

FIRE ALARM AND FIRE PROTECTION KEY:

- ⊙ SMOKE DETECTOR
- ⊕ COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR
- ⊖ HEAT DETECTOR
- ⊗ TOILET EXHAUST FAN VENTED TO OUTSIDE W/ RIGID METAL DUCT

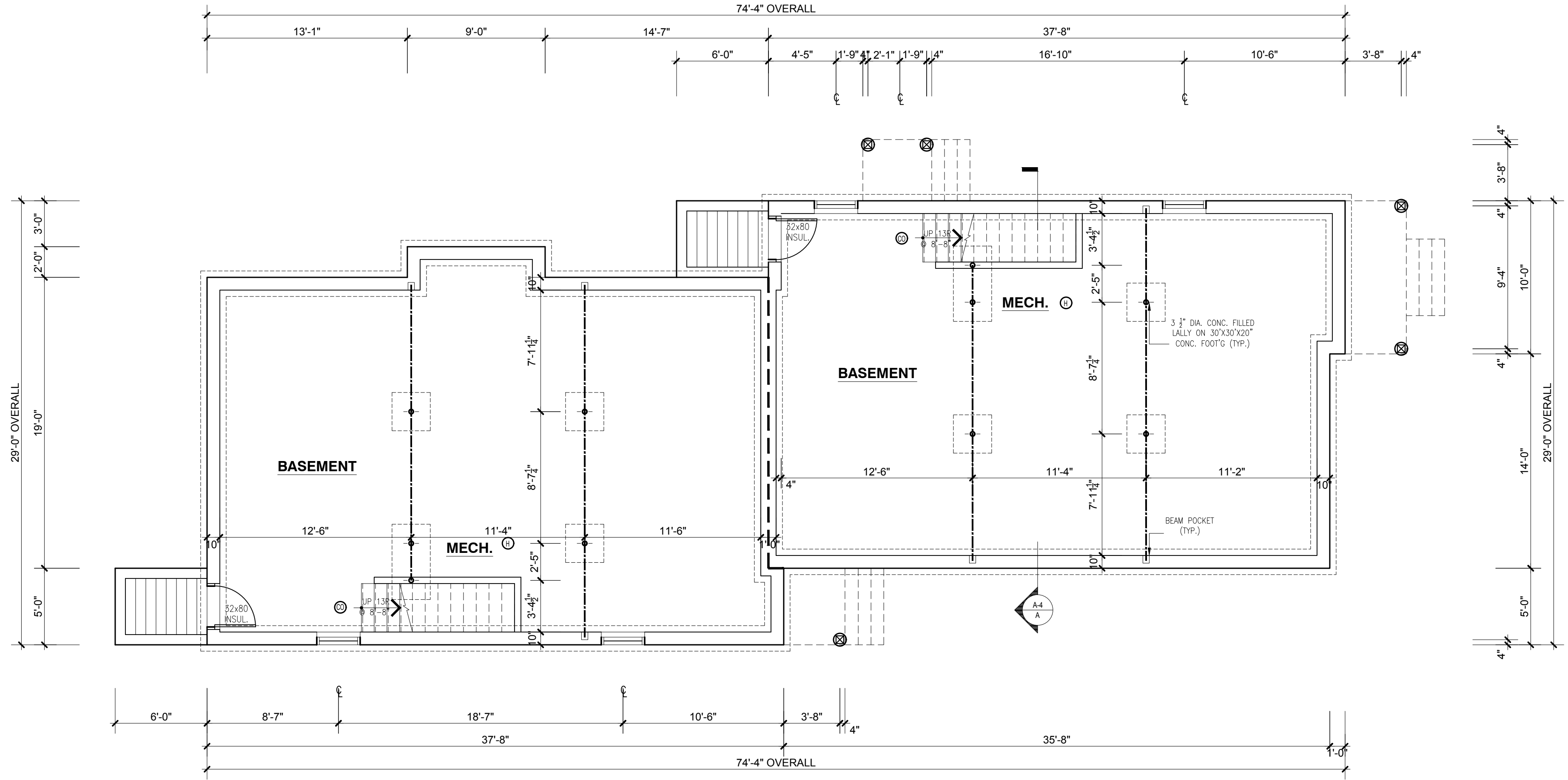
NOTES:

- PHOTOELECTRIC DETECTORS AS REQUIRED.

AD
architect

7 Glendale Way
Canton, MA 02021
617.501.0631

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BASEMENT LEVEL PLAN
SCALE: 3/16" = 1'-0"

Proposed Two-Family
Residence at
Lot 1 River Street
Hyde Park, MA

Project Number: 19.0115
Date: 05.16.2019

Revisions:

Number	Description	Date
0	PERMIT	06/12
	DRAWINGS	2019
1	REVISION	07/23
	DRAWINGS	2019

Scale: 3/16" = 1'-0"

**BASEMENT
LEVEL PLAN**

A.01

FIRE ALARM AND FIRE PROTECTION KEY:

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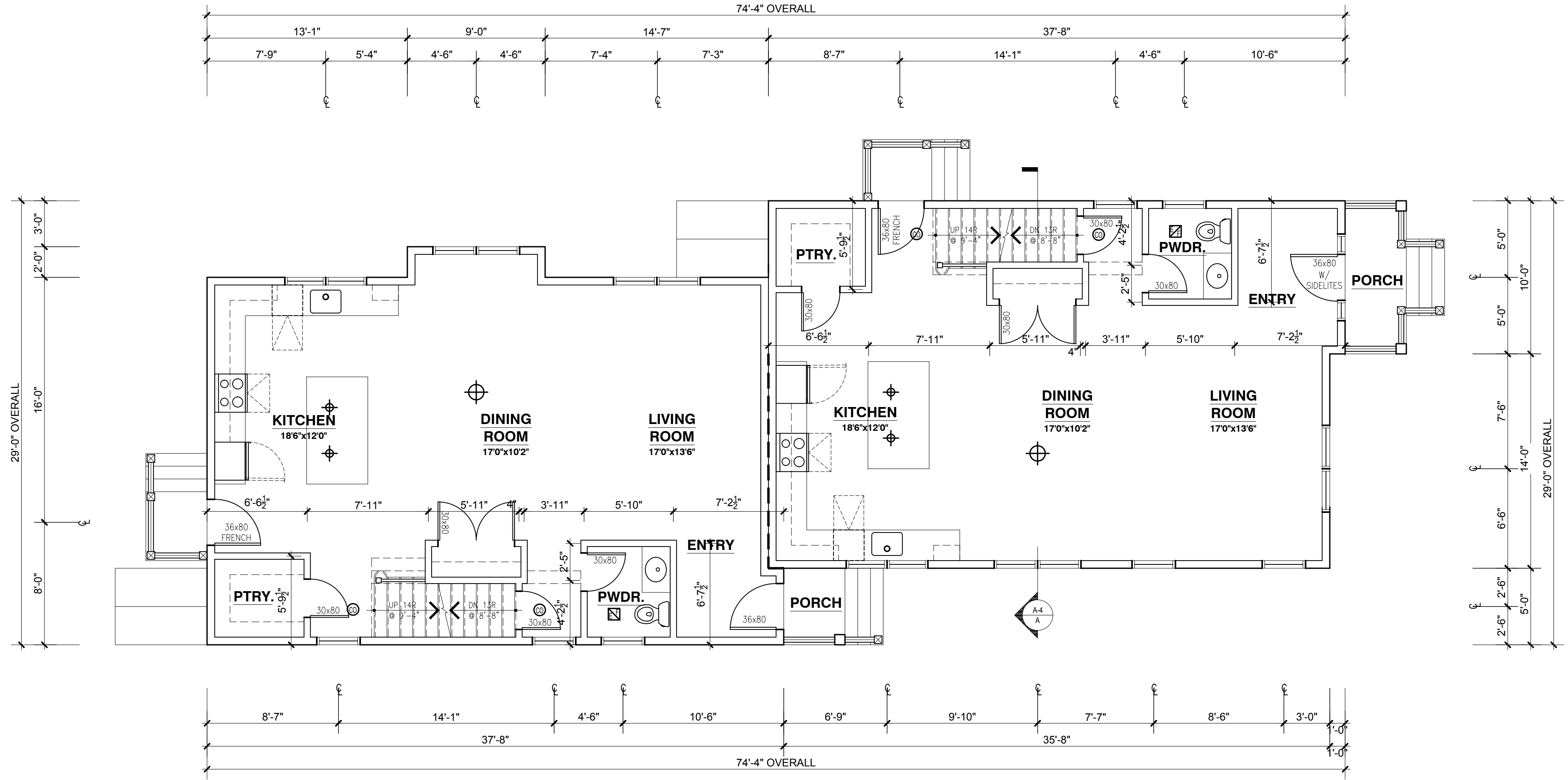
NOTES:

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architect

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FIRST LEVEL PLAN (1,795 SF GFA)
SCALE: 3/16" = 1'-0"

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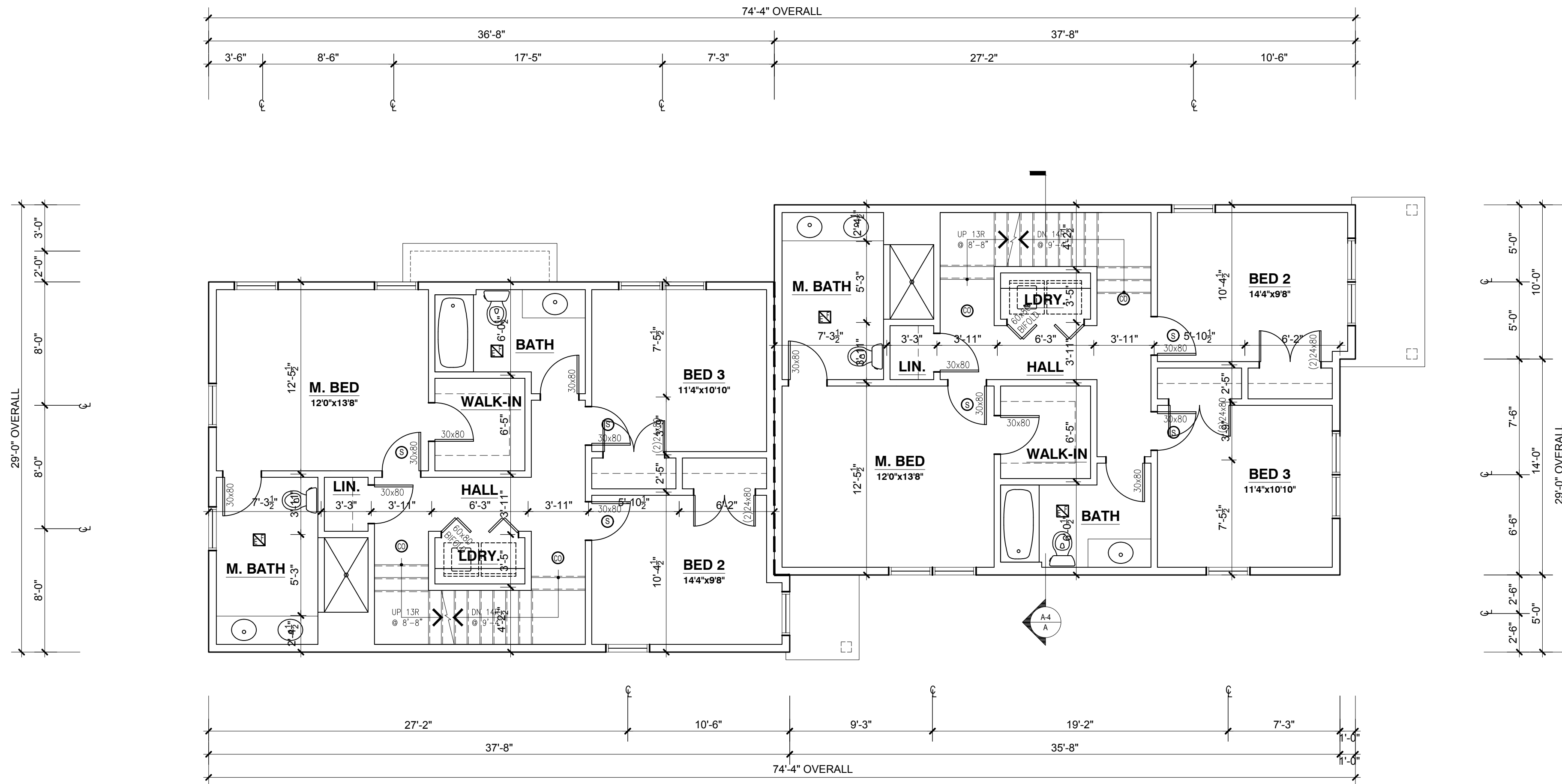
FIRST
LEVEL PLAN

A.02

FIRE ALARM AND FIRE PROTECTION KEY:

(S)	SMOKE DETECTOR
(S)	COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR
(H)	HEAT DETECTOR
(F)	TOILET EXHAUST FAN VENTED TO OUTSIDE W/ RIGID METAL DUCT

NOTES:
1. PHOTOELECTRIC DETECTORS AS REQUIRED.



SECOND LEVEL PLAN (1,725 SF GFA)
SCALE: 3/16" = 1'-0"

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Scale: 3/16" = 1'-0"

SECOND
LEVEL PLAN

A.03

FIRE ALARM AND FIRE PROTECTION KEY:

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- Ⓢ HEAT DETECTOR
- ☒ TOILET EXHAUST FAN VENTED TO OUTSIDE W/ RIGID METAL DUCT

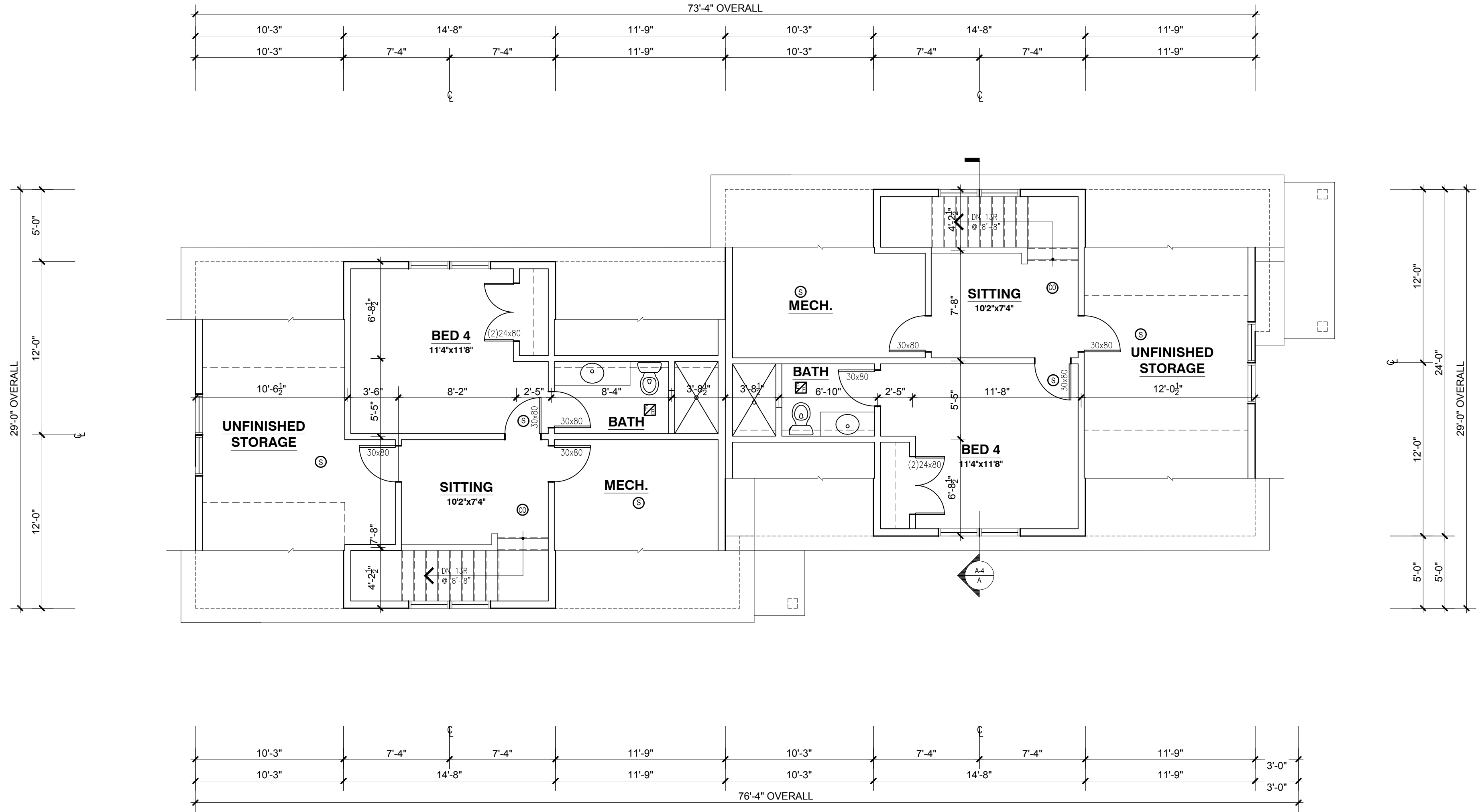
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architect

7 Glendale Way
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Scale: 3/16"=1'-0"

ATTIC
LEVEL PLAN

ATTIC LEVEL PLAN (781 SF GFA)
SCALE: 3/16"=1'-0"

NOTE: 2 1/2 STORIES, ATTIC LIVING SPACE IS LESS THAN 50% THE SECOND LEVEL FLOOR AREA

HERS INDEX SPECIFICATIONS SUMMARY

PREPARED BY JOHN KECHANE, ECO HOME SERVICES
 RESNET CERTIFIED HERS RATER #8287471
 RATING DATE: APRIL 29, 2018
 CONDITIONED FLOOR AREA: 1,767 SQ. FT. PER UNIT
 HERS INDEX: 55 (55 MAX CODE ALLOWED)

MECHANICALS

FUEL: NATURAL GAS
 HEATING SYSTEM TYPE: FUEL FIRED FURNACE AFUE = 95.5 EAER =270
 COOLING SYSTEM TYPE: CENTRAL DUCTED SPLIT SEER = 13.0
 WHOLE UNIT:
 EQUIPMENT LOCATION: CONDITIONED ATTIC
 DUCT LOCATION: CONDITIONED SPAES
 DUCT INSULATION: R-6
 DUCT LEAKAGE: 1% TO THE OUTSIDE TESTING IS REQUIRED
 THERMOSTAT: PROGRAMMABLE SET BAK THERMSTAT REQUIRED
 WATER HEATER: FUEL: NATURAL GAS TYPE: ON-DEMAND EF = 0.95
 ALL HOT WATER PIPES MUST BE INSULATED TO R-3

MECHANICAL VENTILATION

TYPE: BALANCED
 THIS HOME REQUIRES 55 CFM OF CONTINUOUS VENTILATION. THIS REQUIREMENT WILL BE SATISFIED BY INSTALLING A PANASONIC FV-10VECI ENERGY RECOVERY VENTILATOR WHICH MUST MOVE A MINIMUM OF 85 CFM WITH A 24 HR TIMER. THIS ERV WILL BE TESTED AT THE FINAL FOR ACTUAL CFM AND THE TIMER SET ACCORDINGLY.

WINDOWS & GLASS DOORS

DOUBLE HUNG: U-FACTOR: 0.28 SHGC: 0.29
 CASEMENT: U-FACTOR: 0.30 SHGC: 0.25
 AWNING: U-FACTOR: 0.30 SHGC: 0.25
 GLASS DOORS: U-FACTOR: 0.29 SHGC: 0.24
 DOOR GLASS: U-FACTOR: 0.26 SHGC: 0.21

INSULATION

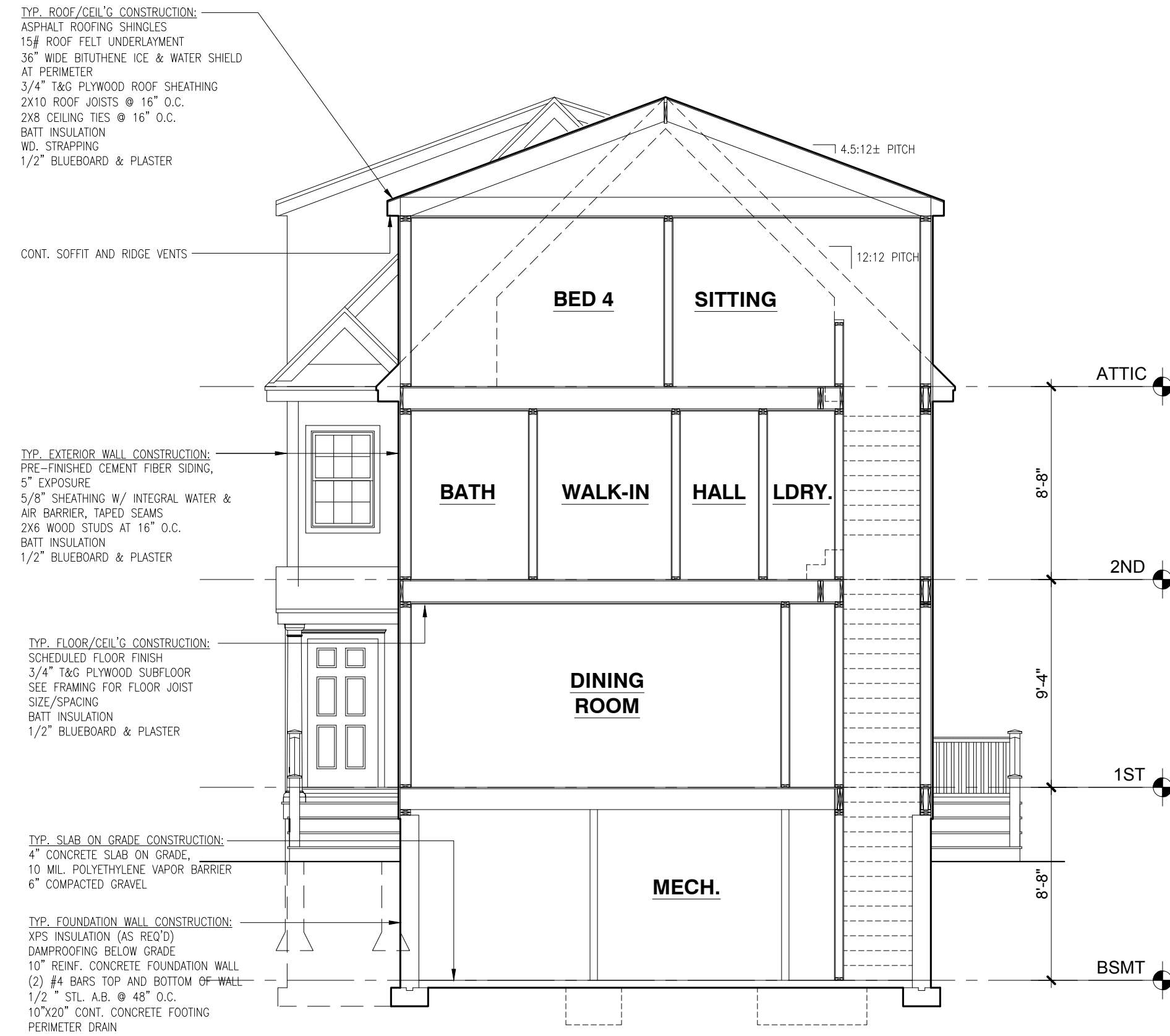
SLABS:
 ALL SLABS UNDER CONDITIONED AREAS WHERE LESS THAN 2'-0" BELOW ADJACENT GRADE REQUIRE R-10 RIGID INSULATION 2'-0" VERTICAL OR HORIZONTAL UNDER THE SLAB EDGE.
 FLOORS:
 CONDITIONED TO UNCONDITIONED BASEMENT 2"x10" JOISTS 16" O/C STRAPPED - GRADE 3 R-30 KRAFT FACED FRICTION FIT FIBERGLASS WITH METAL SUPPORTS AND IN CONTACT WITH THE SUB-FLOOR STAIRS CONDITIONED TO UNCONDITIONED BASEMENT 2"x10" STRINGERS 16" O.C. - GRADE 3 R-21 KRAFT FACED FRICTION FIT FIBERGLASS.
 WALLS:
 FOUNDATION WALLS
 FOUNDATION WALLS ARE UNINSULATED
 ABOVE GRADE WALLS
 CONDITIONED TO AMBIENT: 2"x6" @ 16" O/C - GRADE 1 R-21 KRAFT FACED FACE STAPLED FIBERGLASS
 UNCONDITIONED BASEMENT: 2"x4" @ 16" O/C - GRADE 1 R-15 KRAFT FACED FACE STAPLED FIBERGLASS
 ADIABATIC: 2"x4" @ 16" O/C - GRADE 3 R-13 FIBERGLASS BATTS
 BAND JOISTS INCLUDES BASEMENT AREAS:
 CONDITIONED TO AMBIENT: GRADE 1 R-21 SPRAYED FOAM
 UNCONDITIONED BASEMENT TO AMBIENT: GRADE 1 R-21 SPRAYED FOAM
 ADIABATIC: GRADE 3 R-13 FIBERGLASS BATTS
 CEILINGS:
 ALL ROOF LINES SHALL BE INSULATED
 ALL ROOFS: 2"x10" @ 16" O/C - GRADE 1 R-38 SPRAYED FOAM

INFILTRATION
 BUILDING INFILTRATION ACH50 = 3.00
 SPECIAL AIR SEALING MEASURES ARE REQUIRED TO REACH THIS VALUE IT IS CRITICAL TO FOLLOW THE TESTING AND INSPECTION SCHEDULE OUTLINED IN THE AGREEMENT.

LIGHTING & APPLIANCES
 REFRIGERATOR: KWH/YR = 709
 DISHWASHER: KWH/YR = 275
 LIGHTING: 75% OF HARD-WIRED FIXTURES IN THE INTERIOR 75% ON THE EXTERIOR REQUIRE ENERGY EFFICACY LIGHT BULBS.

NOTE: REFER TO THE HERS INDEX SPECIFICATIONS SUMMARY FOR INFORMATION REGARDING ALL INSULATION VALUES AND LOCATIONS NOT SPECIFICALLY SHOWN ON PLAN

AD
 architect
 7 Glendale Way
 Canton, MA 02021
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BUILDING SECTION A-A
 SCALE: 3/16"=1'-0"

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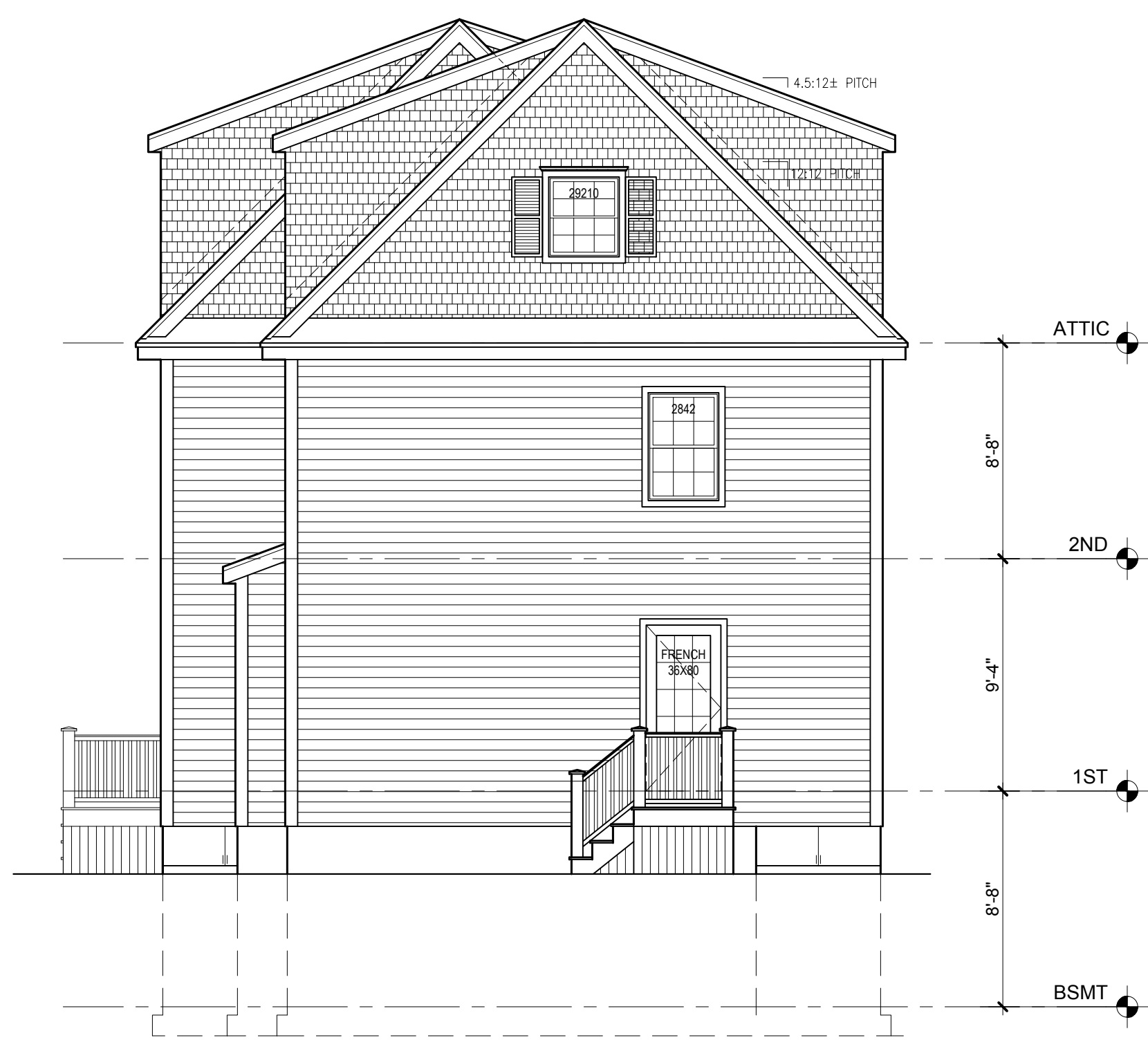
Scale: 3/16"=1'-0"
BUILDING SECTION

NOTE: WINDOW MODEL NUMBER PROVIDED ARE ANDERSEN WINDOW SIZES. THESE ARE PROVIDED FOR WINDOW SIZING ONLY. WINDOW MANUFACTURER/MODEL TO BE DETERMINED BY OWNER. TYPICAL WINDOW HEAD HEIGHT IS 80" UNLESS NOTED OTHERWISE.

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architect

7 Glendale Way
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REAR ELEVATION
SCALE: 3/16"=1'-0"



FRONT ELEVATION
SCALE: 3/16"=1'-0"

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**FRONT AND
REAR ELEVATIONS**

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Scale: 3/16"=1'-0"

RIGHT SIDE
ELEVATION

RIGHT SIDE ELEVATION
SCALE: 3/16"=1'-0"

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Scale: 3/16"=1'-0"

LEFT SIDE
ELEVATION

LEFT SIDE ELEVATION
SCALE: 3/16"=1'-0"

NOTES:

STUDS - EXTERIOR WALLS TO BE 2X6s @ 16" O.C., INTERIOR WALLS TO BE 2X4s UNO.

SILL PLATE/ANCHORS - SILL PLATE TO BE 2-2X6s P.T.; INSET 3/4" ANCHOR BOLTS MIN. 8" IN TO TOP OF CONC. FOUND. WALL MIN. 48" O.C. AND 12" FROM CORNERS.

JOISTS AND RAFTERS - SOUTHERN PINE VISUALLY GRADED NO. 1 LUMBER OR BETTER UNO.

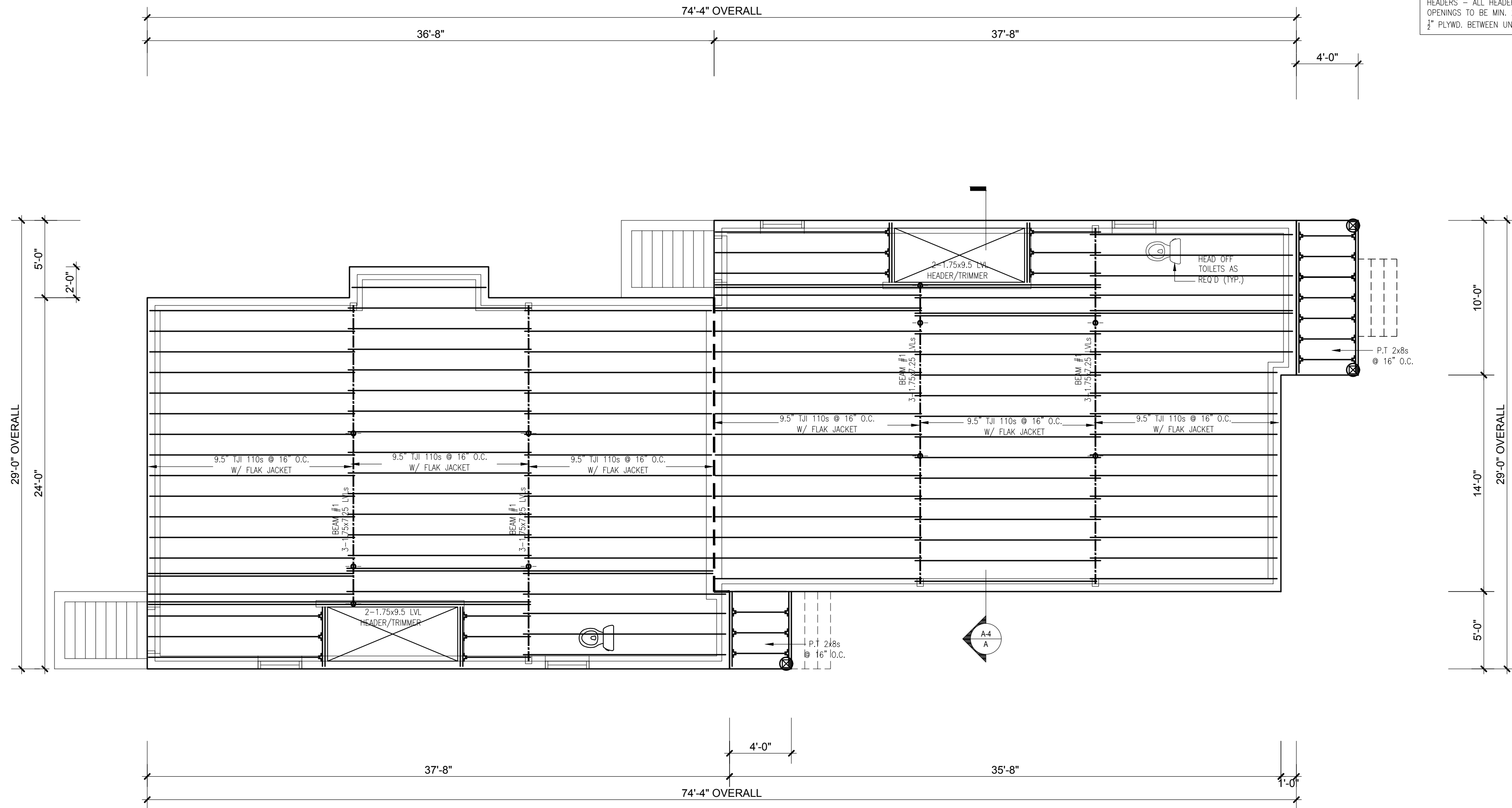
BRIDGING/BLOCKING - ALL JOISTS TO BE BRACED AT MID SPAN W/ BRIDGING OR SOLID BLOCKING.

HEADERS - ALL HEADERS AT OPENINGS TO BE MIN. 2-2X10s W/ 3/4" PLYWD. BETWEEN UNO.

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FIRST FLOOR FRAMING PLAN
SCALE: 3/16" = 1'-0"

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**FIRST FLOOR
FRAMING PLAN**

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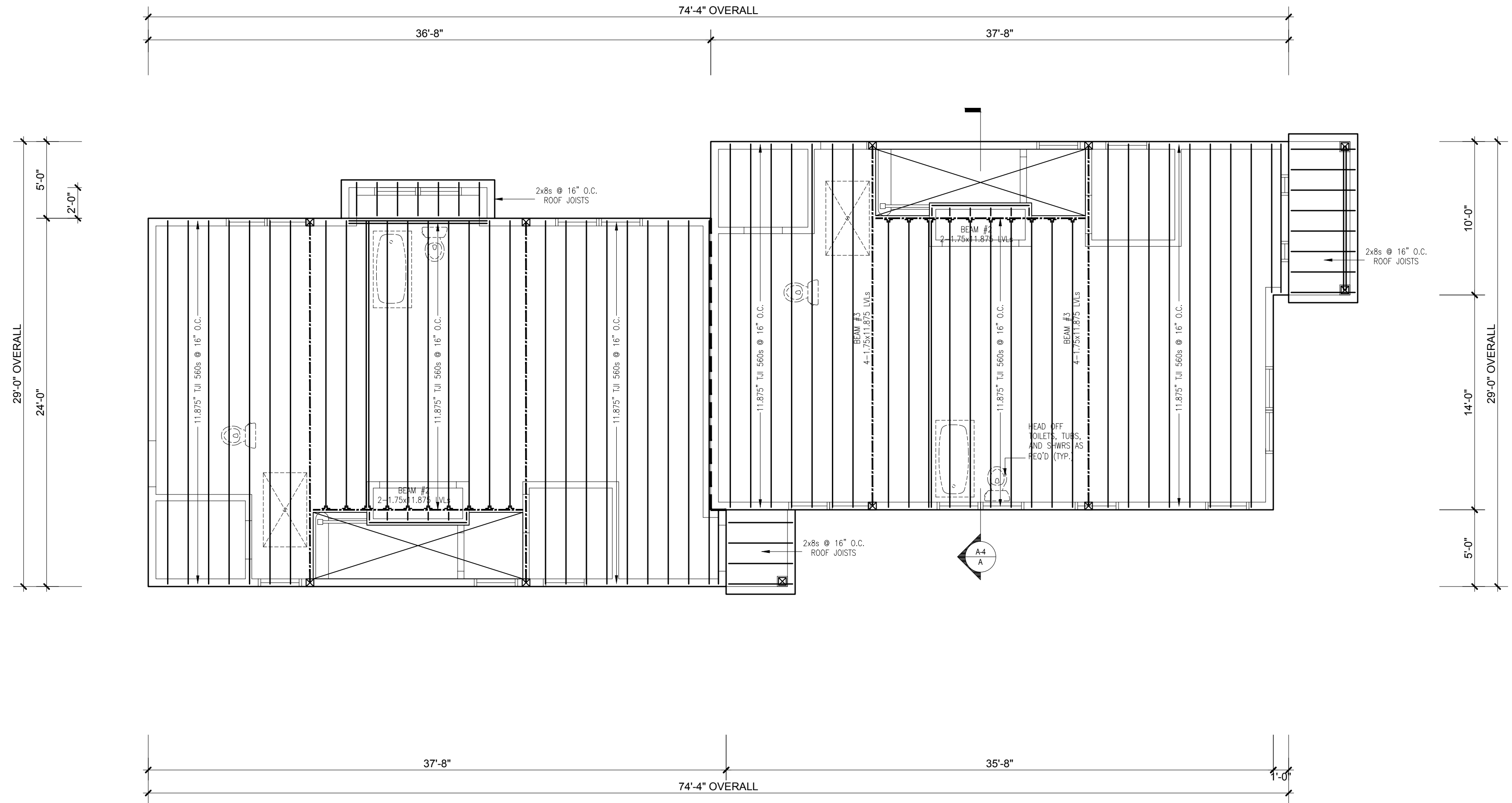
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**SECOND FLOOR
FRAMING PLAN**

SECOND FLOOR FRAMING PLAN
SCALE: 3/16"=1'-0"

NOTES:

STUDS - EXTERIOR WALLS TO BE 2X6s @ 16" O.C., INTERIOR WALLS TO BE 2X4s UNO.

SILL PLATE/ANCHORS - SILL PLATE TO BE 2-2X6s P.T.; INSET 1/2" ANCHOR BOLTS MIN. 8" IN TO TOP OF CONC. FOUND. WALL MIN. 48" O.C. AND 12" FROM CORNERS.

JOISTS AND RAFTERS - SOUTHERN PINE VISUALLY GRADED NO. 1 LUMBER OR BETTER UNO.

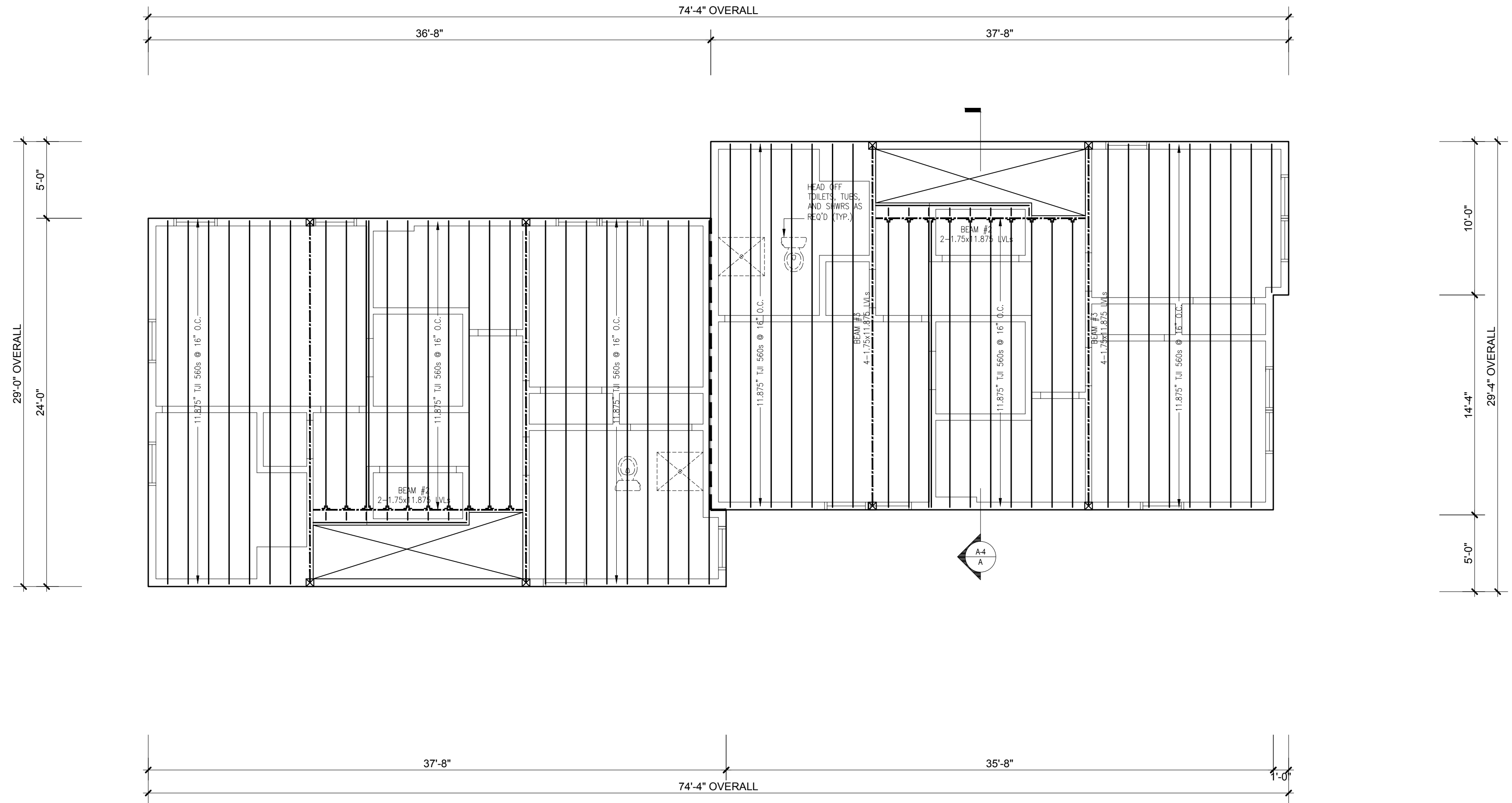
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HEADERS - ALL HEADERS AT OPENINGS TO BE MIN. 2-2X10s W/ 1/2" PLYWD. BETWEEN UNO.

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ATTIC FLOOR FRAMING PLAN
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ATTIC FLOOR FRAMING PLAN

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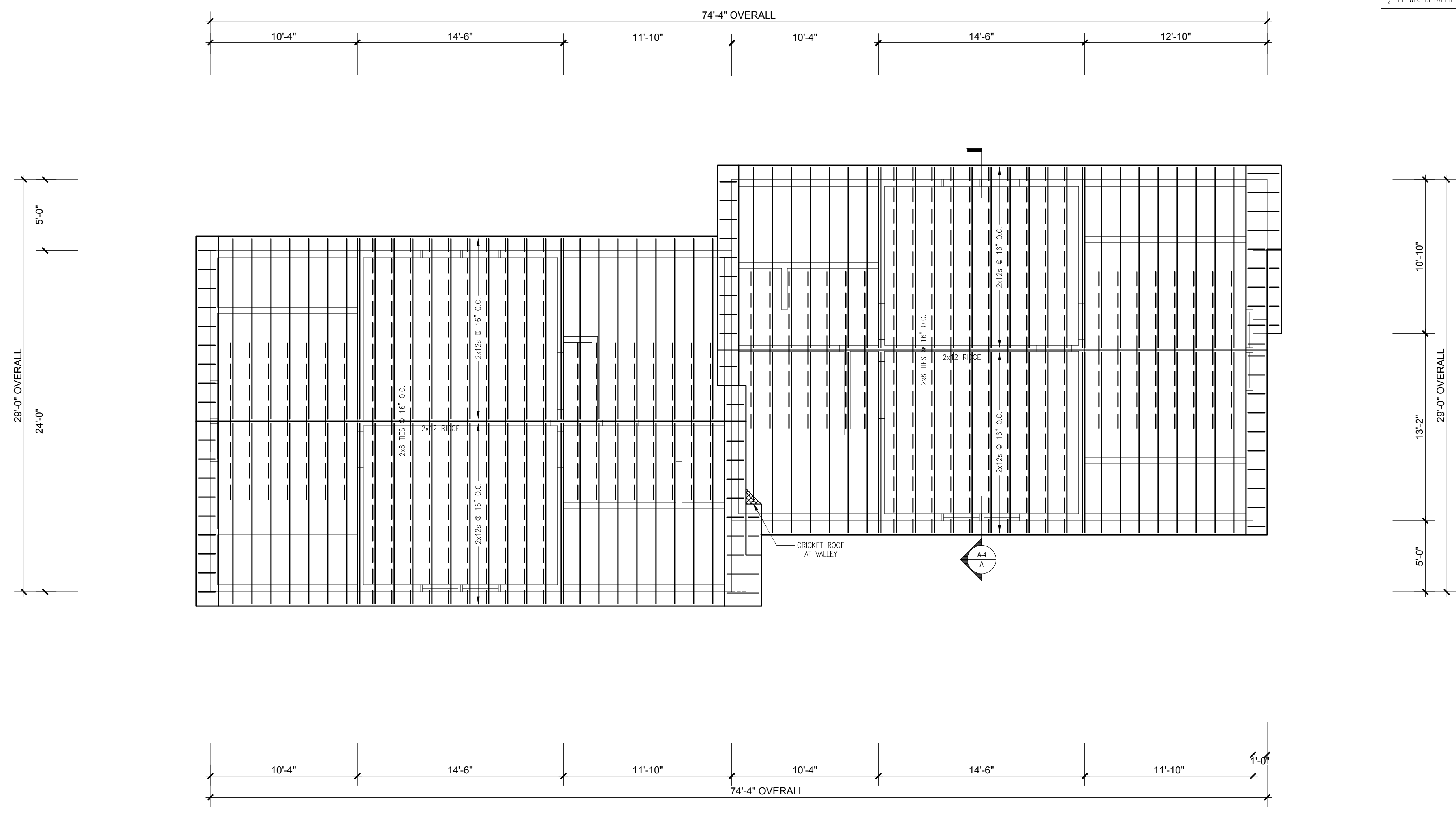
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ROOF FRAMING PLAN
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ROOF FRAMING PLAN