
A MINIMUM OF 2 EGRESS EXITS ARE PROVIDED.	

GENERAL CONSTRUCTION NOTES	
1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING THAT THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL AFFLICABLE STANDARDS OF THE COMMONWEALTH OF MASSACHUSETTS STATE BUILDING CODE.	
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, SEWER(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 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. NO EXCEPTIONS! 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 REQD	REMARKS
19	PICTURE WINDOW	3'-0 1/2" X 3'-0 1/2"	HARVEY	33 FW	9.25	.26	DP30	COLONIAL GRILL PATTERN - INTEGRAL J CHANNEL
20	AWNING	3'-0 1/2" X 2'-0 1/2"		AWN 31	6.21	.3	DP30	COLONIAL GRILL PATTERN - INTEGRAL J CHANNEL
21	ROLLING WINDOW	4'-0" X 3'-6"		RW 403G	14	.3	DP30	COLONIAL GRILL PATTERN - INTEGRAL J CHANNEL
22	PICTURE WINDOW	5'-8 1/2" X 4'-1 1/2"		-	19.67	.26	DP30	COLONIAL GRILL PATTERN - INTEGRAL J CHANNEL
23	SINGLE HUNG - MULLED	4'-2 1/4" X 4'-1 1/2"		20310-2	17.01	.3	DP30	COLONIAL GRILL PATTERN - INTEGRAL J CHANNEL
24	SINGLE HUNG	2'-6" X 5'-9 1/2"		245G	14.48	.3	DP30	COLONIAL GRILL PATTERN - FIELD TRIMMED OUT
11	SINGLE HUNG	2'-10" X 5'-9 1/2"		285G	16.41	.3	DP30	COLONIAL GRILL PATTERN - INTEGRAL J CHANNEL

* TEMPER WINDOWS WITHIN 2'-0" OF DOORS. SEE MASS CODE FOR EXEMPTIONS

DOOR SCHEDULE - EXTERIOR DOORS

	DESCRIPTION	UNIT SIZE	ROUGH OPENING	MFR.	MODEL	U-VALUE	HARDWARE	NOTES
F	SGL FRENCH W/ SIDELIGHT	52.625' X 82"	53.375' X 82.5"	THERMA-TRU	S STAR S108+S308	.36 / 21	LOCK SET	H/L OUTSWING +ADA THRESHOLD + INTEGRAL J
E	SGL FRENCH	37.625' X 82"	38.375' X 82.5"		S STAR S108	.36	LOCK SET	H/L OUTSWING +ADA THRESHOLD + INTEGRAL J
G	DBL FRENCH W/ SIDELIGHTS	105.25' X 82"	106' X 82.5"		S STAR S108+S308	.36 / 21	LOCK SET	OX OUTSWING +ADA THRESHOLD + INTEGRAL J

DOOR SCHEDULE - INTERIOR DOORS

	DESCRIPTION	UNIT SIZE	ROUGH OPENING	MFR.	MODEL	HARDWARE	NOTES
H	INTERIOR FRENCH W/ SIDE	4'-6" X 6'-8"	4'-7 1/2" X 6'-8 1/2"	HARVEY	SMOOTH CAMBRIDGE	LOCK SET	
J	INTERIOR DBL FRENCH	5'-0" X 6'-8"	5'-1 1/2" X 6'-8 1/2"				(1) PASSAGE (1) PRIVACY SET
K	INTERIOR DBL 2 PANEL	5'-0" X 6'-8"	5'-1 1/2" X 6'-8 1/2"				PASSAGE SET
L	INTERIOR 2 PANEL	3'-0" X 6'-8"	3'-1 1/2" X 6'-8 1/2"			PUSH PLATE / OPENER	KICK PLATE, PUSH HARDWARE AND CLOSER
M	INTERIOR 2 PANEL	3'-0" X 6'-8"	3'-1 1/2" X 6'-8 1/2"			LOCK SET	20 MIN FIRE-RATED

LEGEND

- Ⓢ

DOOR SYMBOL - SEE DOOR SCHEDULE A1.1
- Ⓢ

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

SMOKE DETECTOR
- Ⓢ

HEAT DETECTOR
- Ⓢ

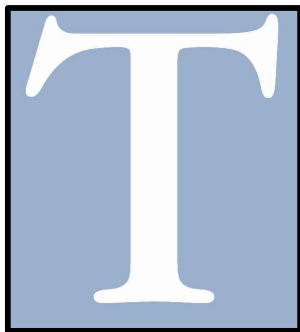
COMBO SMOKE & CO₂ DETECTOR
- Ⓢ

SECTION CUT SYMBOL
- Ⓢ

ELEVATION MARKER
- A

WALL TYPE

PROPOSED NEW CONSTRUCTION:
SUMMER REACH - Clubhouse
10 FOUNDERS WAY
PLYMOUTH, MASSACHUSETTS



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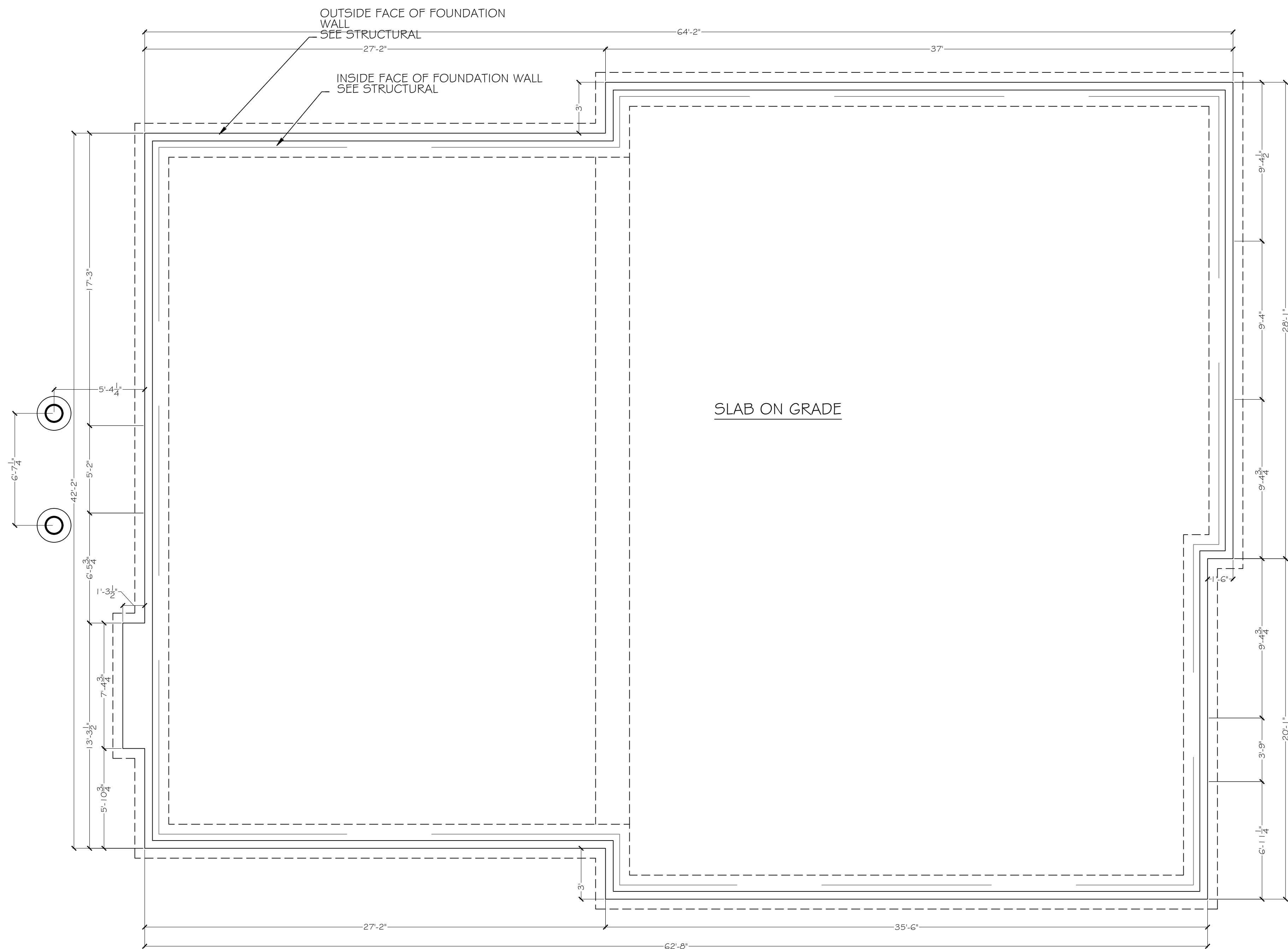
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REVISIONS:

LEGEND,
NOTES &
SCHEDULES

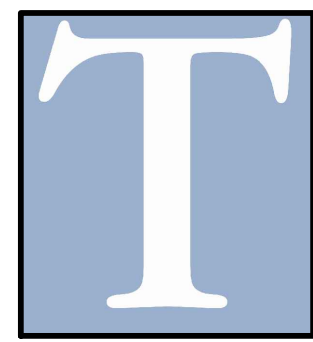
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T1.1



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

PROPOSED NEW CONSTRUCTION:
SUMMER REACH - Chapman
10 FOUNDERS WAY
PLYMOUTH, MASSACHUSETTS



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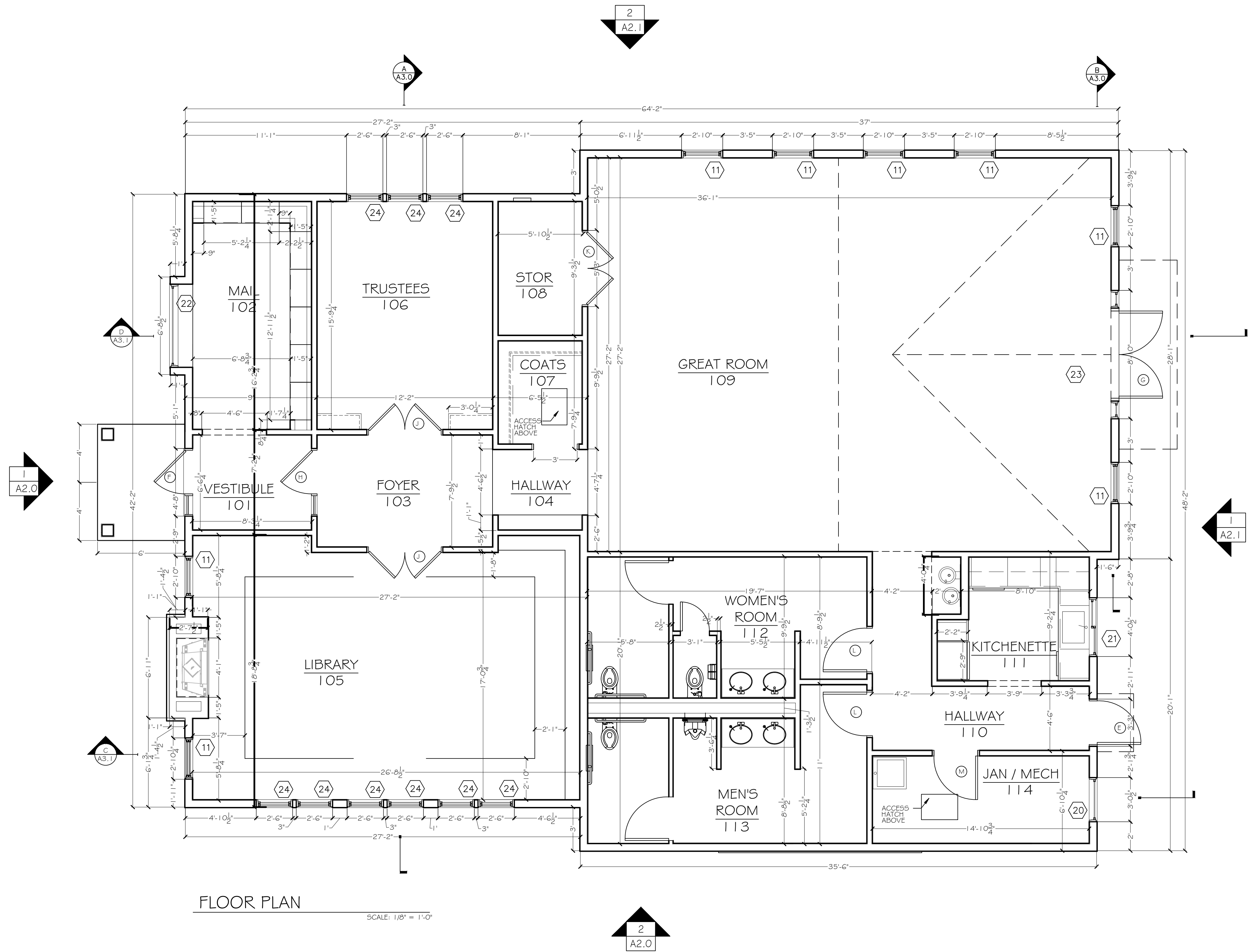
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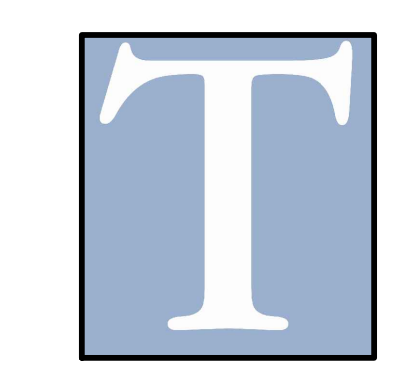
FOUNDATION
PLAN

DATE: 11.17.17
SCALE: 1/4" = 1'-0"
FILE:

A1.0



PROPOSED NEW CONSTRUCTION:
SUMMER REACH - Clubhouse
10 FOUNDERS WAY
PLYMOUTH, MASSACHUSETTS



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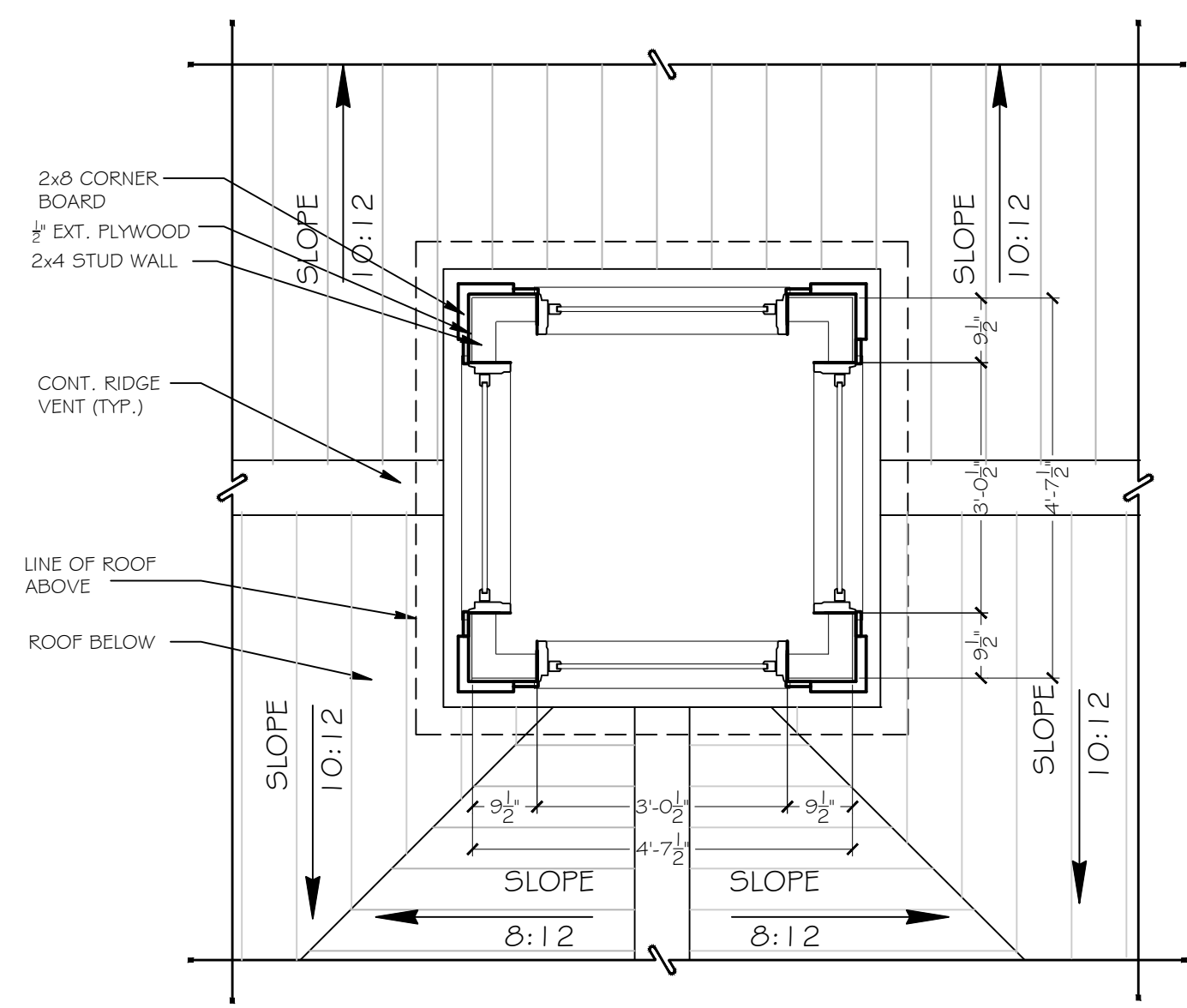
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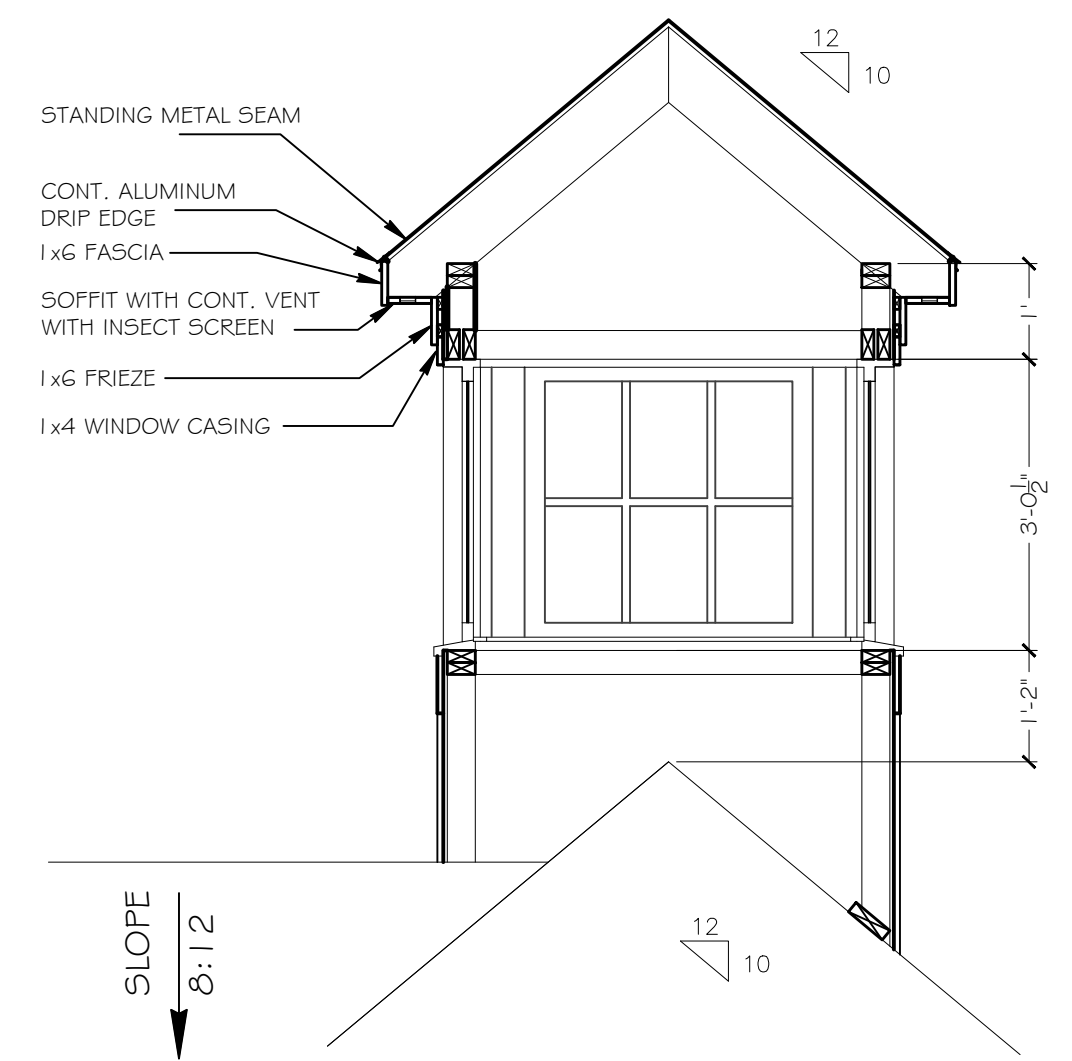
FIRST FLOOR
PLAN

DATE: 11.17.17
SCALE: 1/4" = 1'-0"
FILE:

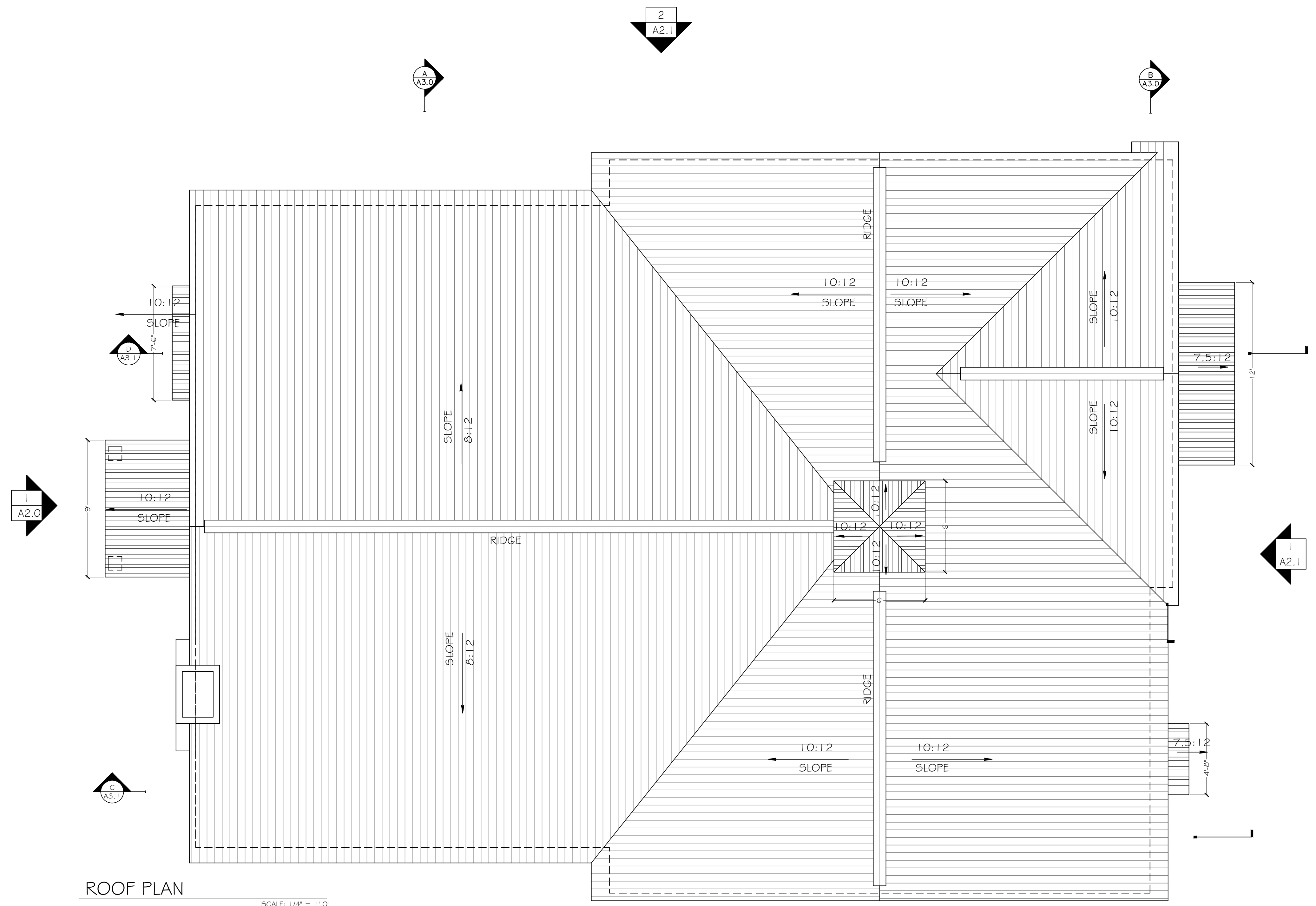
A1.1



CUPOLA PLAN
SCALE: 1/2" = 1'-0"

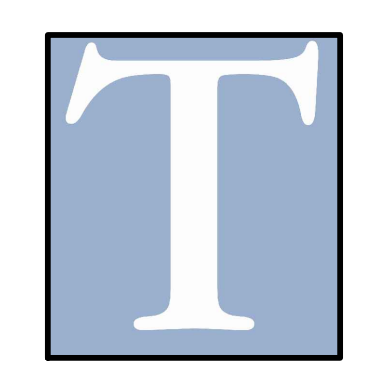


CUPOLA SECTION
SCALE: 1/2" = 1'-0"



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

PROPOSED NEW CONSTRUCTION:
SUMMER REACH - Clubhouse
10 FOUNDERS WAY
PLYMOUTH, MASSACHUSETTS



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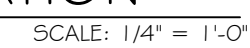
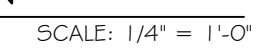
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REVISIONS:

ROOF PLAN

DATE: 11.17.17
SCALE: 1/4" = 1'-0"
FILE:

A1.2



A2.0



REAR ELEVATION

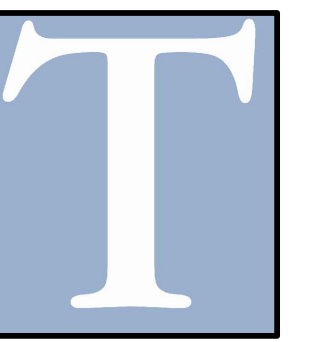
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

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

PROPOSED NEW CONSTRUCTION:
SUMMER REACH - Clubhouse
 10 FOUNDERS WAY
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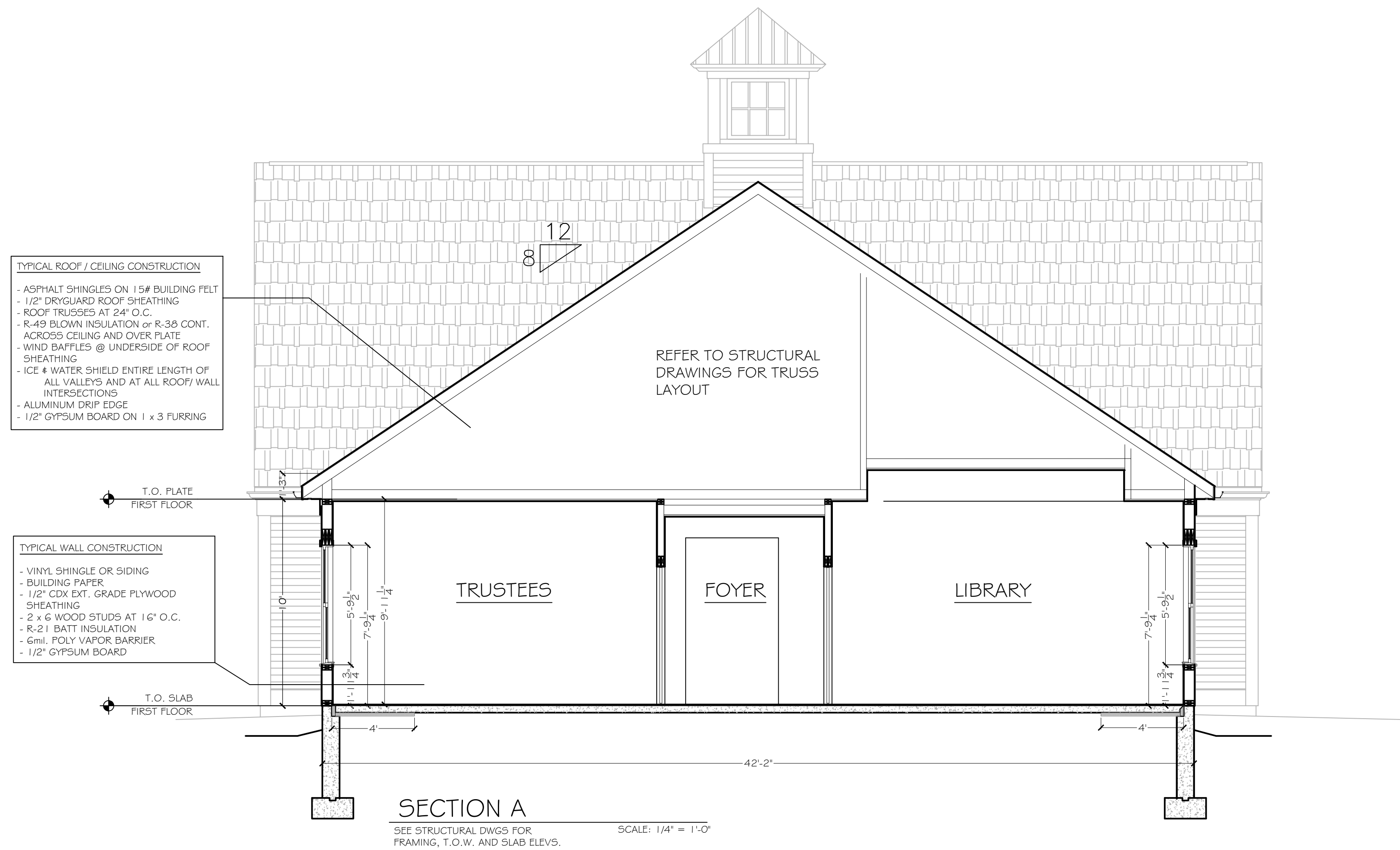
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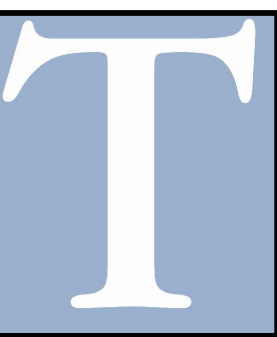
REAR AND
 LEFT
 ELEVATIONS

DATE: 11.17.17
 SCALE: 1/4" = 1'-0"
 FILE:

A2.1



PROPOSED NEW CONSTRUCTION:
SUMMER REACH - Clubhouse
10 FOUNDERS WAY
PLYMOUTH, MASSACHUSETTS



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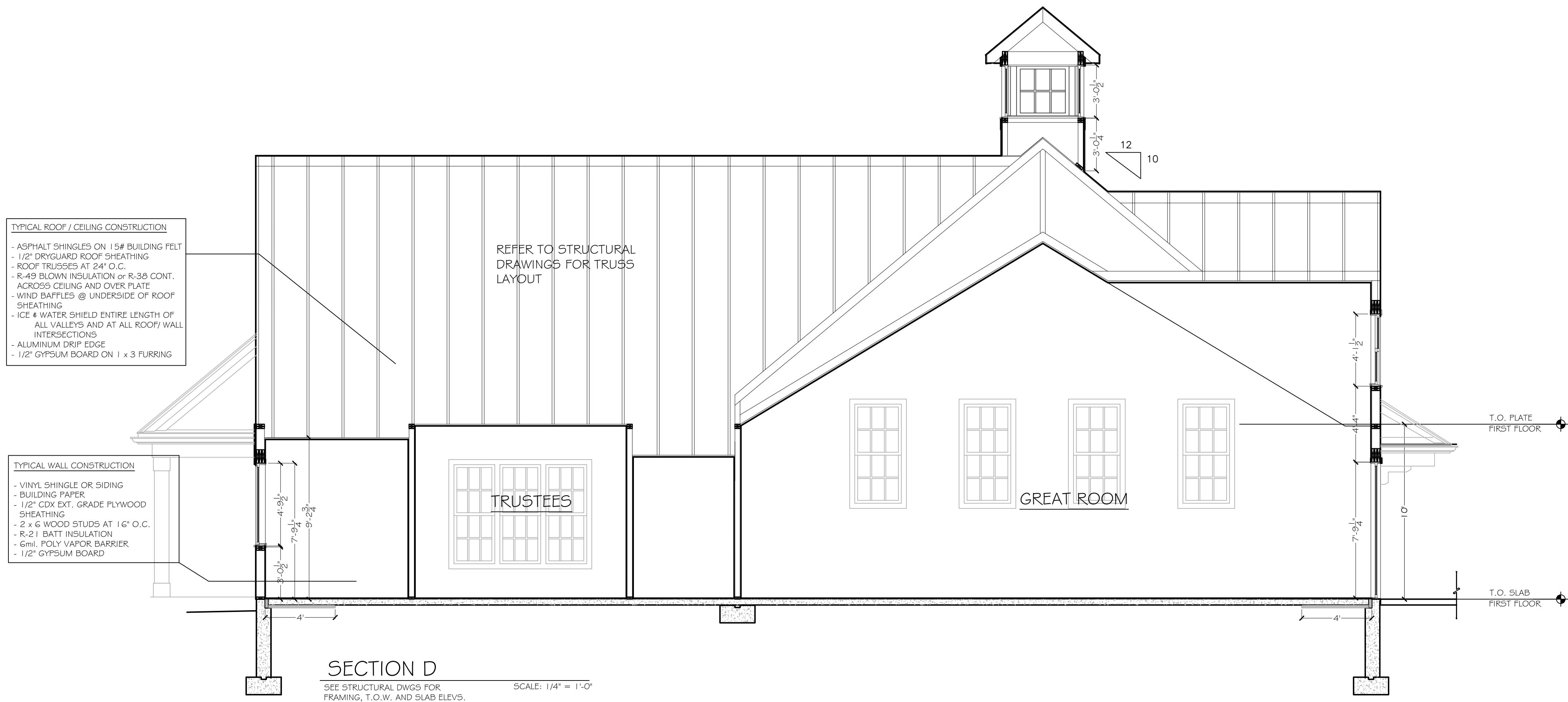
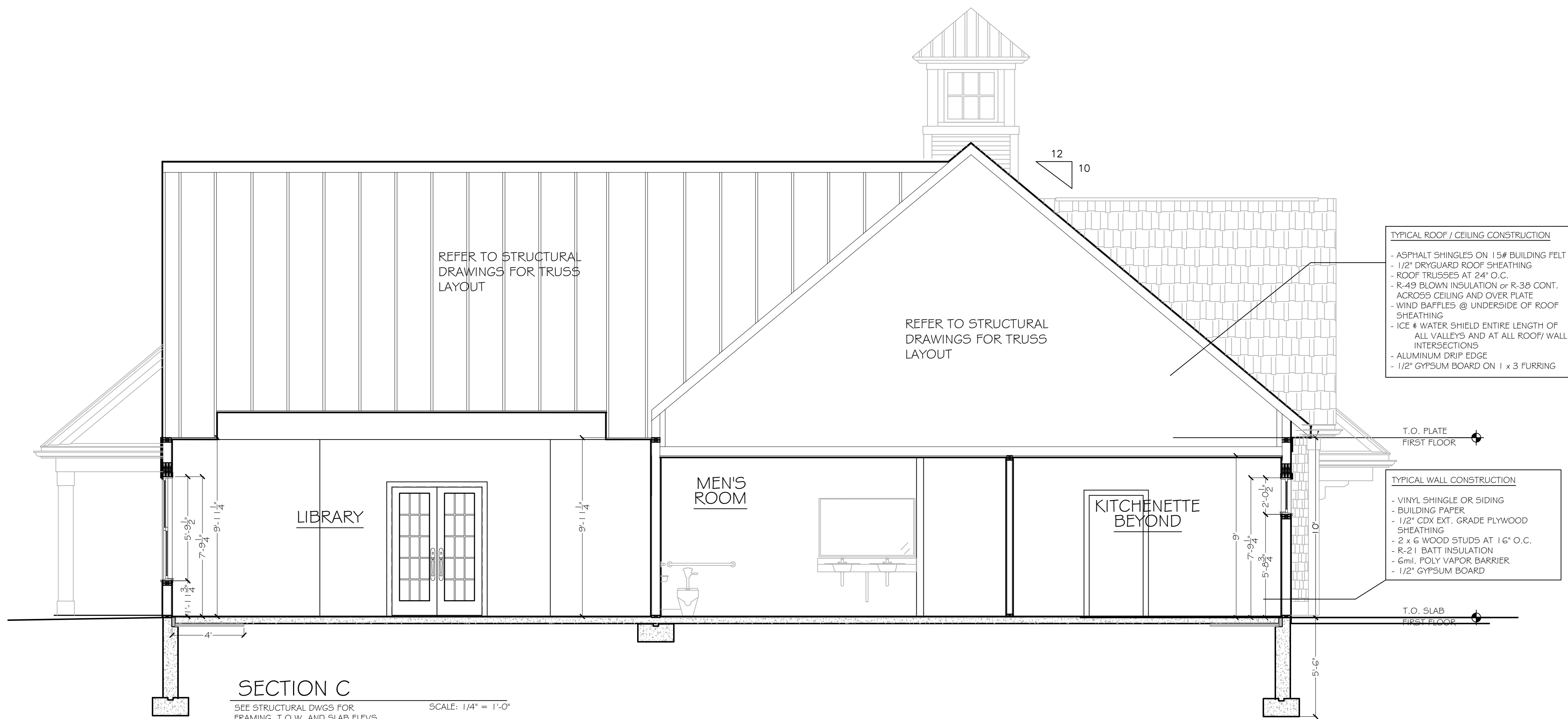
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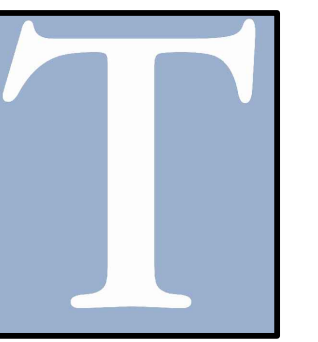
SECTIONS
A & B

DATE: 11.17.17
SCALE: 1/4" = 1'-0"
FILE:

A3.0



PROPOSED NEW CONSTRUCTION:
SUMMER REACH - Clubhouse
10 FOUNDERS WAY
PLYMOUTH, MASSACHUSETTS



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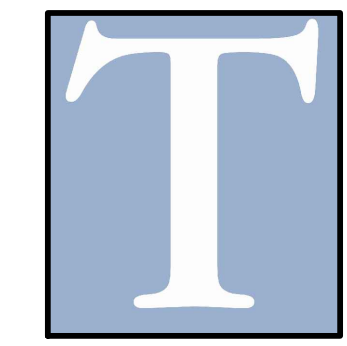
REVISIONS:

SECTIONS
C & D

DATE: 11.17.17
SCALE: 1/4" = 1'-0"
FILE:

A3.1

PROPOSED NEW CONSTRUCTION:
SUMMER REACH - Clubhouse
10 FOUNDERS WAY
PLYMOUTH, MASSACHUSETTS



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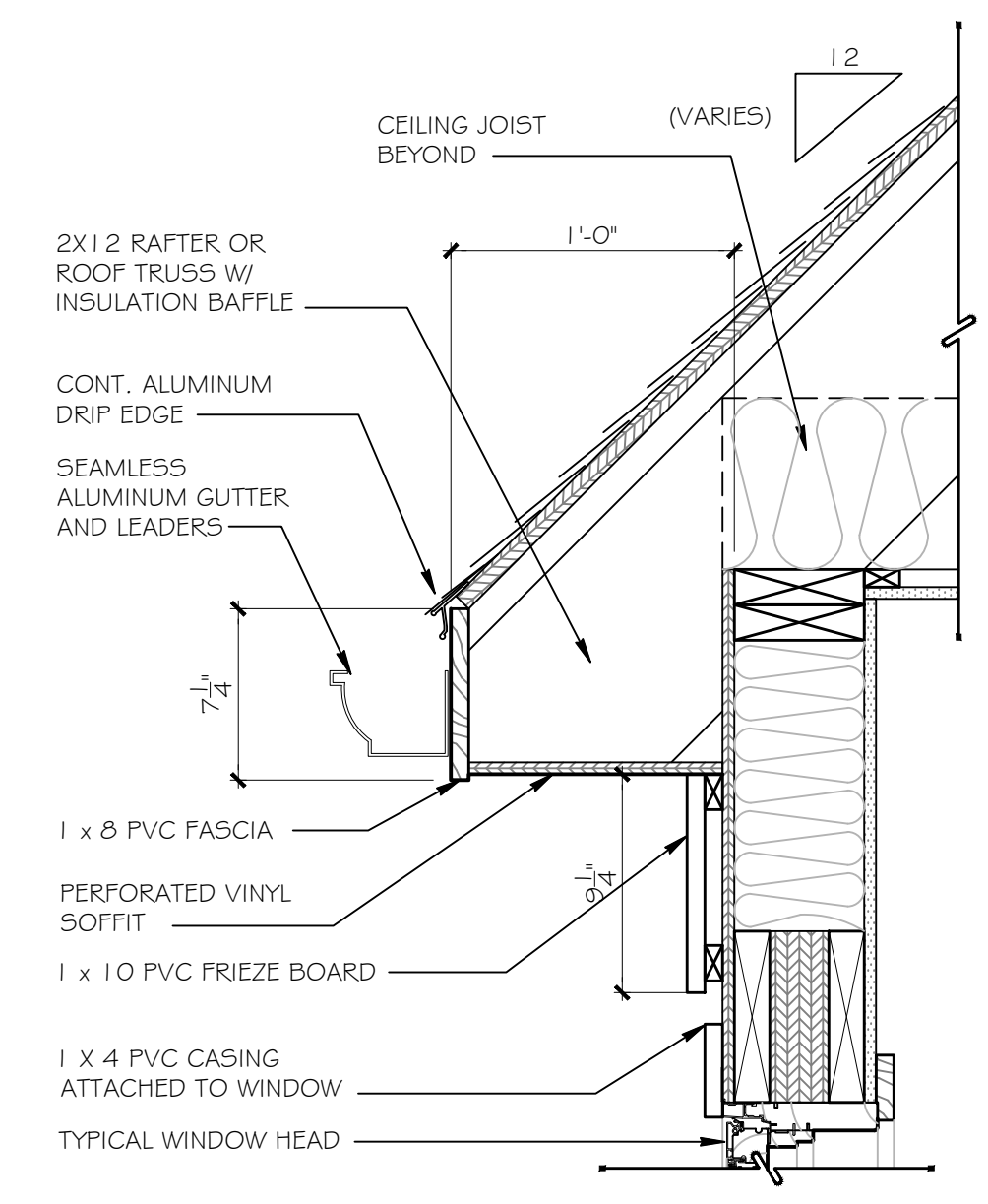
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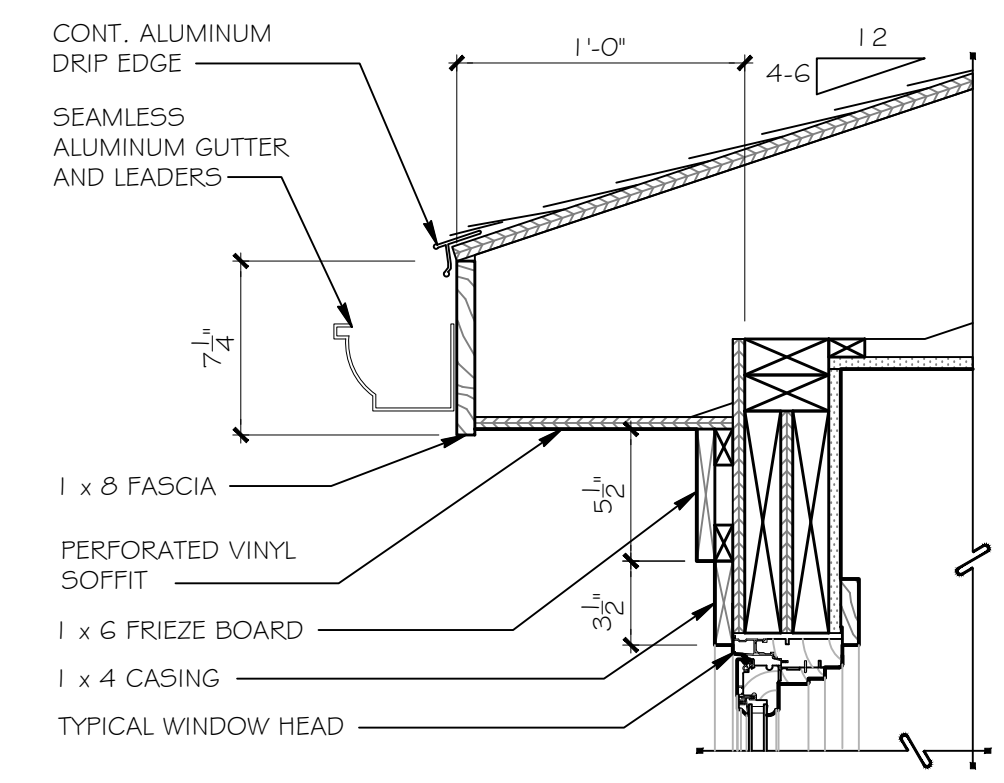
SCHEDULES &
DETAILS

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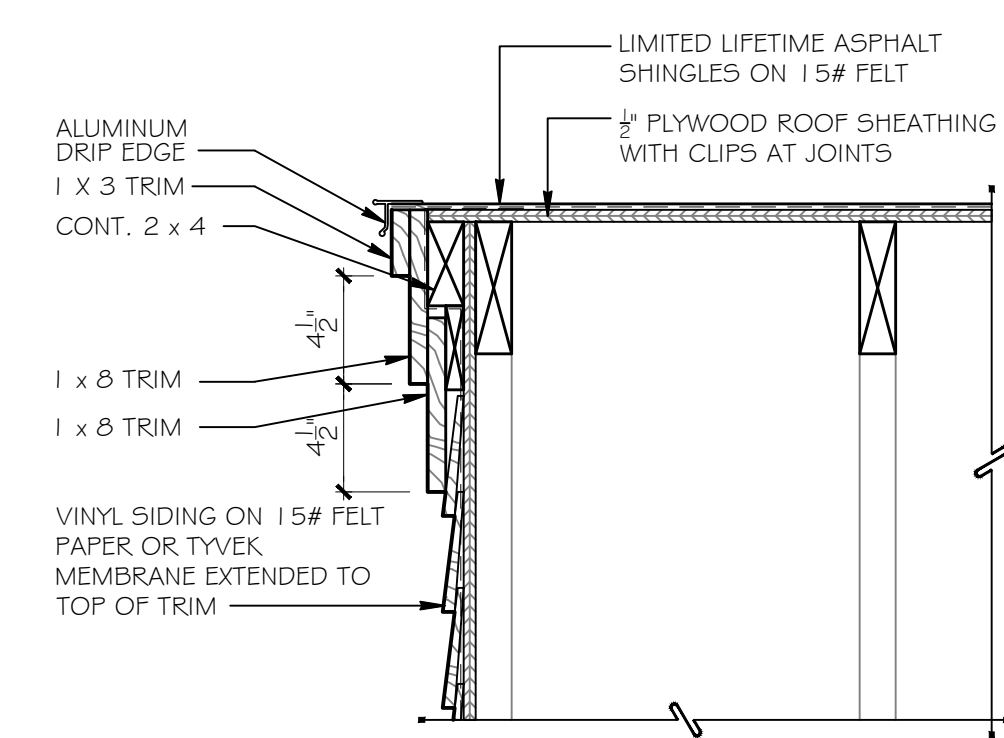
A4.0



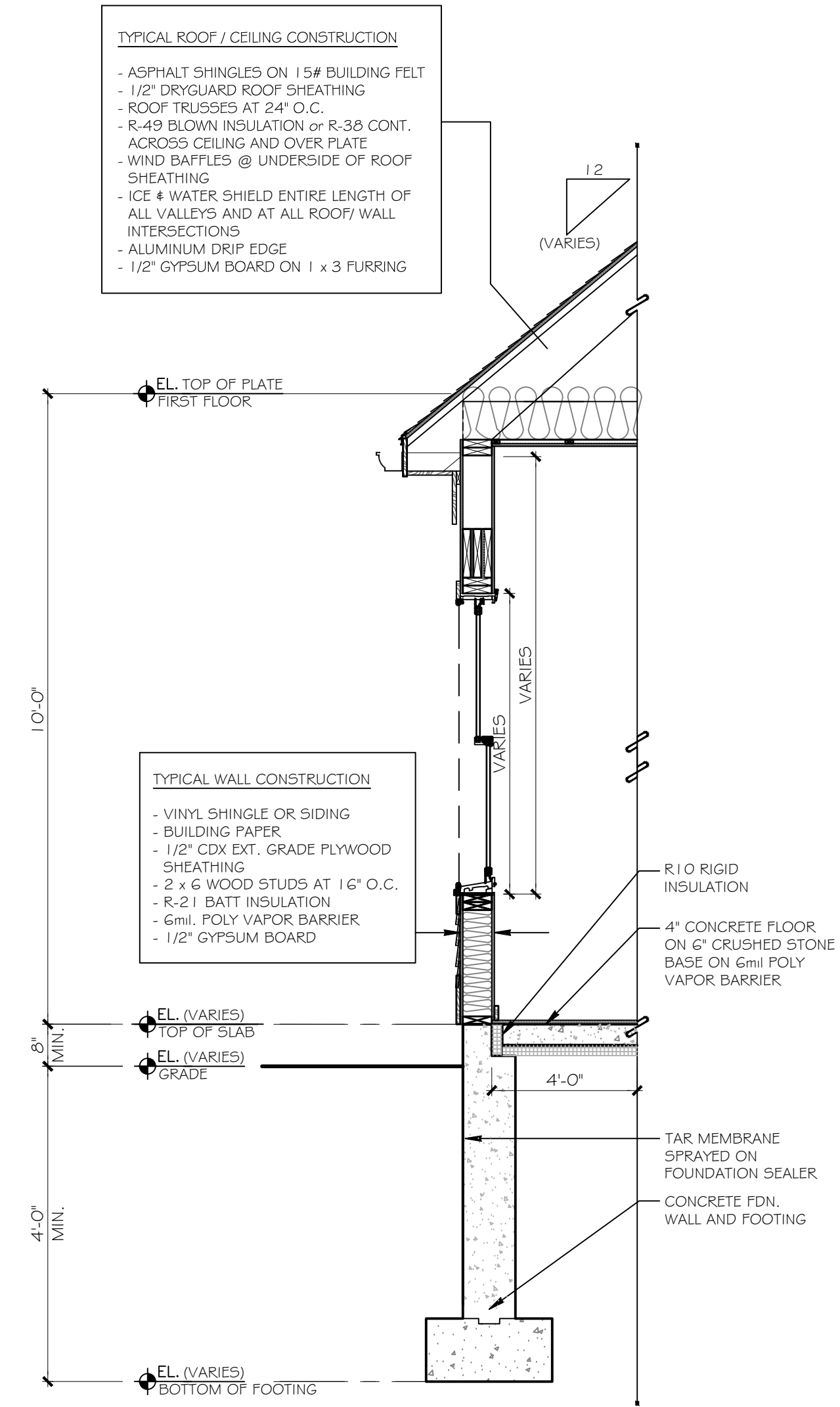
3 TYPICAL EAVE DETAIL
SCALE: 1 1/2" = 1'-0"



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



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



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

- 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