

SITE PLAN TOP ELEVATION

**GENERAL NOTES AND SPECIFICATIONS**  
 THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2015 IBC AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS. 2015 IEC AND 2015 IMC SHALL BE USED.

THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. AND DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

DESIGN CRITERIA: 2015 IRC AND IBC  
 ROOF: 40 PSF SNOW LOAD  
 \*8 PSF TOP CHORD DL.  
 \*7 PSF BOTTOM CHORD DL.  
 \*5 PSF NET WIND UPLIFT.  
 FLOOR: 40 PSF LL.  
 \*10 PSF TOP CHORD DL.  
 \*5 PSF BOTTOM CHORD DL.  
 SOIL: \*2,000 PSF ALLOWABLE (ASSUMED), TO BE AT TIME OF EXCAVATION  
 FROST DEPTH: \*4'-0"  
 SEISMIC ZONE: C,  
 WIND: 90 MPH (90 MPH 3 SEC GUST), EXPOSURE C.

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.

INSULATE WASTE LINES FOR SOUND CONTROL.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

**FOUNDATION NOTES:**  
 SLOPE CRAWL SPACE TO DRAIN. MAXIMUM SLOPE IS 2 HORIZ., 1 VERT. BETWEEN FOOTINGS AT DIFFERENT ELEVATIONS, (ONLY IF APPLY.)

ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL. STEP FOOTINGS A REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FINISH GRADES.

CONCRETE STRENGTH,  
 3,000 PSI AT 28 DAYS FOR ALL SLABS. (FOUNDATION DESIGN BASED ON 2,500 PSI).  
 3,000 PSI AT 28 DAYS FOR ALL OTHER CONDITION.  
 MAXIMUM SLUMP, 4"

USE ASTM A-615 GRADE 60 DEFORMED REINFORCING BARS UNLESS NOTED OTHERWISE

CONCRETE EXPANSIONS ANCHORS SHALL BE 'SIMPSON WEDGE-ALL STUD ANCHORS' OR ENGINEER APPROVED EQUAL. EPOXY TO BE SIMPSON "SET" ADHESIVE OR APPROVED EQUAL.

INFILTRATION, ALL OPENINGS IN THE EXT. BLDG. ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION. THE FOLLOWING AREAS MUST BE SEALED.

- MIN 4" CONCRETE SLAB ON ALL USABLE SPACE.
- \* JOINTS AROUND WINDOW AND DOOR FRAMES
- \* JOINTS BETWEEN WALL CAVITY AND WINDOW/DR. FME.
- \* JOINTS BETWEEN WALL AND FOUNDATION
- \* JOINTS BETWEEN WALL AND ROOF
- \* JOINTS BETWEEN WALL PANELS
- \* UTILITY PENETRATIONS THROUGH EXTERIOR WALLS



REVISION TABLE	REVISION BY	DESCRIPTION
NUMBER	DATE	

GAMBONI FAMILY  
 7 CAPE ROAD  
 MENDON, MA 01756

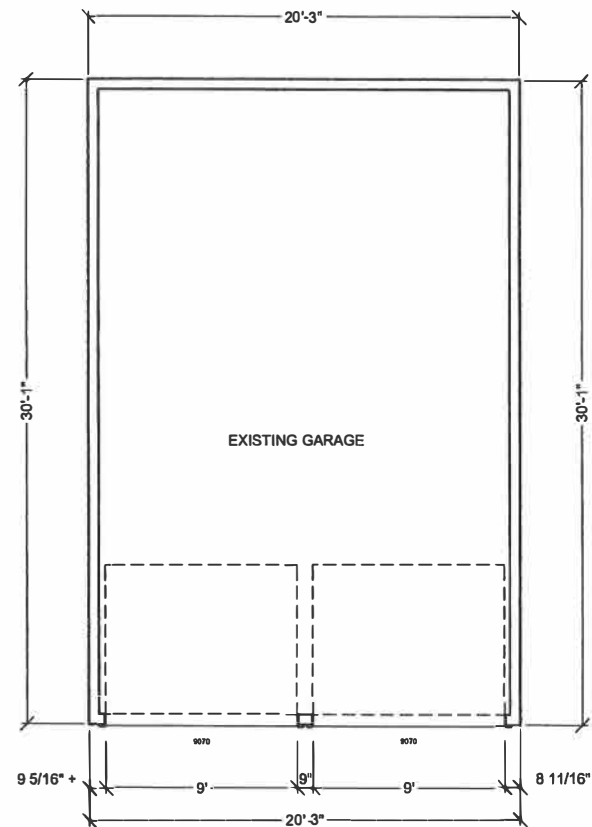
DRAWINGS PROVIDED BY:  
 ROD RIVERA C/S & DESIGNER  
 781-389-2901

DATE:  
 11/4/2019

SCALE:

SHEET:

A - 1

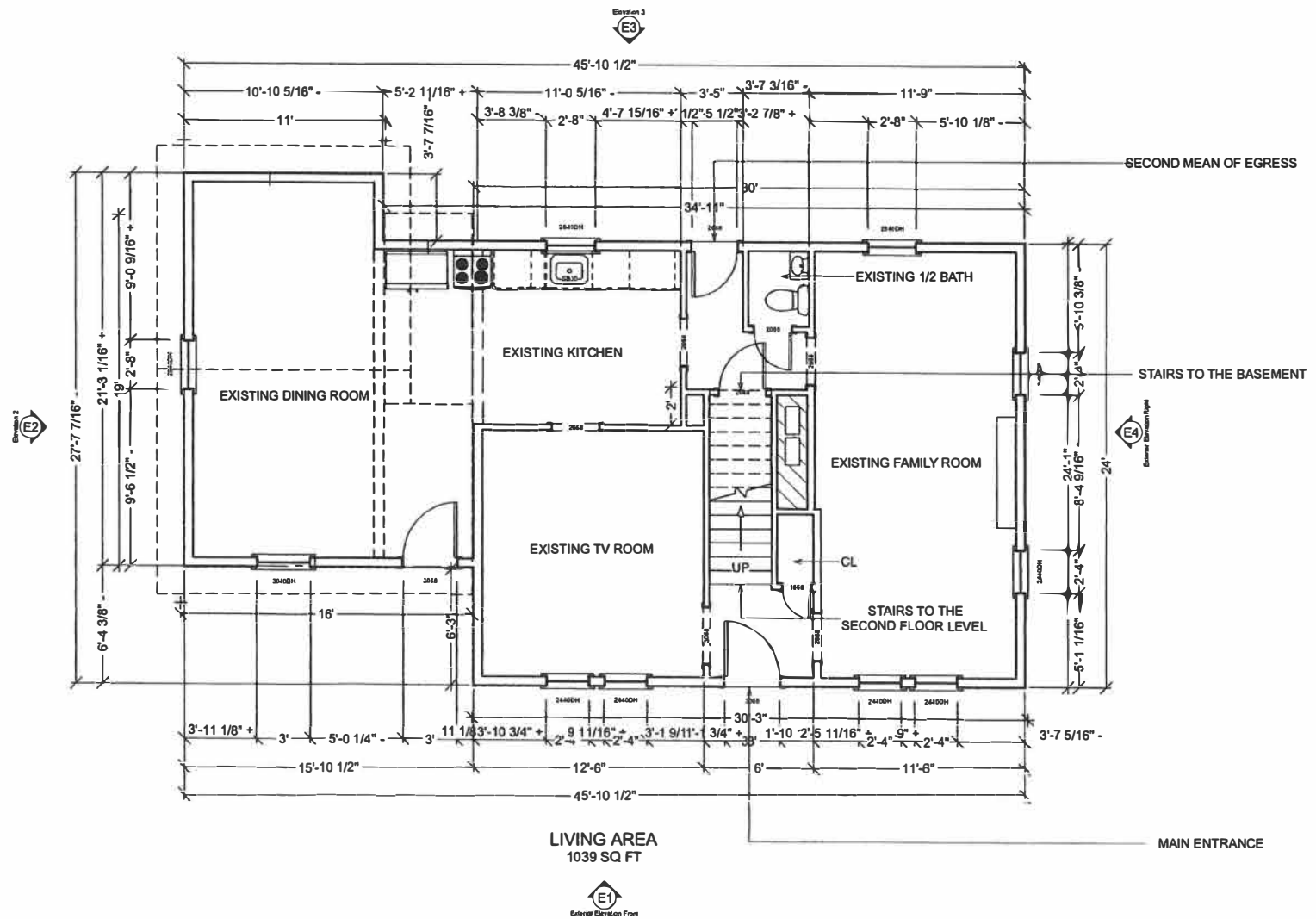


LIVING AREA  
609 SQ FT

EXISTING GARAGE

A-2  
1

1/4"=1'



LIVING AREA  
1039 SQ FT

EXISTING FIRST FLOOR

A-2  
2

1/4"=1'

R

REVISION TABLE			
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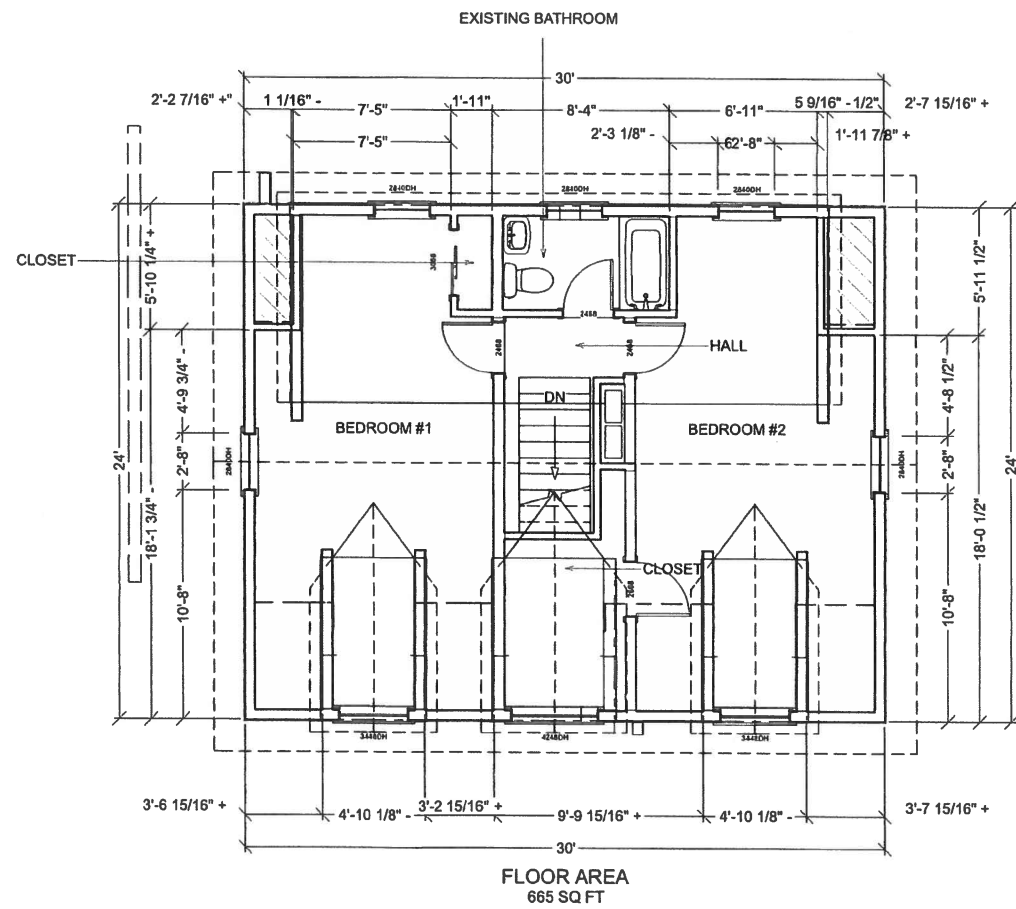
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SHEET:

A - 2

R

REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION



EXISTING SECOND FLOOR

A-3  
1

1/4"=1'

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11/4/2019

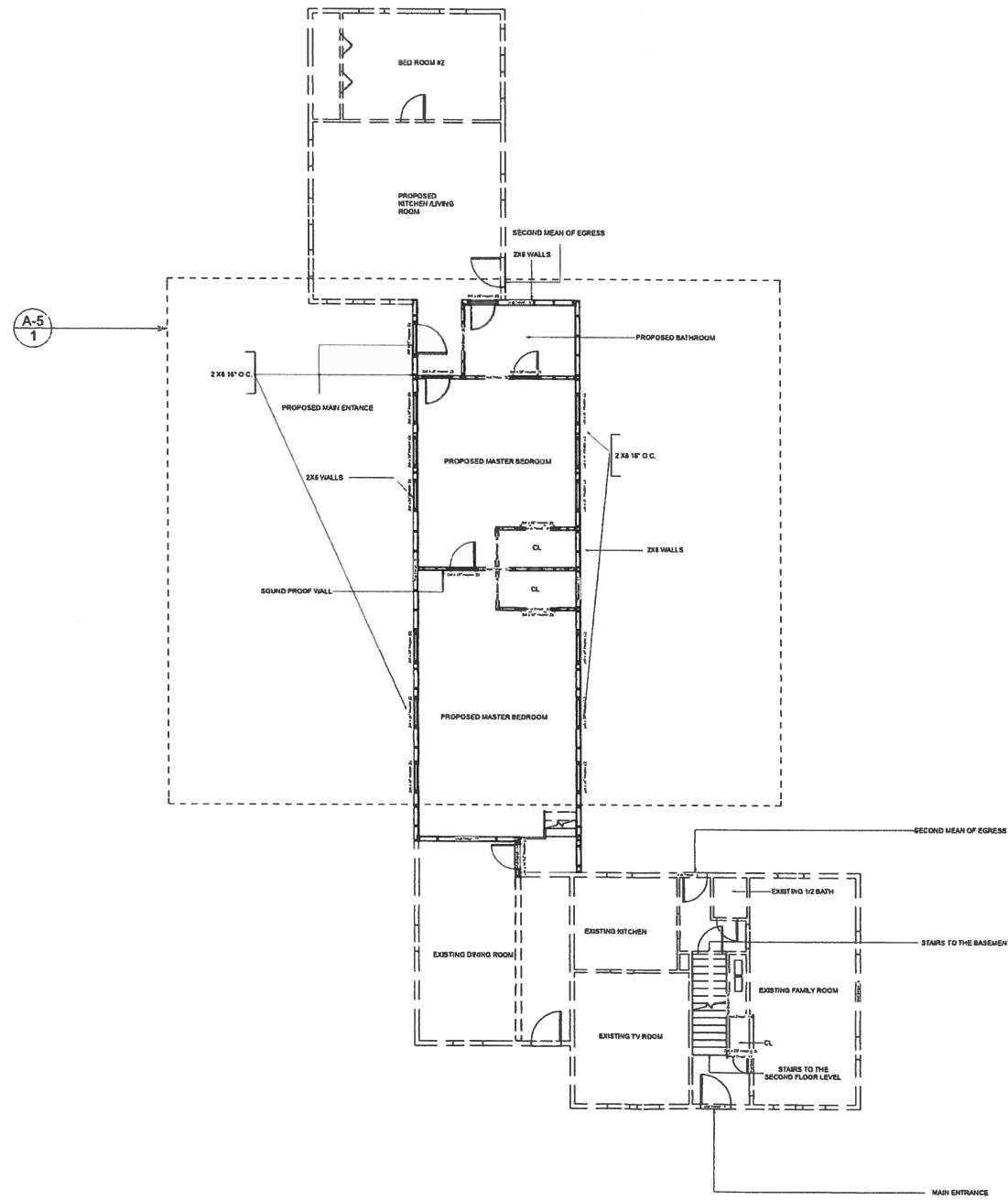
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SHEET:

A - 3

R

REVISION TABLE	NUMBER	DATE	REVISOR	DESCRIPTION



**PROPOSED RENOVATION AREA**

A-4  
1

1/8"=1'

**GAMBONI FAMILY**  
7 CAPE ROAD  
MENDON, MA 01756

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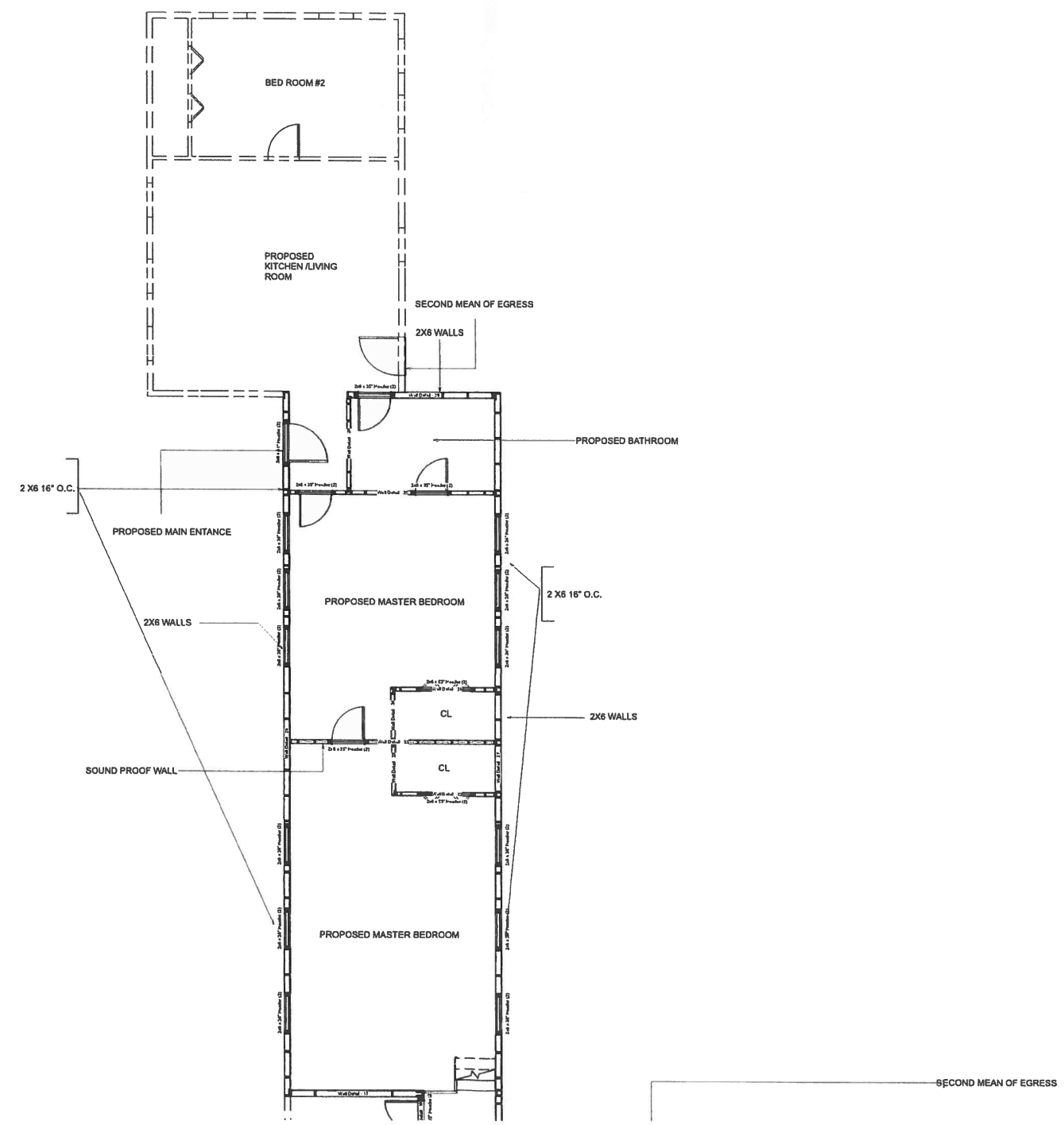
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SHEET:

**A - 4**

R

REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION



**PROPOSED RENOVATION AREA**  
A-5  
1  
3/16"=1'

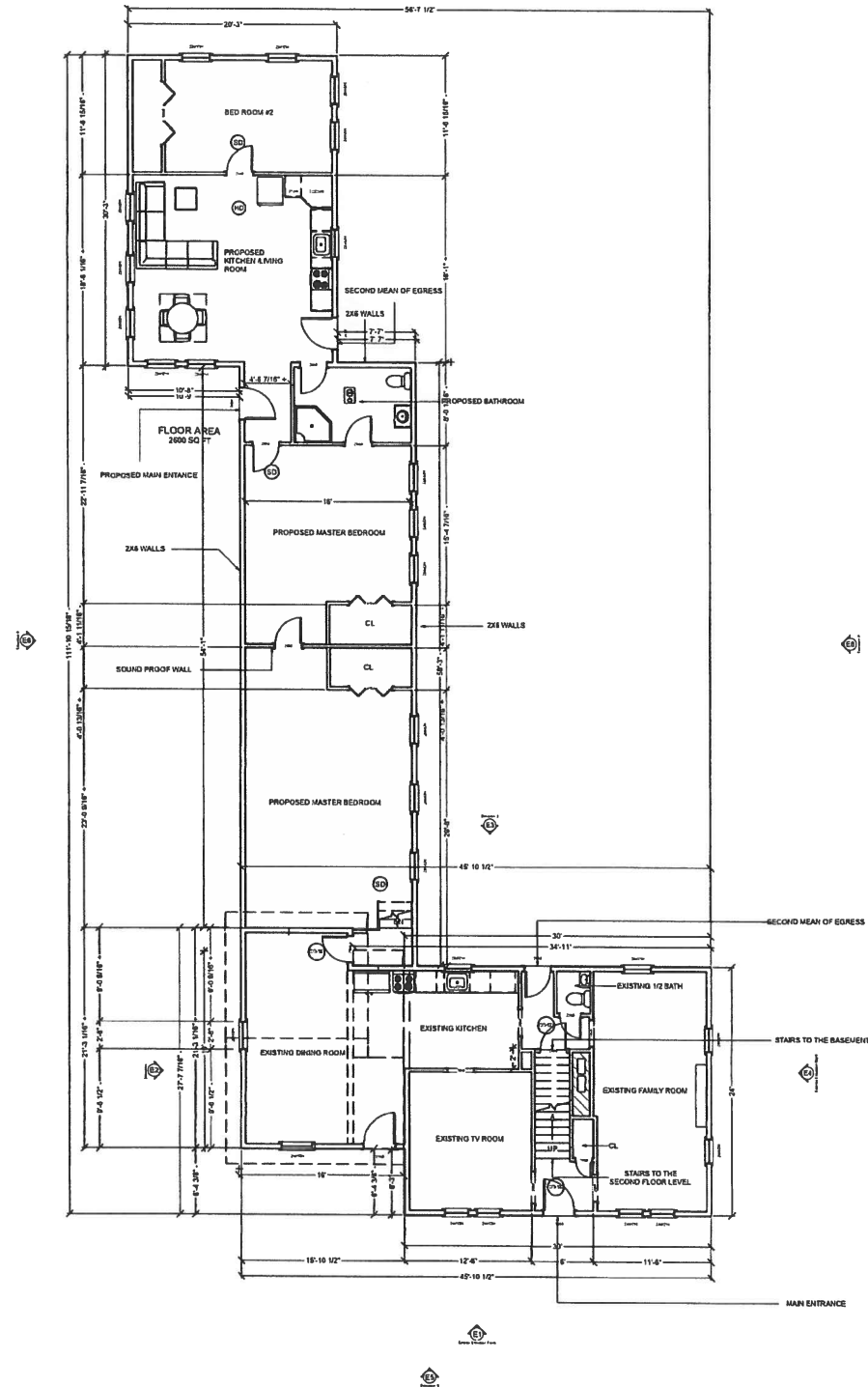
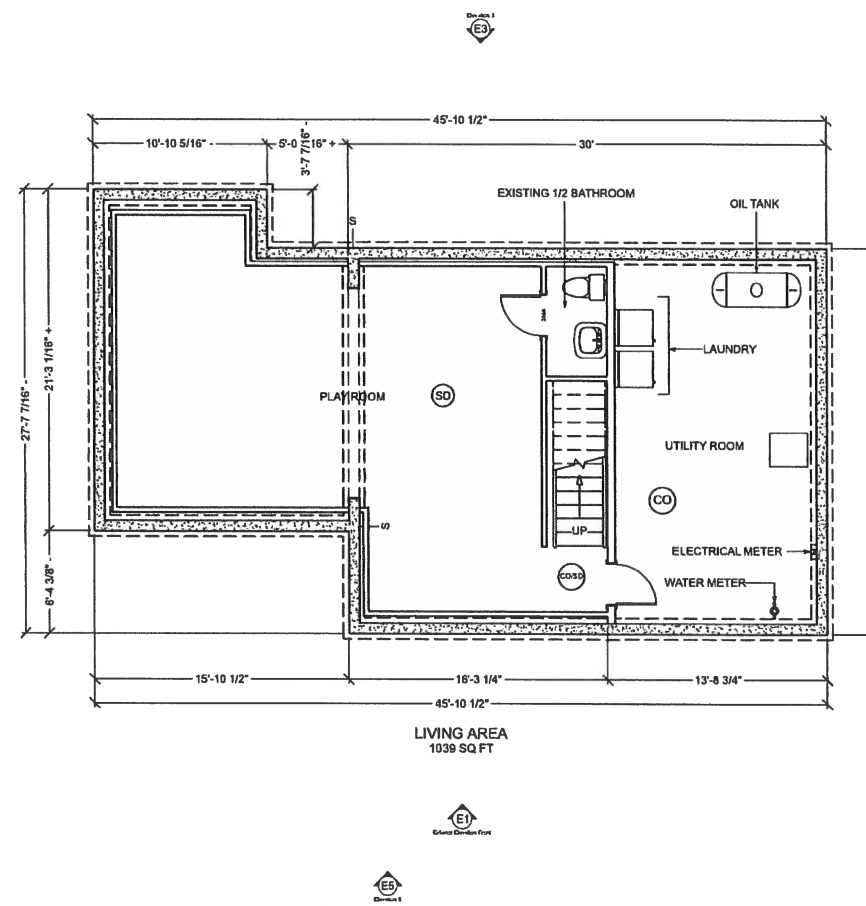
GAMBONI FAMILY  
7 CAPE ROAD  
MENDON, MA 01756

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SCALE:

SHEET:  
A - 5



SMOKE ALARM FOR EXISTING BASEMENT

3/16"=1'

SMOKE ALARM LAYOUT FOR EXISTING HOUSE AND PROPOSED RENOVATION

1/8"=1'

R

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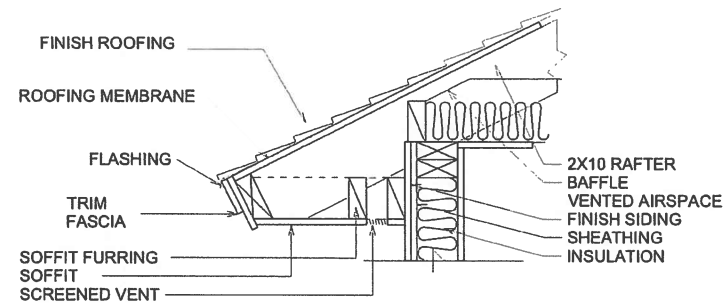
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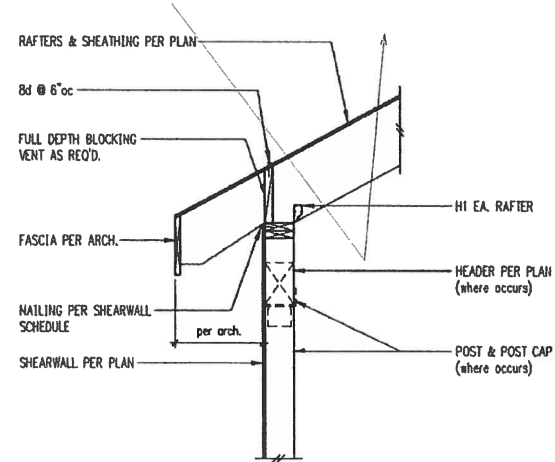
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A - 6



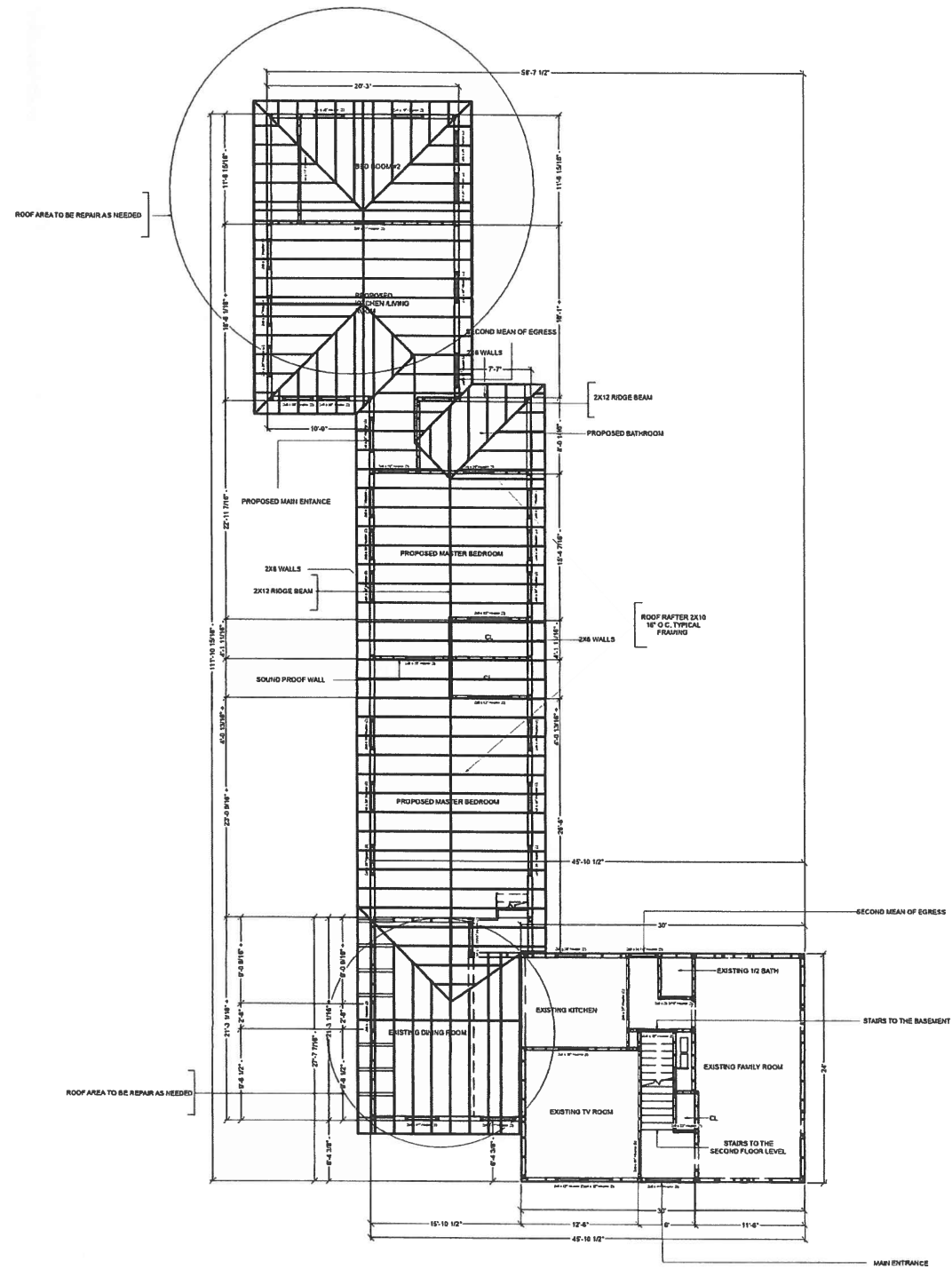
**ROOF DETAIL**

N/S



**ROOF DETAIL**

N/S



**ROOF FRAMING PLAN**

A-7  
1

1/8"=1'

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A - 7

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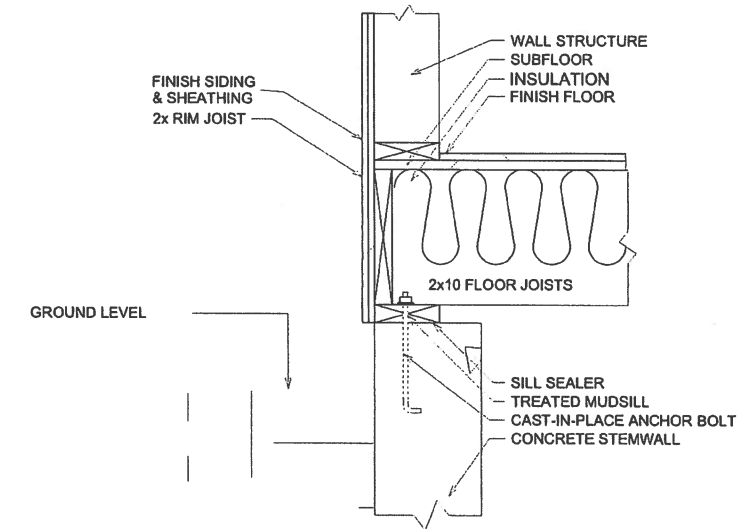
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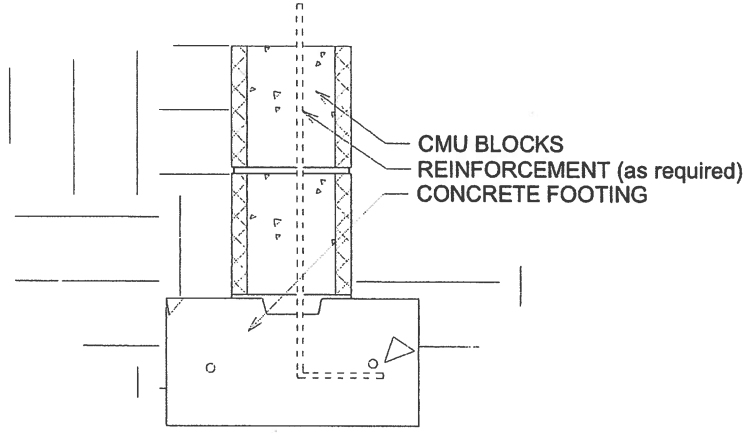
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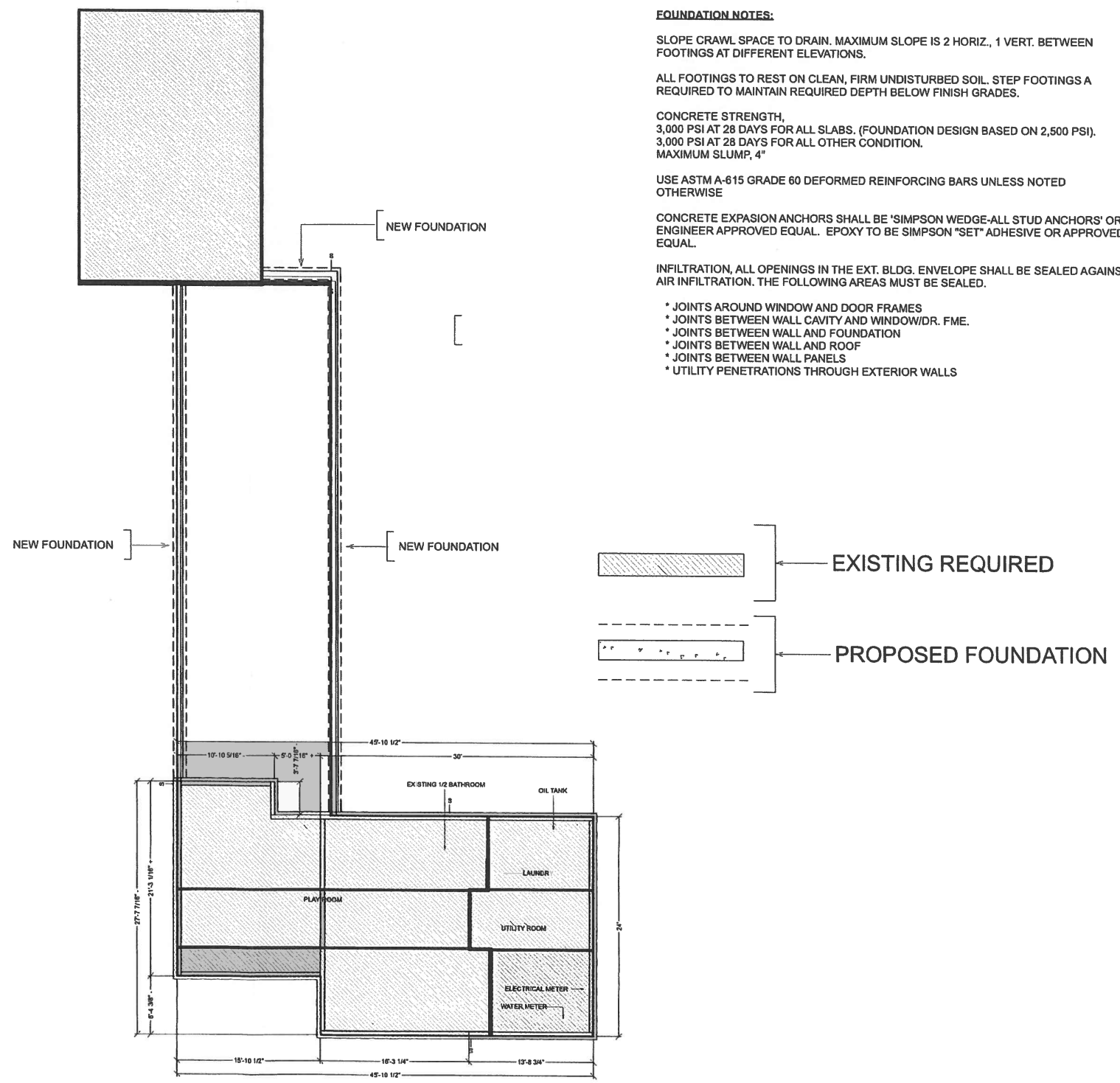
A - 8



**FOUNDATION DETAIL**  
N/S



**FOOTING DETAIL**  
N/S



**PROPOSED FOUNDATION LAYOUT**  
1/8"=1'

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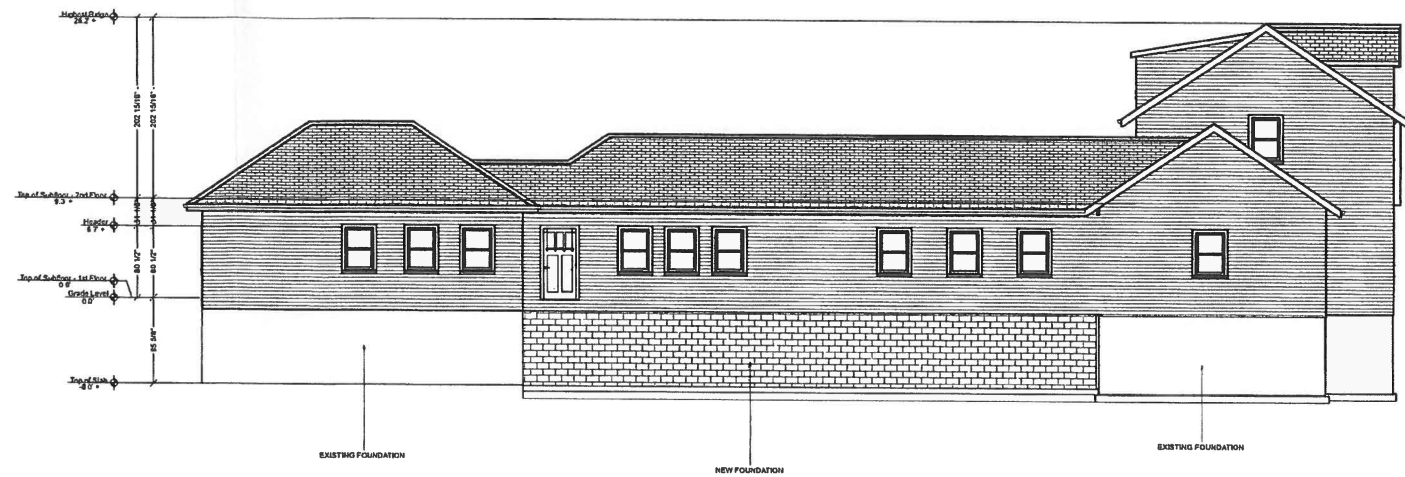
A - 9



FRONT VIEW ELEVATION

A-9  
1

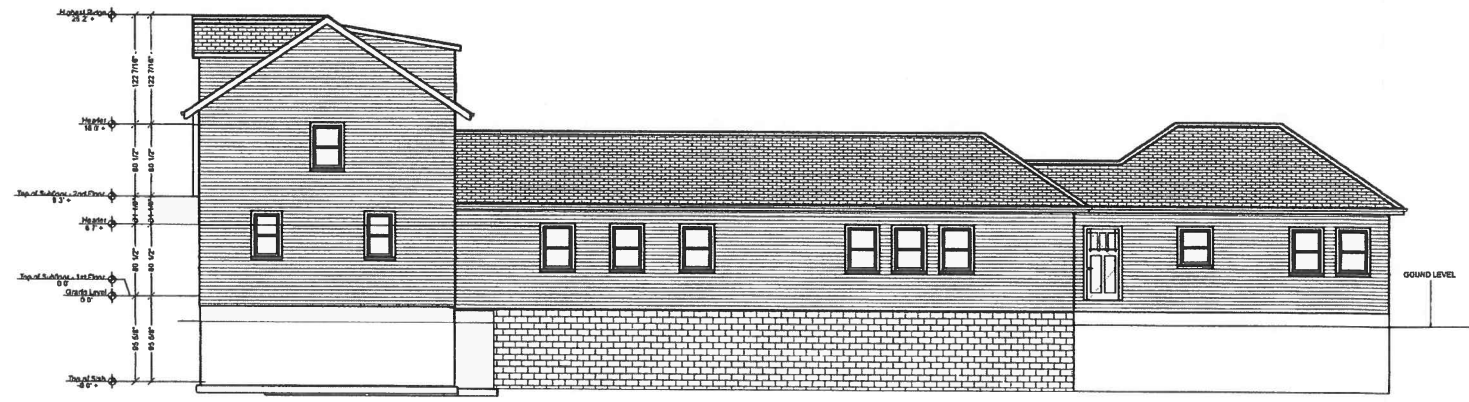
1/8"=1'



LEFT SIDE VIEW ELEVATION

A-9  
2

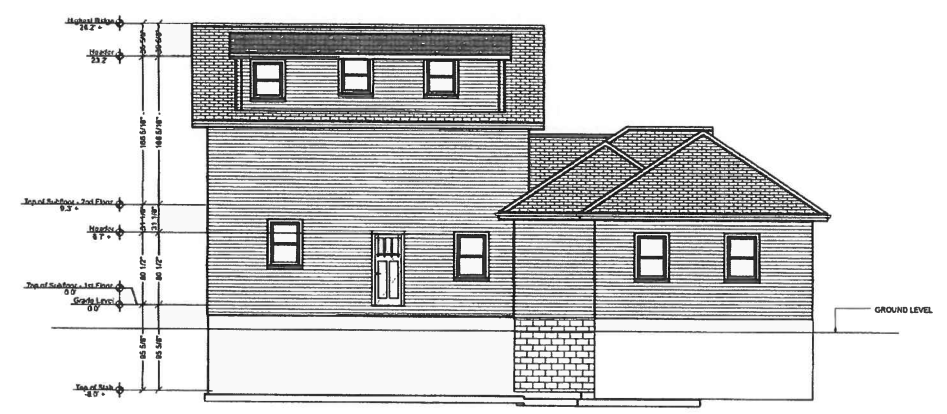
1/8"=1'



RIGHT SIDE VIEW ELEVATION

A-9  
3

1/8"=1'



REAR VIEW ELEVATION

A-9  
4

1/8"=1'