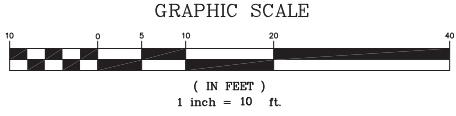
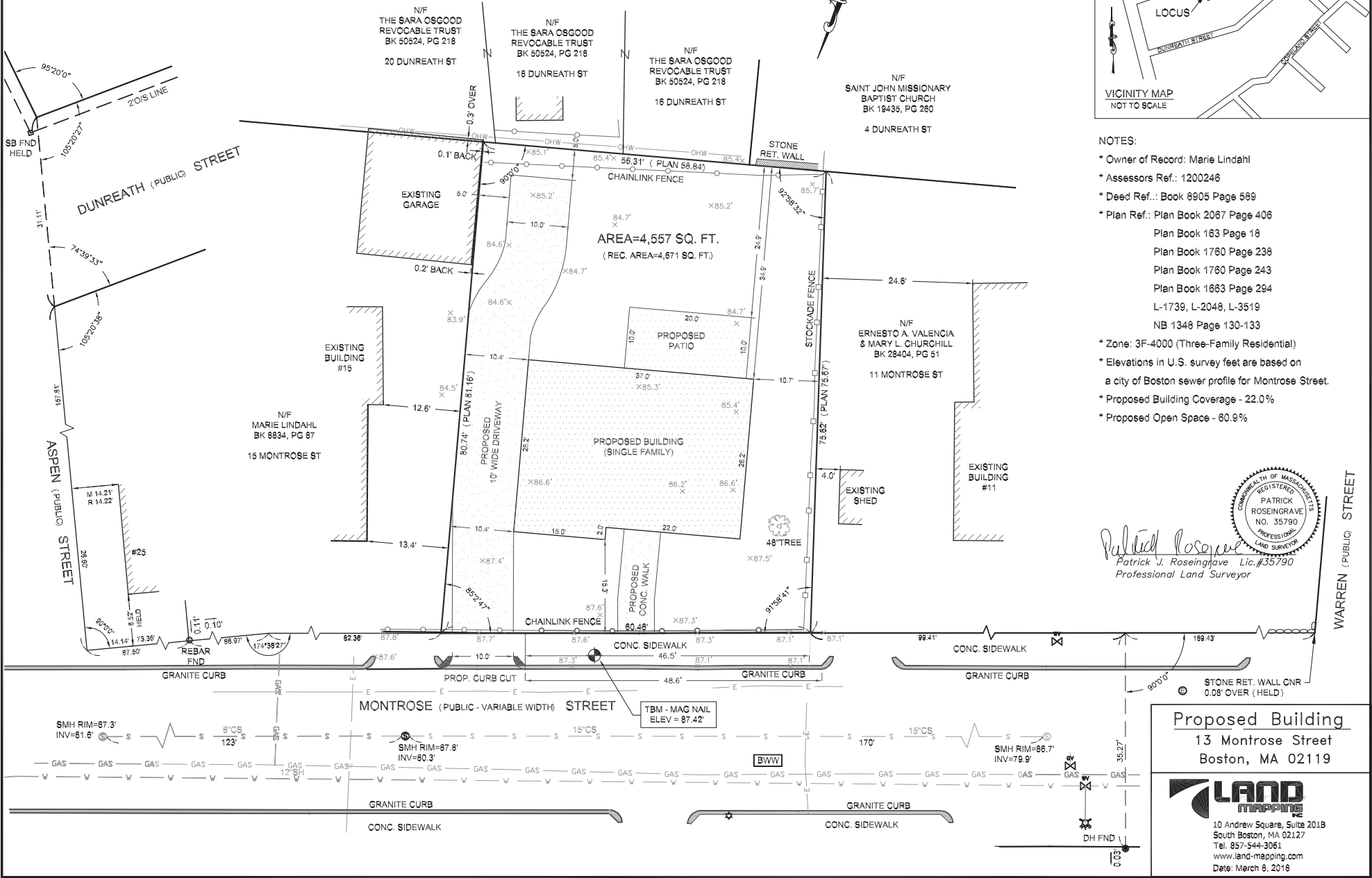
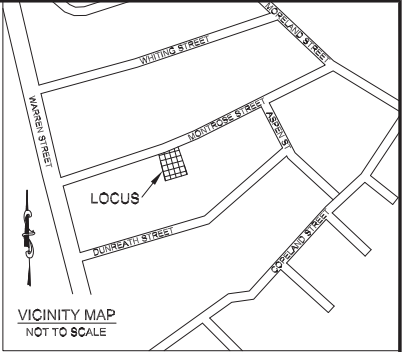


Additional utilities may exist that are not shown on this plan.  
 Prior to any construction, contact DIG-SAFE  
 (1-800-344-7233) to field verify location of all utilities.

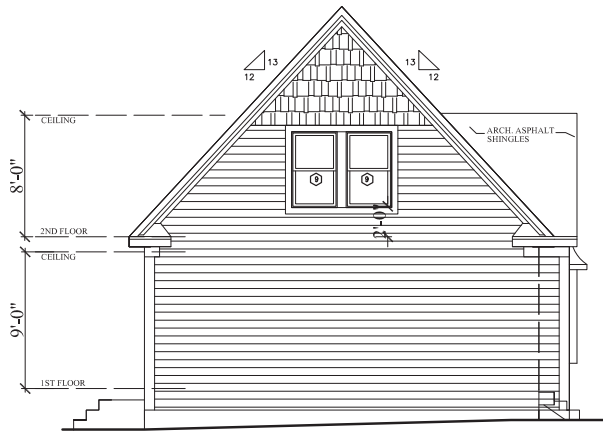


**LEGEND**

	SEWER MANHOLE
	GAS GATE
	WATER GATE
	HYDRANT
	LIGHT POST



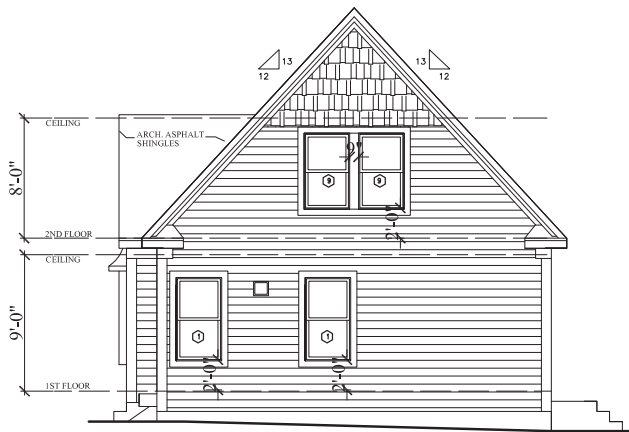
*Patrick Roseingrove*  
 Patrick J. Roseingrove Lic.#35790  
 Professional Land Surveyor



LEFT SIDE ELEVATION



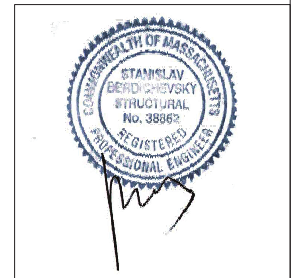
REAR ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION



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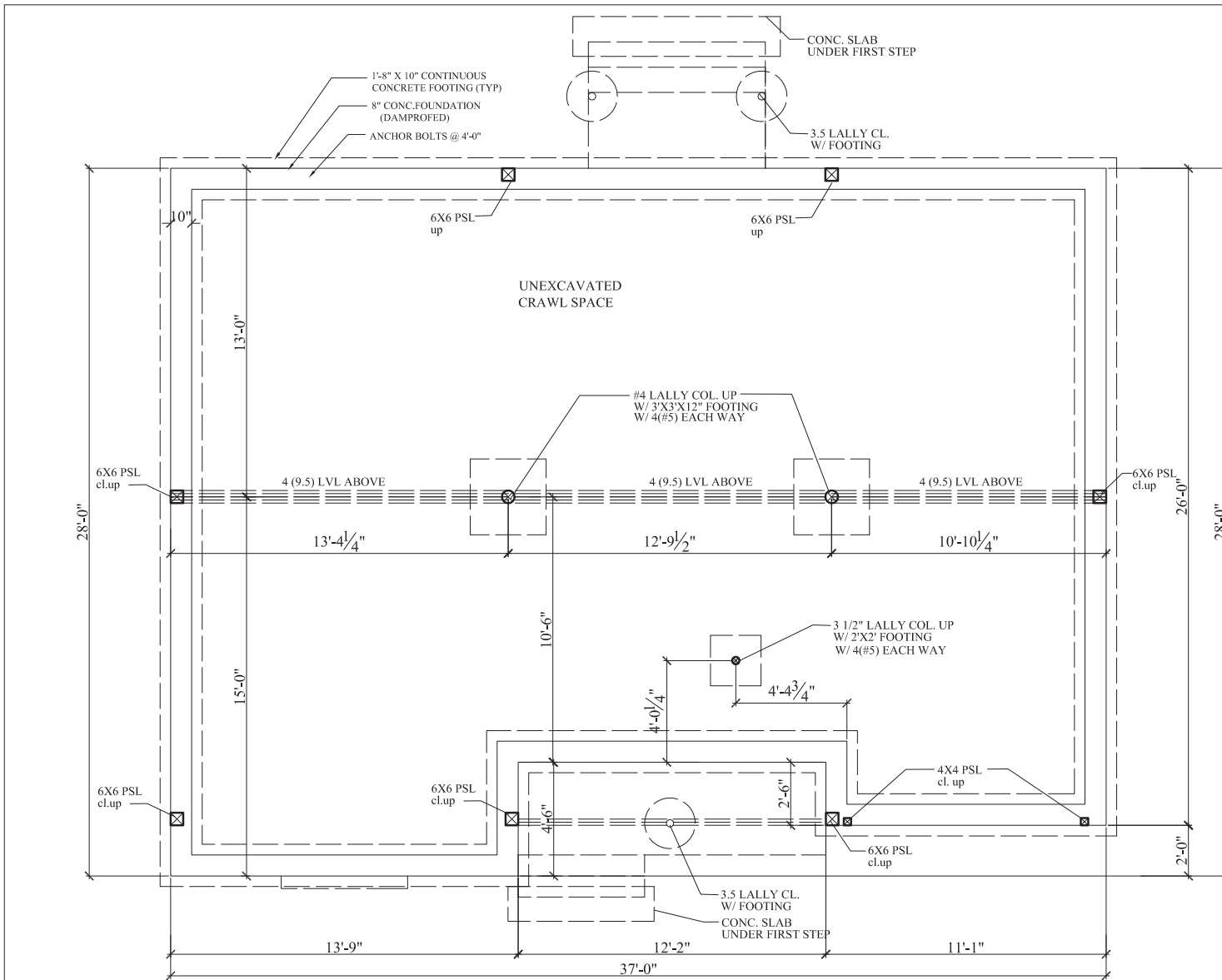
**ELEVATIONS**

13 MONTROSE STREET,  
ROXBURY, MASSACHUSETTS

BERDI CONSULTING

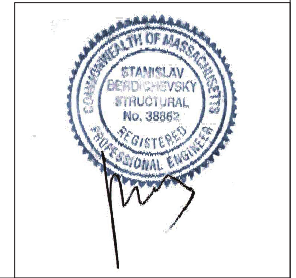
25 Wayland Hills Rd, Wayland, MA 01778  
PHONE: (508) 308-9012


SCALE: 1/8"=1' UNO		
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DATE: 12/01/17	DRAWN BY: G.S.	A4
	CHECKED BY: G.S.	

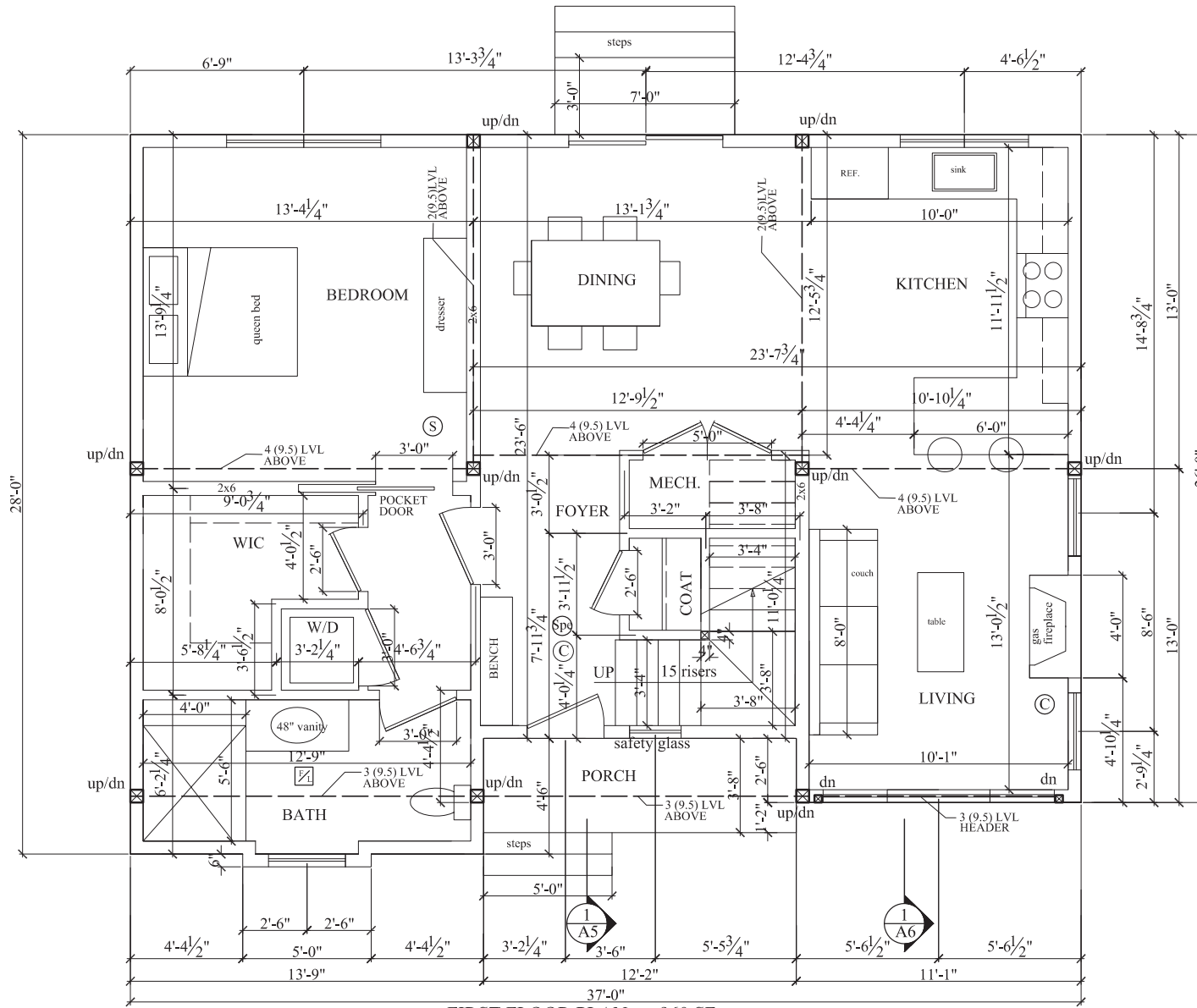


FOUNDATION PLAN

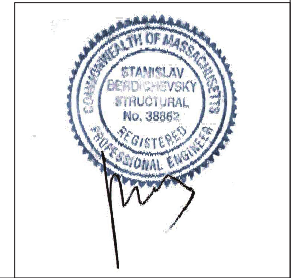
- LEGEND:
- ⊙ HARD WIRED SMOKE DETECTOR WITH SECONDARY (STANDBY) POWER SUPPLIED FROM MONITORED BATTERIES
  - ⊕ PHOTO ELECTRIC HARD WIRED SMOKE DETECTOR WITH SECONDARY (STANDBY) POWER SUPPLIED FROM MONITORED BATTERIES
  - ☒ FAN/LIGHT TO BE VENTED DIRECTLY TO OUTSIDE
  - ⊙ CARBON MONOXIDE DETECTOR
  - ⊕ HEAT DETECTOR




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<b>FOUNDATION PLAN</b> <b>13 MONTROSE STREET,</b> <b>ROXBURY, MASSACHUSETTS</b>		
<b>BERDI CONSULTING</b> 25 Wayland Hills Rd, Wayland, MA 01778 PHONE: (508) 308-9012		
SCALE: 1/4"=1' UNO	DESIGNED BY: G.S.	DRAWING No.
APPROVED:	DRAWN BY: G.S.	A1
DATE: 12/01/17	CHECKED BY: G.S.	



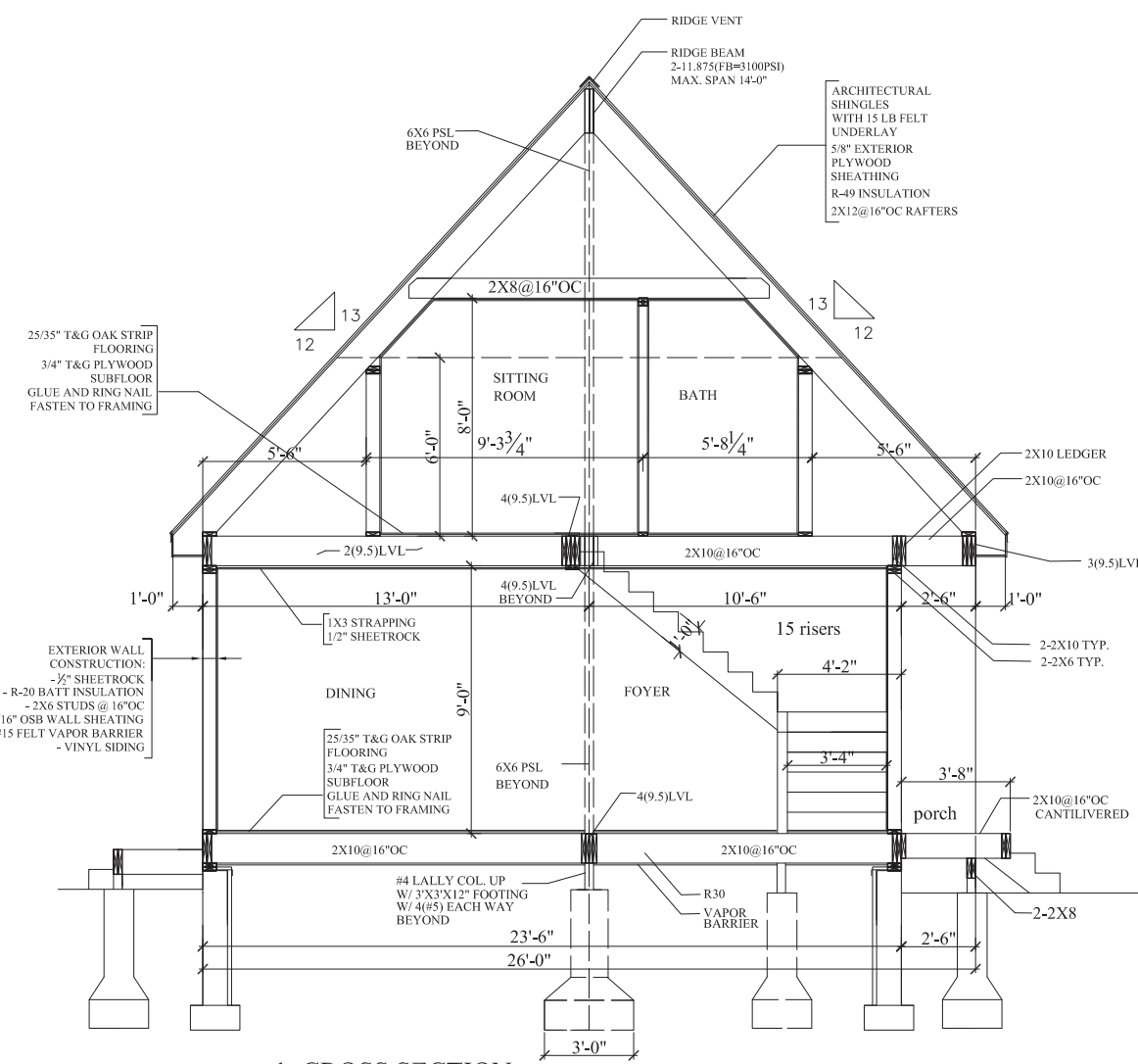
FIRST FLOOR PLAN - 960 SF



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<b>FIRST FLOOR PLAN</b> 13 MONTROSE STREET, ROXBURY, MASSACHUSETTS		
<b>BERDI CONSULTING</b> 25 Wayland Hills Rd, Wayland, MA 01778 PHONE: (508) 308-9012		
SCALE: 1/4"=1' UNO APPROVED: _____ DATE: 12/01/17	DESIGNED BY: G.S. DRAWN BY: G.S. CHECKED BY: G.S.	DRAWING No. <b>A2</b>



EXTERIOR DOORS AND WINDOWS SCHEDULE			
400 SERIES DOUBLE HUNG WINDOWS BY ANDERSEN WITH LOW-E INSULATING GLASS, UNLESS NOTED OTHERWISE			
No.	UNIT DIMENSIONS	MODEL	REMARKS
①	2'-11 5/8" x 5'-4 7/8"	WDH21052	DBLHUNG EGRESS
②	2'-11 5/8" x 4'-4 7/8"	WDH21042	DBLHUNG
③	3'-9 5/8" x 5'-4 7/8"	WDH3852	DBLHUNG
④	2'-5 5/8" x 5'-4 7/8"	WDH2452	DBLHUNG
⑤	2'-0" x 2'-0"		FIXED, SAFETY GLASS
⑥	2'-11 15/16" x 4'-0"	CXW14	KITCHEN ABOVE SINK, CASEMENT
⑦	5'-11 1/4" x 6'-7 1/2"	FWG-606BR	FRENCHWOOD GLIDING PATIO SLIDER
⑧	3'-0" x 6'-8"	CUSTOM	FRONT DOOR
⑨	2'-11 5/8" x 5'-0 7/8"	WDH210410	DBLHUNG EGRESS



1. CROSS SECTION



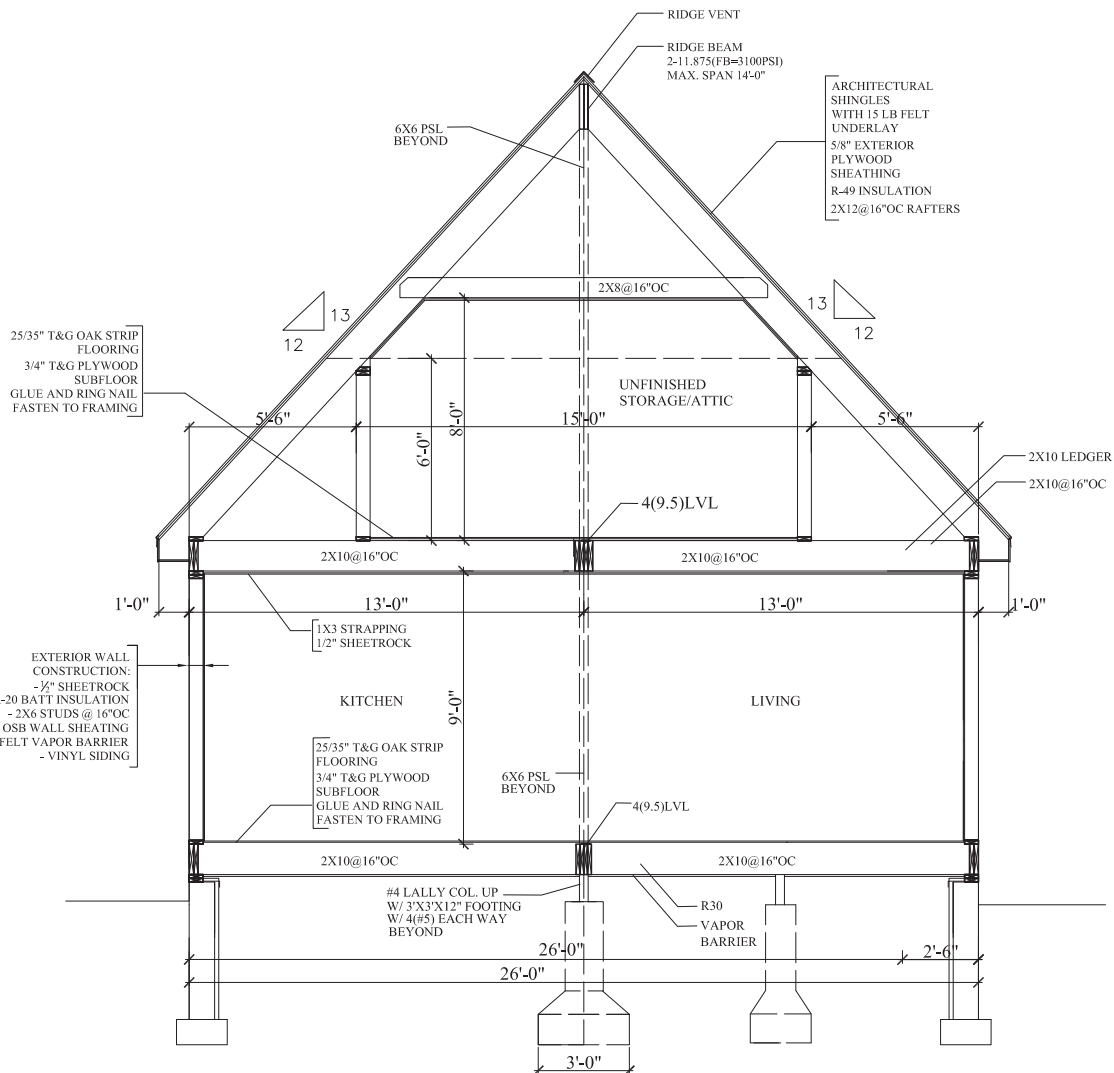
**AVATAR CONSTRUCTION**  
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**CROSS SECTION, WINDOW SCHEDULE**  
 13 MONTROSE STREET,  
 ROXBURY, MASSACHUSETTS

**BERDI CONSULTING**  
 25 Wayland Hills Rd, Wayland, MA 01778  
 PHONE: (508) 308-9012

SCALE: 1/8"=1' UNO

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DATE: 12/01/17	DRAWN BY: G.S.	A5
	CHECKED BY: G.S.	



**2. CROSS SECTION**

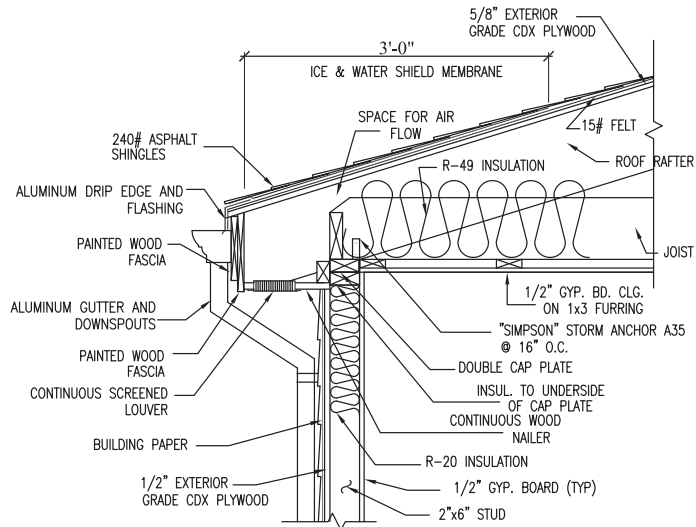


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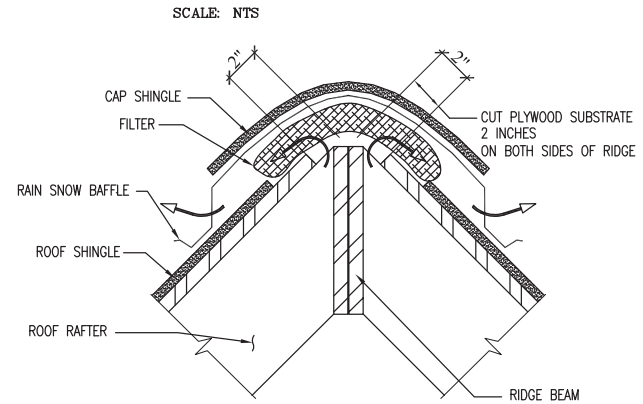
**CROSS SECTION**  
 13 MONTROSE STREET,  
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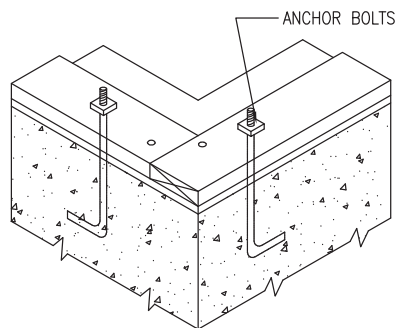


TYPICAL ROOF EAVE DETAIL



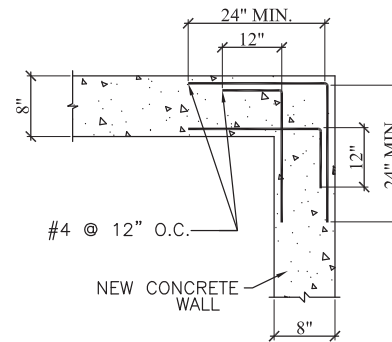
CONTINUOUS RIDGE VENT

SCALE: NTS



TYPICAL SILL DETAIL

SCALE: NTS



CORNER REINFORCEMENT  
TYPICAL DETAIL

SCALE: NTS



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APPROVED:

DESIGNED BY: G.S.

DRAWING No.

DATE: 12/01/17

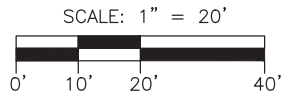
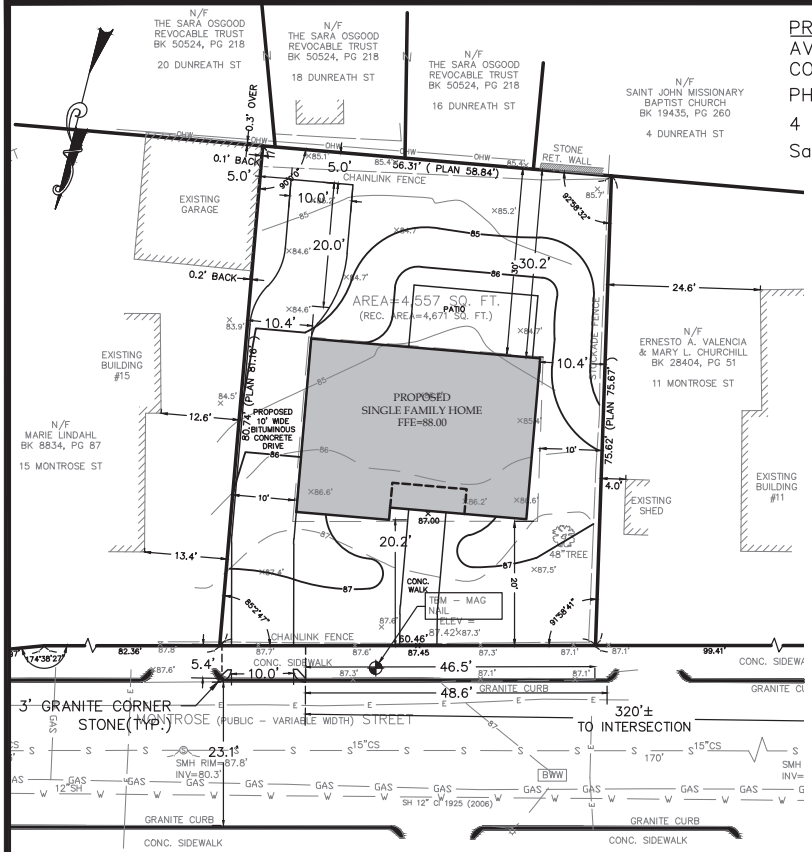
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A7

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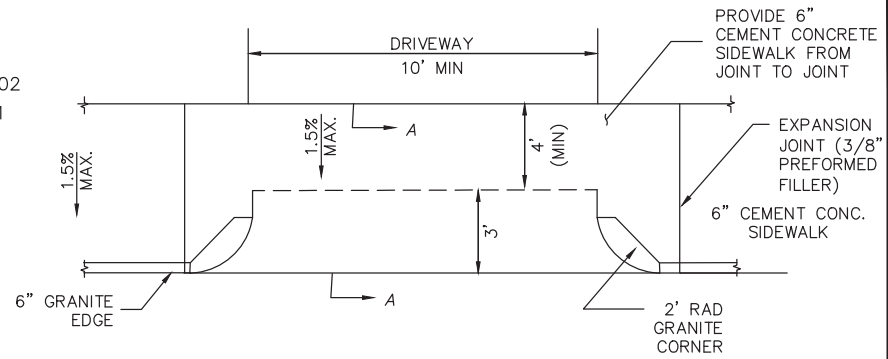


**PROJECT CONTACT**  
**AVATAR CONSTRUCTION**  
 CONTACT: Nazar Vincent  
 PHONE: 603-513-2878x202  
 4 Raymond Avenue, Ste. 1  
 Salem, NH



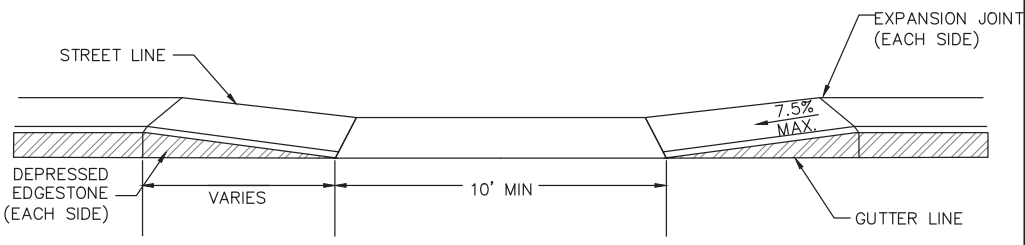
**GENERAL NOTES**

1. SITE FEATURES AND PROPERTY LINE LOCATION BASED ON ELECTRONIC SITE PLAN PROVIDED BY THE CLIENT AS PREPARED BY LAND MAPPING INC.
2. LOCATION OF SUBSURFACE UTILITIES IS APPROXIMATE. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITY SERVICES THROUGHOUT CONSTRUCTION. CONTACT DIG SAFE AT 1-888-DIGSAFE AT LEAST 72 HOURS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. PROPOSED CURB CUT WILL NOT RESULT IN THE LOSS OF ANY ON-STREET PARKING.



DRIVEWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CURRENT REGULATIONS OF THE ARCHITECTURAL ACCESS BOARD, THE AMERICANS WITH DISABILITIES ACT, THE CURRENT MASSHIGHWAY CONSTRUCTION STANDARDS AND BOSTON PUBLIC WORKS DEPARTMENT TYPICAL RESIDENTIAL DRIVEWAY STANDARDS.

**RESIDENTIAL DRIVEWAY DETAIL**  
 NOT TO SCALE



**DRIVEWAY ON SIDEWALKS LESS THAN 7' WIDE**  
 NOT TO SCALE

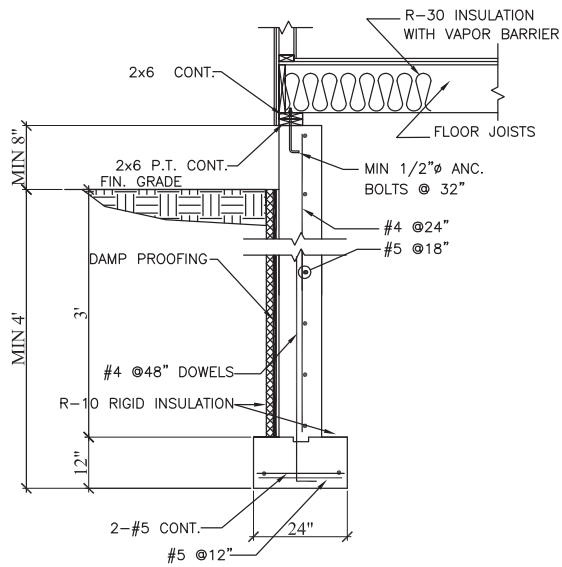


100 WYMAN ROAD  
 BRAintree, MA 02184

781-817-6120  
 hello@joycecg.com

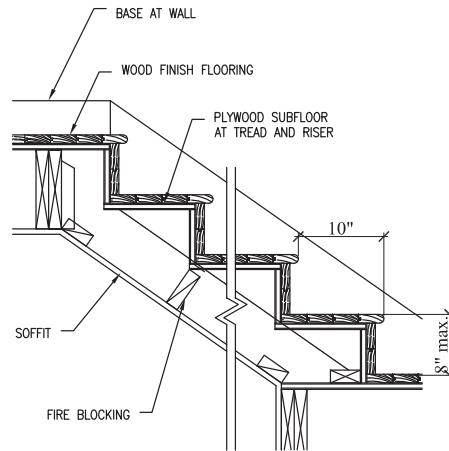
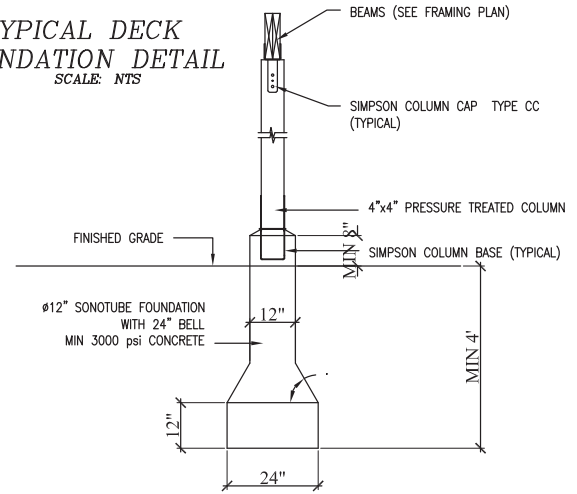
PLAN TITLE:	CURB CUT PLAN 13 MONTRÖSE STREET ROXBURY, MA		
PREPARED FOR:	AVATAR CONSTRUCTION 4 RAYMOND AVENUE, STE. 1 SALEM, NH		
DATE 02.06.18	REV-	SCALE AS NOTED	JOB NO. 17-018

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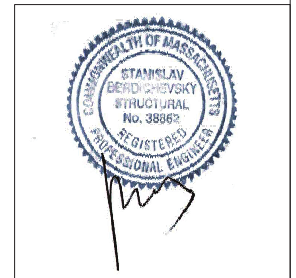


TYPICAL FOUNDATION DETAIL  
SCALE: NTS

TYPICAL DECK  
FOUNDATION DETAIL  
SCALE: NTS



TYPICAL STAIR DETAIL  
SCALE: NTS



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DATE: 12/01/17	CHECKED BY: G.S.	

GENERAL NOTES:

A. IT WILL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AND EXECUTE ALL WORK IN STRICT ACCORDANCE WITH ALL MASSACHUSETTS STATE BUILDING CODE AND, INTERNATIONAL BUILDING CODE AND OTHER REGULATIONS.

B. DO NOT SCALE THE DRAWINGS. VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB SITE BEFORE STARTING WORK AND TO COORDINATE WITH WORK ACCORDINGLY. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER AND THE DESIGNER PROMPTLY AND PRIOR TO ANY CONSTRUCTION.

C. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL WORK SHOWN IN THE CONTRACT DOCUMENTS EXCEPT WHERE SPECIFICALLY DESIGNATED TO BE DONE BY A SEPARATE SUBCONTRACTOR OR BY A CONTRACTOR WORKING DIRECTLY FOR THE OWNER. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF THESE CONTRACTORS.

D. THE GENERAL CONTRACTOR IS TO DO ALL CUTTING AND PATCHING OF EXISTING FLOOR, WALL, CEILING, ROOFS FOR ANY NEW PLUMBING HVAC, OR ELECTRICAL WORK, EVEN IF THE CUTTING AND PATCHING IS NOT SPECIFICALLY IDENTIFIED.

E. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR THE COMPLETION OF THE WORK.

F. ALL WORK TO BE CONSIDERED NEW WORK UNLESS INDICATED OTHERWISE.

G. THE GENERAL CONTRACTOR SHALL FILE FOR AND SECURE ALL APPROVALS. PERMITS AND CERTIFICATES OF COMPLIANCE AS REQUIRED AND PAY FOR SUCH FEES.

H. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR A COMPLETE AND THOROUGH CLEAN UP AT THE END OF THE PROJECT, AND FOR DAILY CLEAN-UP OF CONSTRUCTION DEBRIS.

I. THE GENERAL CONTRACTOR IS TO ENSURE WHERE EXISTING CONSTRUCTION IS TO REMAIN, FIRE RESISTIVE CONSTRUCTION IS TO BE COMPLETE AND UNINTERRUPTED. GENERAL CONTRACTOR IS TO REPAIR AND PARCH EXTING CONSTRUCTION WITH FIRE RESISTIVE CONSTRUCTION OF SAME OR HIGHER RATING.

FOUNDATION NOTES:

A. GENERAL: (UNLESS OTHERWISE NOTED)

- 1.) ALL WORK SHALL CONFORM WITH THE MA STATE BUILDING CODE, THE CITY OF ROXBURY ZONING BY LAWS, AND ALL APPLICABLE OSHA STANDARDS.
- 2.) ANY WOOD FRAMING MEMBERS IN DIRECT CONTACT WITH CONCRETE SURFACES SHALL BE COATED WITH PRESERVATIVE.
- 3.) ALL FOUNDATION WALLS SHALL BE BRACED DURING THE OPERATIONS OF BACKFILLING AND COMPACTION. BRACING SHALL BE LEFT IN POSITION UNTIL PERMANENT RESTRAINTS HAVE BEEN INSTALLED.
- 4.) CONCRETE WALLS TO BE DAMPPROOFED BELOW GRADE, EXTERIOR SIDE. LOCAL BUILDING DEPARTMENT SHALL INSPECT EXCAVATION PRIOR TO CONSTRUCTION OF FOOTING AND WALLS, AND AT OTHER INTERVALS IN ACCORDANCE WITH LOCAL STANDARD PRACTICES.
- 5.) SLAB POURED ON GROUND SHALL REST AGAINST 6" COMPACTED SAND ON 1 LAYER OF POLYETHYLENE SHEETING (6 MILS).

B. FOUNDATION REQUIREMENTS:

- 1.) THE BOTTOM OF FOOTINGS SHALL BEAR ON UNDISTURBED INORGANIC GRANULAR SOIL OR COMPACTED STRUCTURAL FILL WITH A SAFE ALLOWABLE BEARING PRESSURE OF MINIMUM 2 TONS/SQ FT.
- 2.) IF ORGANICS ARE ENCOUNTERED IN THE EXCAVATION, WORK SHALL BE SUSPENDED AND THE ENGINEER CONTACTED PRIOR TO COMMENCING WORK.
- 3.) CONCRETE SHALL BE PLACED "IN THE DRY" ONLY, AND NO CONCRETE SHALL BE PLACED ON FROZEN GROUND.
- 4.) SPECIAL CARE SHALL BE TAKEN IN BACKFILLING WALLS AND UTILITY TRENCHES. BACKFILL MATERIAL SHALL BE COMPACTED IN 12" LAYERS MAXIMUM WITH POWER TAMPERS OR BY OTHER APPROVED EQUIPMENT.
- 5.) WALLS RETAINING EARTH SHALL BE BACKFILLED EQUALLY EACH SIDE UNLESS ADEQUATELY BRACED.

C. CONCRETE: (UNLESS OTHERWISE NOTED)

- 1.) CONCRETE WORK SHALL CONFORM TO THE LATEST AMERICAN CONCRETE INSTITUTE BUILDING CODE, STANDARDS, RECOMMENDED PRACTICES AND SPECIFICATIONS AS REVISED TO DATE.
- 2.) CONCRETE SHALL BE MIXED IN THE SPECIFIED PROPORTIONS TO GIVE MINIMUM COMPRESSIVE STRENGTH AT THE END OF 28 DAYS OF 3500 PSI.

D. REINFORCING STEEL: (UNLESS OTHERWISE NOTED)

- 1.) BARS SHALL BE HIGH BOND DEFORMED BARS MEETING ASTM A-615, GRADE 60.
- 2.) WHERE OPENINGS OCCUR IN WALLS OR SLABS, PROVIDE 2 - #4 EACH FACE EACH SIDE OF OPENINGS AND EXTEND 2'-6" BEYOND OPENING.
- 3.) SLABS ON GRADE SHALL BE REINFORCED WITH 6x6-W10xW10 WELDED WIRE FABRIC. LAP CROSS WIRES ONE SPACE PLUS 2" ALL SIDES.

NOTES:

CONTRACTOR MUST VERIFY ALL SIZES AND ROUGH OPENINGS PRIOR TO ORDERING WINDOWS. CONTACT WINDOW MANUFACTURER FOR DETAILS. CONTACT THE OWNER FOR FINAL SELECTION OF DOORS AND WINDOWS PRIOR TO ORDERING AND PRIOR TO FRAMING DOOR AND WINDOW OPENINGS.



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NOTES

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