SEE SHEET AI FOR DRAWING INDEX

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CONTRACTOR TO VERIFY ALL DIMENSIONS
AND SETBACKS PRIOR TO CONSTRUCTION

OWNER:

HARSH REALTY LLC 248 ATLANTIC, AVE. HULL, MA. *020*45

DESIGNER:

ROCKWOOD DE9IGN, INC.

1020 PLAIN 9TREET - 9UITE 320

MAR9HFIELD, MA 02050

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EMAIL: PHIL@ROCKWOODDE9IGN.COM
WEE9ITE: WWW.ROCKWOODDE9IGN.COM

ARCHITECT OF RECORD:

FISHER ASSOCIATES,INC.

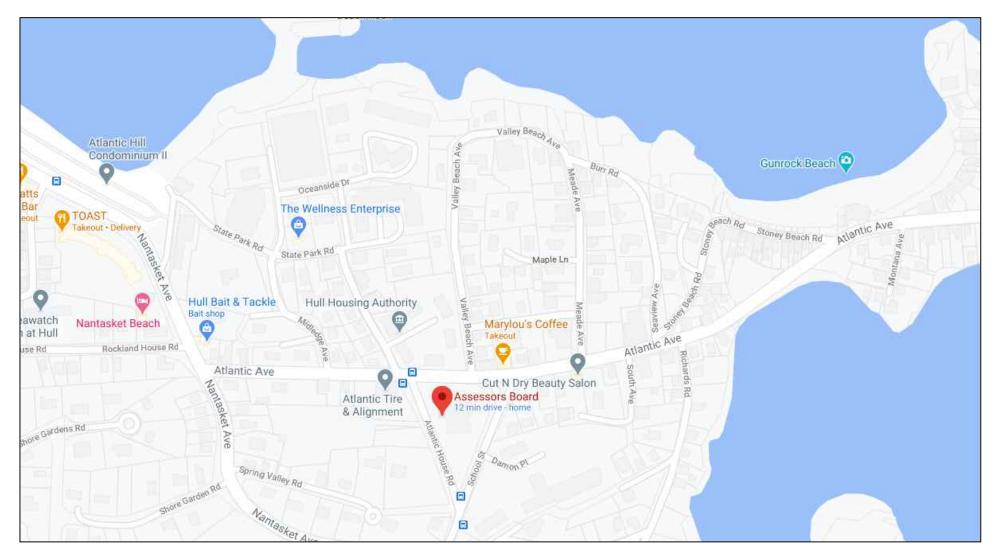
PATRICIA J. FISHER
35 FISHER ROAD
WEYMOUTH, MA 02190
PHONE: (617)-733-8404
EMAIL:FISHERASSOCIATES@COMCAST.NET

Rockwood Rockwood

Design, Inc.

ERMIT SET - 10/20

HARSH REALTY LLC 248 ATLANTIC, AVE. HULL, MA



LOCUS MAP

DRAWING INDEX: DRAWING INDEX (CONT.): BUILDING CODE SUMMARY NOTES AND LEGENDS ENLARGED TOILET ROOM \$ DETAILS NOTES. DOOR! HARDWARE SCHEDULES A1.2 BUILDING SECTION "A-A" BUILDING SECTION "B-B" PARTITION TYPES A5.2 A2.0 FRONT ELEVATION A2.1 RIGHT SIDE ELEVATION FOUNDATION PLAN SHEAR WALL DETAILS FIRST FLOOR FRAMING PLAN A2.2 REAR ELEVATION A2.3 LEFT SIDE ELEVATION SECOND FLOOR FRAMING PLAN A3.0 PROPOSED BASEMENT FLOOR PLAN ATTIC FRAMING PLAN PROPOSED FIRST FLOOR PLAN ROOF FRAMING PLAN A3.2 ENLARGED FIRST FLOOR PLAN PROPOSED SECOND FLOOR PLAN A3.3 PROPOSED ROOF PLAN

Building Code Summary

Applicable Laws, Regulations and Standards:

- · Building: 780 CMR: Massachusetts Building Code (9th edition) (2015 International building code, amended)
- · Energy: 2018 International Energy Conservation Code, amended with appendix aa (stretch code)
- · Fire: 527 CMR: Massachusetts Fire Prevention Regulations (2020 NFPA-1, amended) 2015 International fire code (by reference of 780 CMR only)
- · Electrical: 527 CMR 12.00: Massachusetts Electrical Code (2020 National Electrical Code, amended)
- · Mechanical: 2015 International Mechanical Code
- · Plumbing: 248 CMR: Massachusetts Plumbing Code

Project Description:

Construction of a two story wood frame building on a full basement with a gabled roof and a roof deck on a flat roof, containing approximately 5,300 gross square feet. Building contains storage and mechanical space in the basement, a retail shop on the first floor and a one bedroom apartment and a roof deck on the second floor

Use Group: Basement - Use Group: S - Storage of non-combustibles

First Floor - Use Group: M - Convenience Store

Second Floor - Use Group R-2 - one bedroom apartment

Construction Type: Wood Frame Building - Type VB

Allowed Height: NTE 60' Proposed Height: 35'

Allowed Stories: 3 Proposed Stories: 2

Allowed Square footage: 21,000 SF Proposed SF: 5,300 SF

Area Tabulations:

Basement: 2,090 SF

First Floor: 2,090 SF (store square footage = 1,900)

Second Floor: 1.120 SF

Occupancy:

Basement @ 1 occupant per 300 SF = 6 occupants Proposed Occupancy =1

First Floor @ 1 occupant per 60 SF = 27 occupants Proposed Occupancy =20

Second Floor = 2 occupants

Fire Alarm System:

Per Town of Hull Fire Department and Massachusetts State Code

Automatic Sprinkler System: Yes

Number of Exits: Basement: One interior fire stair to grade allowed per Table 1006.3.2(2)

First Floor: One door to grade allowed per Table 1006.3.2(2)

Second Floor: One interior fire stair to grade allowed per Table 1006.3.2(1)

Attic: Uninhabitable

Building Code Summary (CONT.)

Egress Widths: 0.2" per occupant at stairs, 0.15" per occupant other Stairway width minimum 36" per Section 1011.2 exception #1

Length of Exit Access Travel:

Basement: 100' travel distance allowed < 29 occupants for one exit

Travel distance to rated staircase = 60'

First Floor: 100' travel distance allowed <49 occupants for one exit

Travel distance to door to grade = 85' Second Floor: 125' travel distance allowed

Travel distance to rated staircase = ???

Fire Rated Separations

- 1. Tables 601 and 602: Type VB Construction: 0 hour rating except Exterior Bearing Walls < 10' FSD
- 2. Section 705.5 5'<10' Exterior Bearing Walls rated for exposure on both sides
- 3. Section 704.1/.2 Supporting Construction: The fire resistance ratings shall be not less that the ratings required for the fire resistance rated assemblies supported by the structural members - no exceptions apply. Bearing walls and columns 1 hour rated enclosures
- 4. Section 707.3.9 and Table 707.3.10 Fire Barrier Separating mixed occupancies R and M = 1 hour fire rating
- 5. Section 713.4 and 1023.1 Fire Barrier Enclosing Interior Exit Stair = 1 hour fire rating
- 6. Section 711 Horizontal Assembly Separating mixed occupancies R and M = 1 hour rating
- 7. Section 711.2.3 Supporting Construction of Horizontal Assembly = 1 hour rating, all four exterior walls 8. Opening Protectives: 1 hour fire barriers at stair: 1 hour rated fire door
- 9. Table 705.8 Unlimited openings on first floor fronting on street; side walls 5'<10' max 25% openings 10. Roof sheathing shall be fire retardant treated wood for a distance of 4' from side lot lines

Plumbing Code:

Required: One toilet room. Less than 2,000 SF One slop sink per floor

Provided: Employee only toilet room - not open to public

One accessible toilet room containing an accessible toilet and accessible lavatory One slop sink

 $Toilet\ room\ will\ be\ designated\ "Gender\ Neutral\ Single\ User"\ toilet\ room.$

Dwelling Unit:

Dwelling unit on second floor contains one bathroom group and a kitchen

GENERAL NOTES: General Notes

ANY DEVIATION FROM THESE PLANS REQUIRING ROCKWOOD DESIGN INC. TO ACQUIRE STRUCTURAL REDESIGN FOR BUILDING DEPARTMENT SIGN-OFFS WILL BE BILLED TO CLIENT ON AN HOURLY BASIS

• Contractor is responsible to follow all local, state, and applicable national codes and regulations.

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clarification. · Contractor is required to verify all dimensions in the field and report any discrepancies to the architect for clarification. Do not scale off the drawings, use dimension notes. Notes such as "align" or "clear" take precedence over dimension notes. Do not scale when ordering materials manufactured either on or off site, such as millwork, casework, fixtures, etc. that cannot be trimmed to fit on site - measure

. Contractor is responsible to visit the site to review all existing conditions and report any variations on the drawings to the architect for

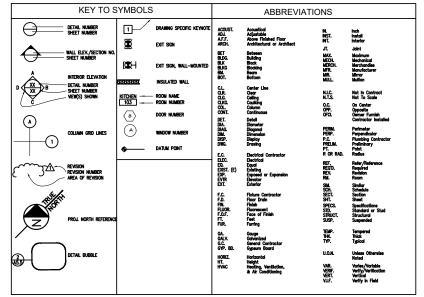
• Contractor is responsible to obtain all necessary building permits and approvals for construction work and to pay all applicable fees.

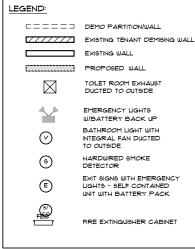
- Unless indicated on the drawings as Not In Contract (N.I.C.) or as existing, all items, materials and installations of same are a part of the contract defined by the construction documents. The contractor shall provide and install all accessories, components and assemblies required for the work shown.
- Contractor is responsible for performing all work in a safe and satisfactory manner.
- Contractor is responsible for the stability of the structure during demolition, erection and construction.
- Provide and install portable fire extinguishers to code before final occupancy.

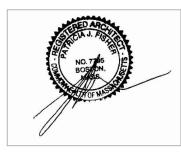
· Electrical, plumbing, and hvac sub-contractors shall be responsible for the design-build of the electrical, plumbing, and heating, cooling and ventilation work required for this project.

DEMOLITION NOTES:

- Contractor is responsible to obtain all necessary permits for demolition work.
- Remove all structure shown dashed.
- · Debris shall be removed from the building on a daily basis
- · Coordinate openings for sub-contractors
- Firestop all openings made during demolition in fire rated walls/floors and ceilings.
- By careful study of the contract documents and site conditions, plan a selective demolition sequence for approval by structural engineer and or city official.
- Shore and brace existing conditions as required for the removal of existing construction or installation of new work to ensure the structural integrity of the building.
- · Cease operations if public safety or remaining structures are endangered. Perform temporary corrective measures until operations can
- Structural integrity during construction comply with ASCE 37, Section 1.3.2







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<u>Flr.</u>	Door	Location	Door Size	Door Material	Frame Material	Fire Rating	Hardware Set	Note
#	#	V	Vidth/Height					
BSMT	B-1	Stair #5	3'-0" x 6'-8"	Metal	Metal	60 Minute	4	
BSMT	B-2	Sprinkler Valve Rm.	3'-0" x 6'-8"	Metal	Metal		2	
First	1	Store Entry	6'-0" x 7'-0"	Alum/Glass	Aluminum			By door manufacturer
First	2	Stair #6	3'-0" x 6'-8"	Metal	Metal	60 Minute	5	Peephole
First	3	Stair #5	3'-0" x 6'-8"	Metal	Metal	60 Minute	3	•
First	4	Cooler Door						By Cooler Manufacturer
First	5	Office	3'-0" x 6'-8"	Wood				-
First	6	Not Used						
First	7	Janitor's Closet	3'-0" x 6'-8"	Wood			2	
First	8	Accessible Toilet Rm.	3'-0" x 6'-8"	Wood 6				
Door	9	Not Used						
Door	10	Not Used						
Second	11	Apartment Entry	6'-0" x 6'-8"	Alum/Glass				By door manufacturer
Second	12	Apartment Entry	3'-0" x 6'-8"	Wood		60 minute	1	Peephole

HARDWARE SCHEDULE:

Provide an accessible sign on the wall on the latch side of each door identifying the room. Provide tactile surface on door handles of hazardous rooms. Provide kickplates as

requested by owner. Each dwelling unit door to be provided with peephole device

Hardware Set #1: Dwelling Unit Entry: Door closer, hinges, door levers, lock keyed on stair side, peephole

Hardware Set #2: Utility: Hinges, accessible door levers, lock keyed on exterior side-storage room function

 $Hardware\ Set\ \#3: Commercial\ Entry\ Doors:\ Door\ closer,\ hinges,\ lock\ keyed\ on\ exterior\ side,\ accessible\ door\ levers,\ weatherstripping,\ insulated\ threshold$

Hardware Set #4: Stairway Doors: Door closer, hinges, accessible door levers

 $Hardware \ Set\ \#5: Apartment\ Building\ Entry:\ Door\ closer,\ hinges,\ Keyed\ lock,\ Insulated\ threshold,\ weather stripping,\ accessible\ door\ levers,\ peephole$

 $Hardware\ Set\ \#6:\ Toilet\ Room:\ Accessible\ levers,\ door\ closer,\ hinges,\ keyed\ deadbolt\ with\ accessible\ thumbturn$

Hardware Set #7: Office Door: Accessible levers, hinges, keyed lock – Office Function

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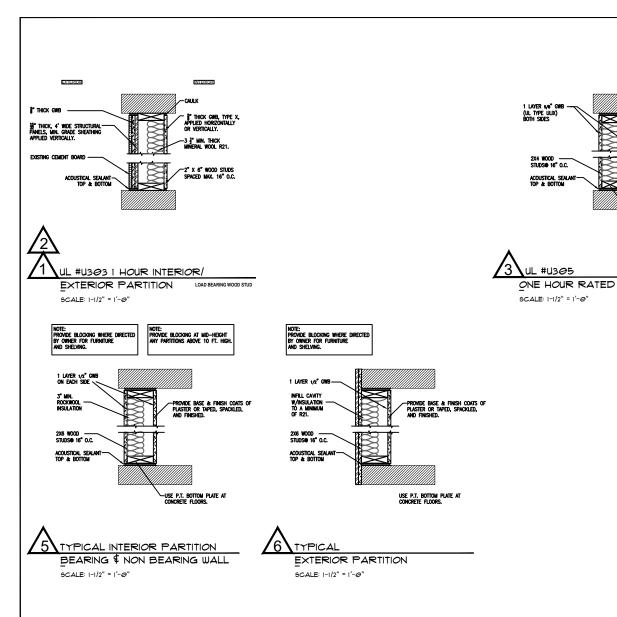
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FINAL ORDER TO BE VERIFIED AND APPROVED BY OWNER)



General Notes: Provide mold and mildew resistant g.w.b. at toilet rooms. Provide blocking where directed by owner or these

Type 1: One Hour Rated Exterior Wall: UL Design U303 Rated for fire from both sides, Shear Wall: 2 x 6 wood studs at 16" o.c. with double top plates and single bottom plate, interior sides covered with 5/8" Type "X" g.w.b., 4' wide, applied both

Type 2: Exterior Wall - 1 hour rated bearing wall supporting fire rated horizontal assembly, exposed to fire on inside only, Shear Wall, UL Design U303 same as Type 1 without layer of 5/8" fire rated gypsum sheathing board on exterior side of wall and without non-combustible siding and trim.

Type 3: One Hour Rated Fire Barrier At Fire Stair: STC rating minimum 52: UL Design U305. 2 x 6 wood studs, spaced 16" o.c. with 25 MSG galv steel resilient channels 2-3/8" by 7/8" deep spaced 24" o.c., perpendicular to studs. Attach to studs with RSIC clips or equal spaced 48" o.c. and secured to studs with 2-No. 8 x 2 ½ " coarse drywall screw through the center grommet.

drawings for furniture, shelving and grab bars. Provide insulation in walls as requested by owner or these plans. Provide

mold and mildew resistant g.w.b. at prep areas and serving areas. Provide washable finish (FRP panels) in prep areas and serving areas per Town of Hull, Board of Health requirements. Confirm Sizes of all structural lumber and sheathing with

horizontally or vertically with vertical joints over studs, Fastened to studs and plates with 1-7/8 in. long 6d cement coated nails spaced 7 in. OC or with 1-7/8 in. long Type S screws spaced 8 in. OC, or 1-1/4 in. long Type W coarse thread

gypsum panel steel screws spaced a max 8 in. Oc, with last screw 1 in. from edge of board. R-21 insulation in stud cavity. Plywood sheathing per structural engineers plans, minimum 7/16" in. thick, 4 ft wide, wood structural panels, applied vertically, with vertical joints centered over studs. Attached to studs with 10d galv nails 6 in. OC at the perimeter and 12 in. OC in the field. Cover with 1 layer 5/8" fire rated gypsum sheathing board. Vapor barrier. Exterior siding and trim on

these walls shall be non-combustible, or combustible materials that meet the requirements for NFPA 268, per CMR 780, Section 1406.2.1.1., such as fibre cement lap siding.

Furring channels are friction fitted into clips. Ends of adjoining channels are overlapped 6" and tied together with double strand of No 18 SWG galv steel wire near each end of overlap. One layer 5/8" Type "X" gypsum wall board, each side, 4"

wide, applied horizontally or vertically, and nailed to studs 7" o.c. with 6d cement coated nails, 17-8" long, .0915" shank diameter and 15/64" diameter head. Wallboard attached to furring channels with 1" long S bugle-head steel screws spaced 12" o.c. Use mold and mildew resistant g.wb. at bathrooms. Nailheads covered with joint compound. Joints covered with fiber tape and joint compound. Bead of acoustical sealant applied around perimeter for sound control. Base

and finish coats of plaster. Fill cavity with Thermafiber SAFB insulation to achieve an STC rating of minimum 52. Provide

Partition Types

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PARTITION

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PT bottom plate where wood studs come in contact with concrete. Contractor Note: drywall must be installed behind COPY SIND THE SELECT FOR WHICH THEY HAVE BEEN PREPARED AND DESIGN, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OF PROJECT, OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED, WITHOUT THE EXPRESS KNOWLEDGE AND WRITTEN CONSENT OF ROCKWOOD DESIGN, INC.

1/2" g.w.b. each side, base and finish coats of plaster. Provide blocking where directed by owner for furniture, fixtures, toilet accessories and shelving. Provide mold and mildew resistant g.w.b. on bathroom side of partition. Provide insulation in all bathroom walls. Provide pt bottom plate where wood comes into contact with concrete.

with 1 layer 5/8" gwb, taped, spackled and finished or

Type 4: Typical Interior Partition: 2" x 4" wood studs, 16" o.c., attach to underside of structure above, with ½" g.w.b. each side, base and finish coats of plaster. Provide blocking where directed by owner for furniture and shelving. Provide pt bottom plate

USE P.T. BOTTOM PLATE AT

-USE P.T. BOTTOM PLATE AT

TYPICAL INTERIOR PARTITION

SCALE: 1-1/2" = 1'-@"

BEARING \$ NON BEARING WALL

Type 5: Typical Toilet Room Walls: 2" x 4" wood studs, 16" o.c., (2 x 6 at toilet chase wall) attach to underside of structure above, with

Type 6: Exterior Wall, Shear Wall: 2 x 6 wood studs at 16" o.c. with double top plates and single bottom plate, interior sides covered

 $plastered.\ Vapor\ barrier.\ Provide\ insulation\ to\ R-21\ in\ cavity.\ Provide\ exterior\ sheathing\ as\ specified\ by\ structural\ framing\ plans\ and\ plans\ and\ plans\ and\ plans\ and\ plans\ plans$ cover with building paper and siding.

Floor/Ceiling at Fire Rated Horizontal Assembly:

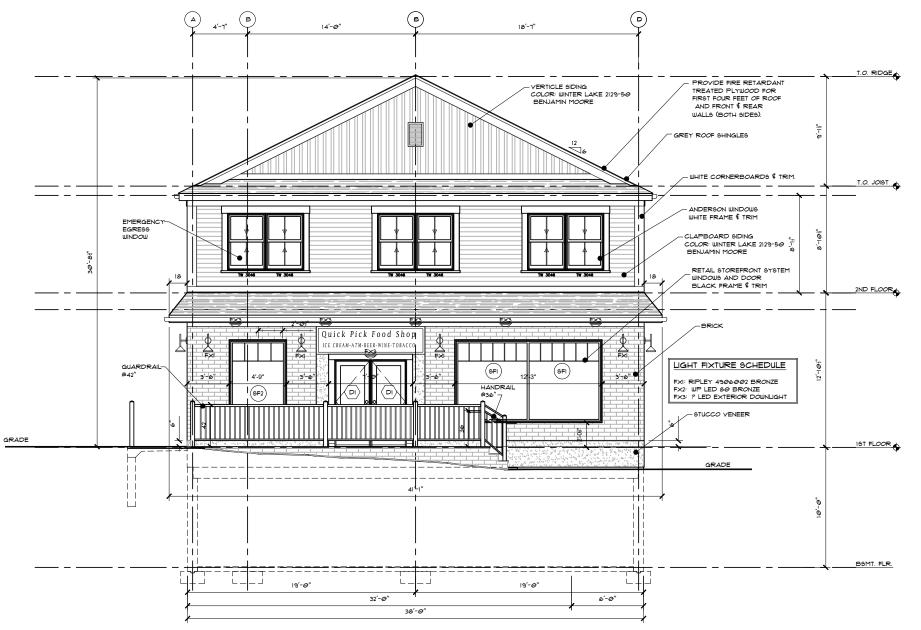
1 Hour Horizontal Assembly at floor/ceiling separation: UL Design L574. Minimum STC rating 50 air borne sound and impact insulation Class IIC, structure-borne sound. Wood I joists (see framing plans for sizes) with 25 MSG galv steel resilient channels installed perpendicular to the joists @ 16" oc positioned 6" oc at gypsum panel butt-joints (3" from each end of wallboard) Channels oriented opposite at gypsum panel butt joints. Channel splices overlapped 4" beneath wood I joists. Channels secured to each truss with 1 ¼ " long Type S screws. Two layers of ½ " Firecode C core gypsum panels 4' wide, installed perpendicular to resilient channel The base layer of panels screw-attached to the resilient channels with 1" long Type S screws spaced 8" o.c. at the butt joints and 16' oc in the field of the panels. The face

layer screw-attached to the resilient channels with 15/8" Type S screws spaced 8" oc and 1 ½" Type G screw spaced 8" oc at the butt joints located mid-span between resilient channels. Minimum 3 ½ " of rockwool or thermafibre insulation. At top of joist ¾ " plywood sub-floor, nailed per structural engineers plans with minimum ¾ " Levelrock or equivalent floor topping mixture. Finish

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FRONT ELEVATION

9CALE: 1/4"=1'-0"



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DATE: 1*0*12*0*12*0*22 DRAWN BY: TJM

FRONT ELEVATION

ADVANCED GREEN INSULATION 403 V.F.W. DRIVE ROCKLAND, MA. 02310

TJM

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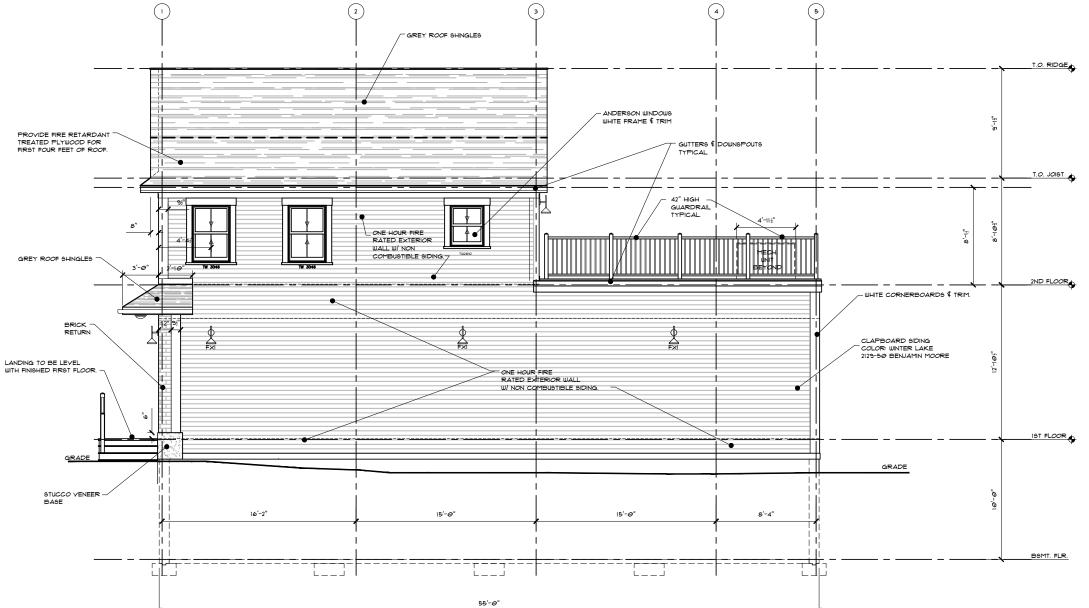
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RIGHT ELEVATION
SCALE: 1/4"=1'-0"



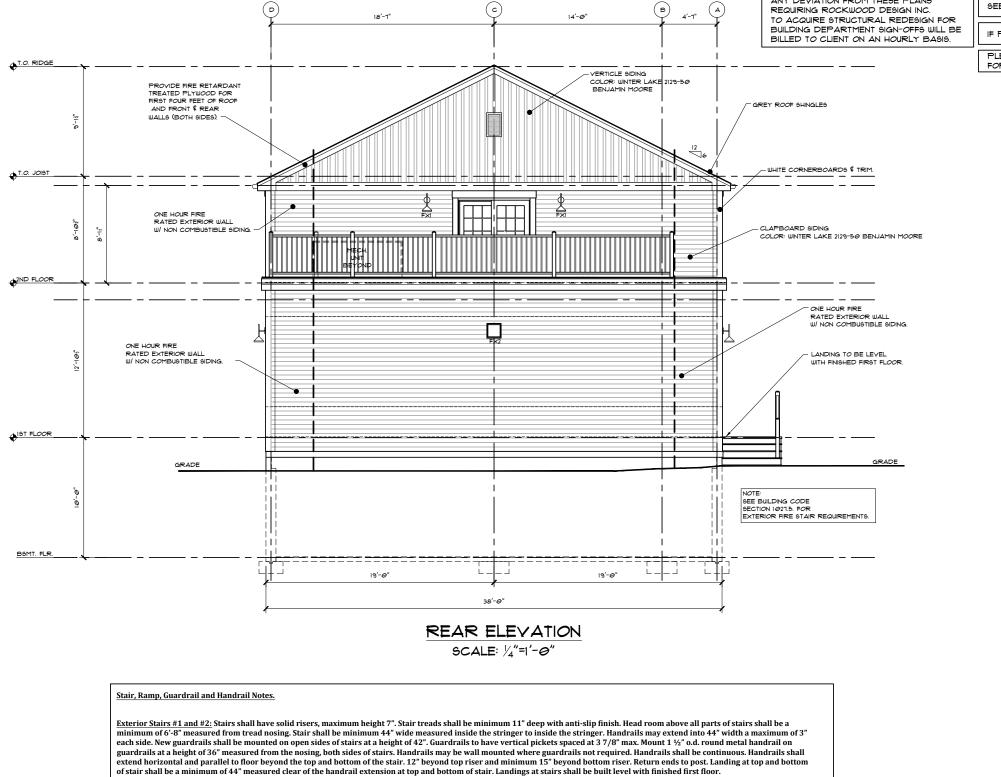
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RIGHT ELEVATION

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Stair #3 and #4: Not Used

Interior Stairs #5: Stairs shall have solid risers, maximum height 7". Stairs treads shall be minimum 11" deep. Head room above all parts of stairs shall be a minimum of 6'-8" measured from tread nosing. Stair shall be minimum 36" wide measured inside the stringer to inside the stringer. Landing at top and bottom of stair shall be a minimum of 36" measured clear of the

Mount 1 ½" o.d. round continuous handrail on walls both sides at a height of 36" measured from the nosing. Handrails shall extend horizontal and parallel to floor beyond the top and bottom of the stair. 12" beyond top riser and minimum 15" beyond bottom riser. Rail mounted with 1 ½" clear space between wall and handrail. Return ends to post and wall.

Interior Stairs #6: Stairs shall have solid risers, maximum height 7 3/4". Stairs treads shall be minimum 10" deep. Head room above all parts of stairs shall be a minimum of 6'-8" measured from tread nosing. Stair shall be minimum 36" wide measured inside the stringer to inside the stringer. Landing at top and bottom of stair shall be a minimum of 36" measured clear of the handrail extension at top and bottom of stair.

Mount 1 ½" o.d. round continuous handrail on walls both sides at a height of 36" measured from the nosing. Handrails shall extend horizontal and parallel to floor beyond the top and bottom of the stair. 12" beyond top riser and minimum 15" beyond bottom riser. Rail mounted with 1 ½" clear space between wall and handrail. Return ends to post and wall.

Guardrails shall be 42" high with vertical pickets not to exceed 37/8" spacing, and mounted on all open sides of stair landings, decks, and raised walkways.



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ANY DEVIATION FROM THESE PLANS

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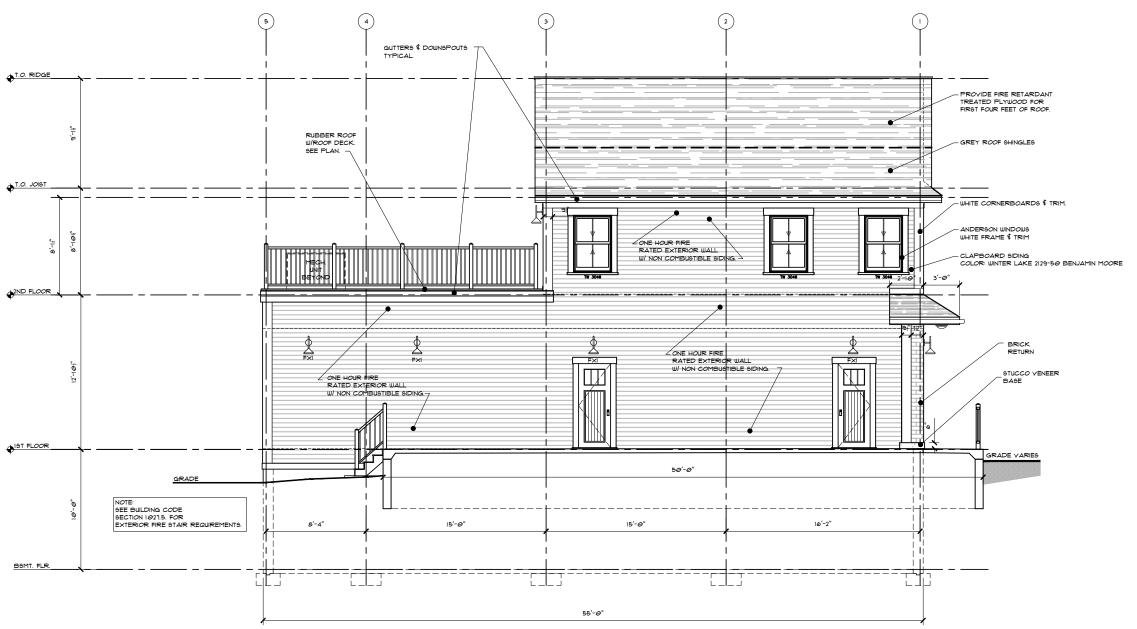
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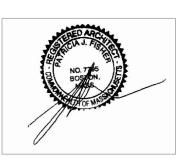
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LEFT ELEVATION

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



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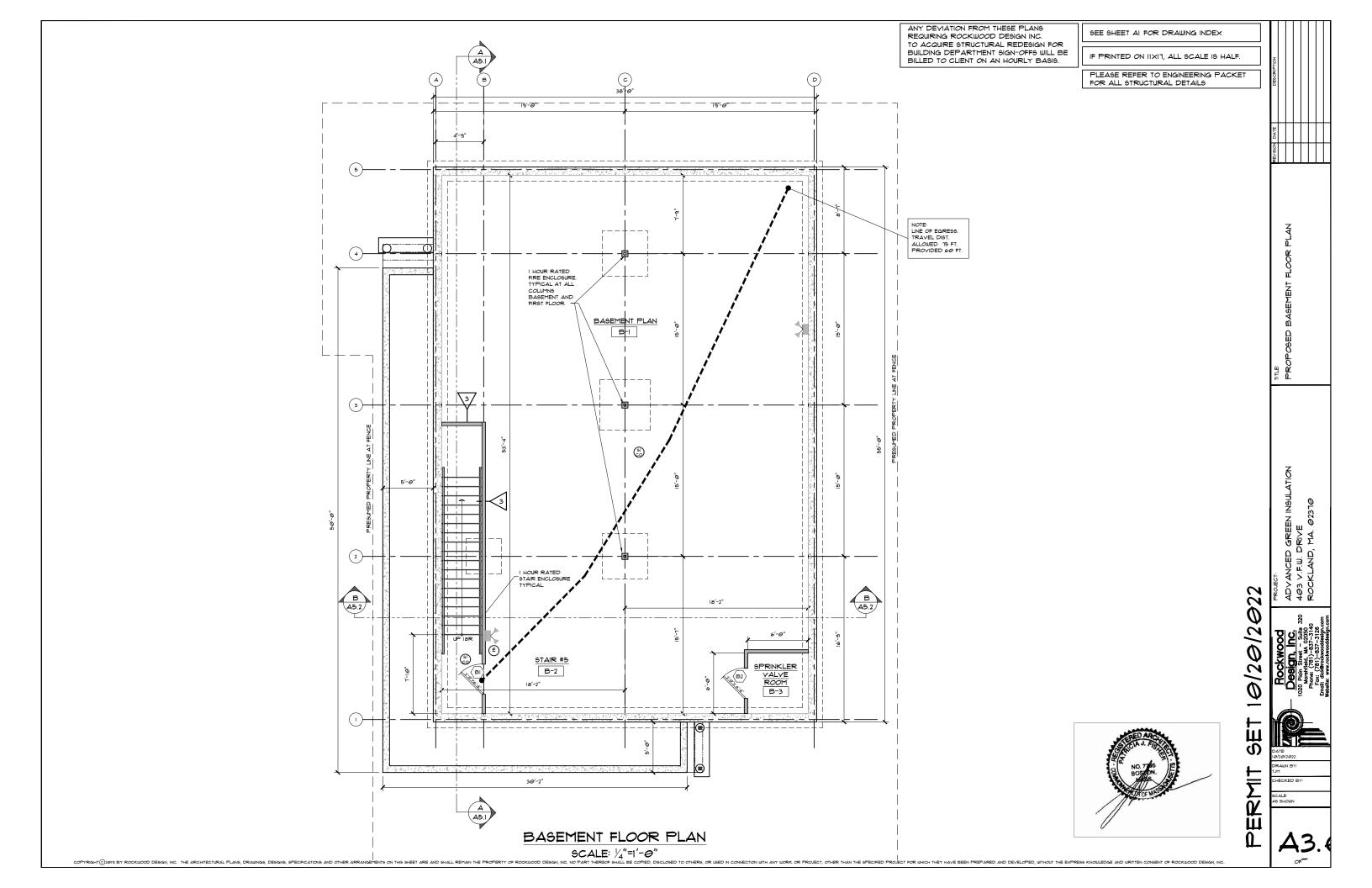
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ELEVATION

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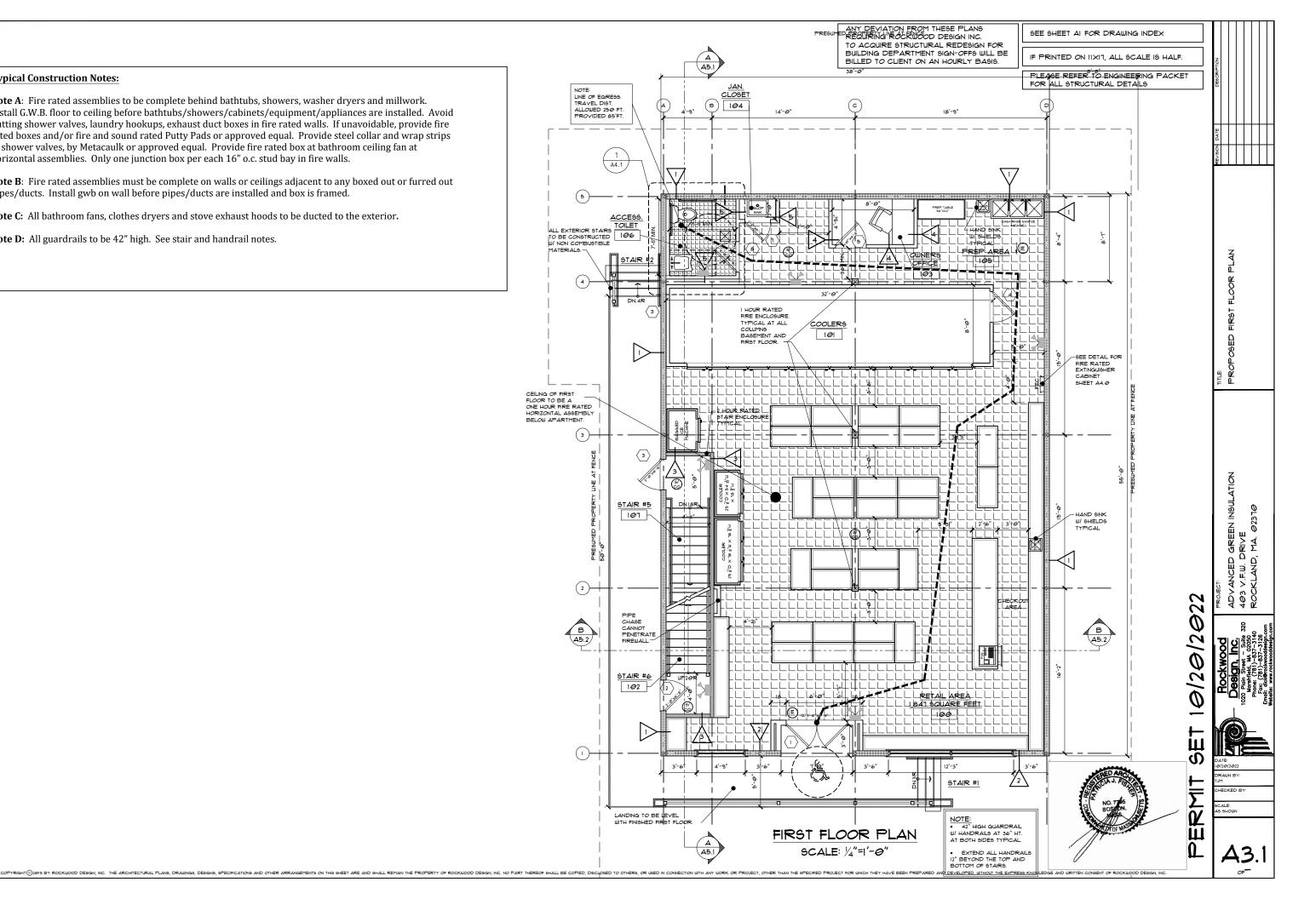
Typical Construction Notes:

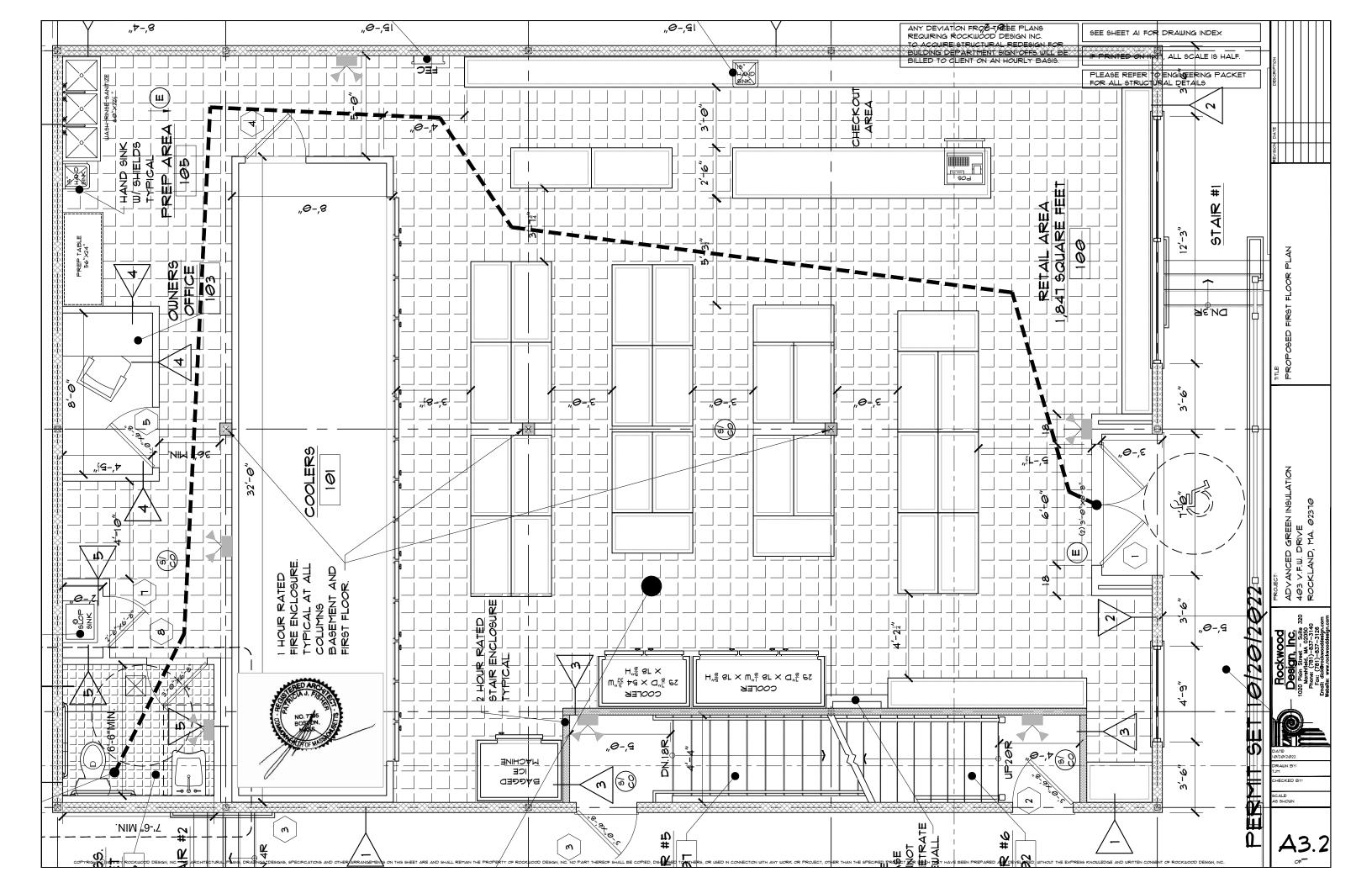
Note A: Fire rated assemblies to be complete behind bathtubs, showers, washer dryers and millwork. Install G.W.B. floor to ceiling before bathtubs/showers/cabinets/equipment/appliances are installed. Avoid putting shower valves, laundry hookups, exhaust duct boxes in fire rated walls. If unavoidable, provide fire rated boxes and/or fire and sound rated Putty Pads or approved equal. Provide steel collar and wrap strips at shower valves, by Metacaulk or approved equal. Provide fire rated box at bathroom ceiling fan at horizontal assemblies. Only one junction box per each 16" o.c. stud bay in fire walls.

Note B: Fire rated assemblies must be complete on walls or ceilings adjacent to any boxed out or furred out pipes/ducts. Install gwb on wall before pipes/ducts are installed and box is framed.

Note C: All bathroom fans, clothes dryers and stove exhaust hoods to be ducted to the exterior.

Note D: All guardrails to be 42" high. See stair and handrail notes.





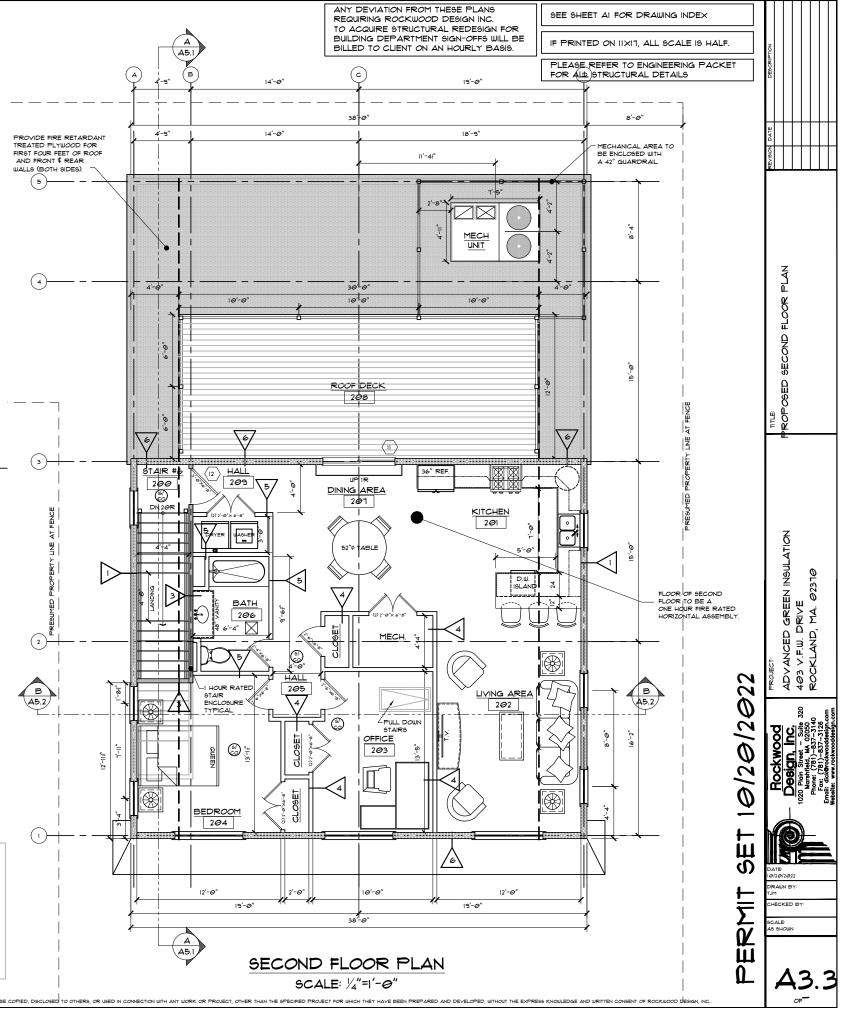
Typical Construction Notes:

Note A: Fire rated assemblies to be complete behind bathtubs, showers, washer dryers and millwork. Install G.W.B. floor to ceiling before bathtubs/showers/cabinets/equipment/appliances are installed. Avoid putting shower valves, laundry hookups, exhaust duct boxes in fire rated walls. If unavoidable, provide fire rated boxes and/or fire and sound rated Putty Pads or approved equal. Provide steel collar and wrap strips at shower valves, by Metacaulk or approved equal. Provide fire rated box at bathroom ceiling fan at horizontal assemblies. Only one junction box per each 16" o.c. stud bay in fire walls.

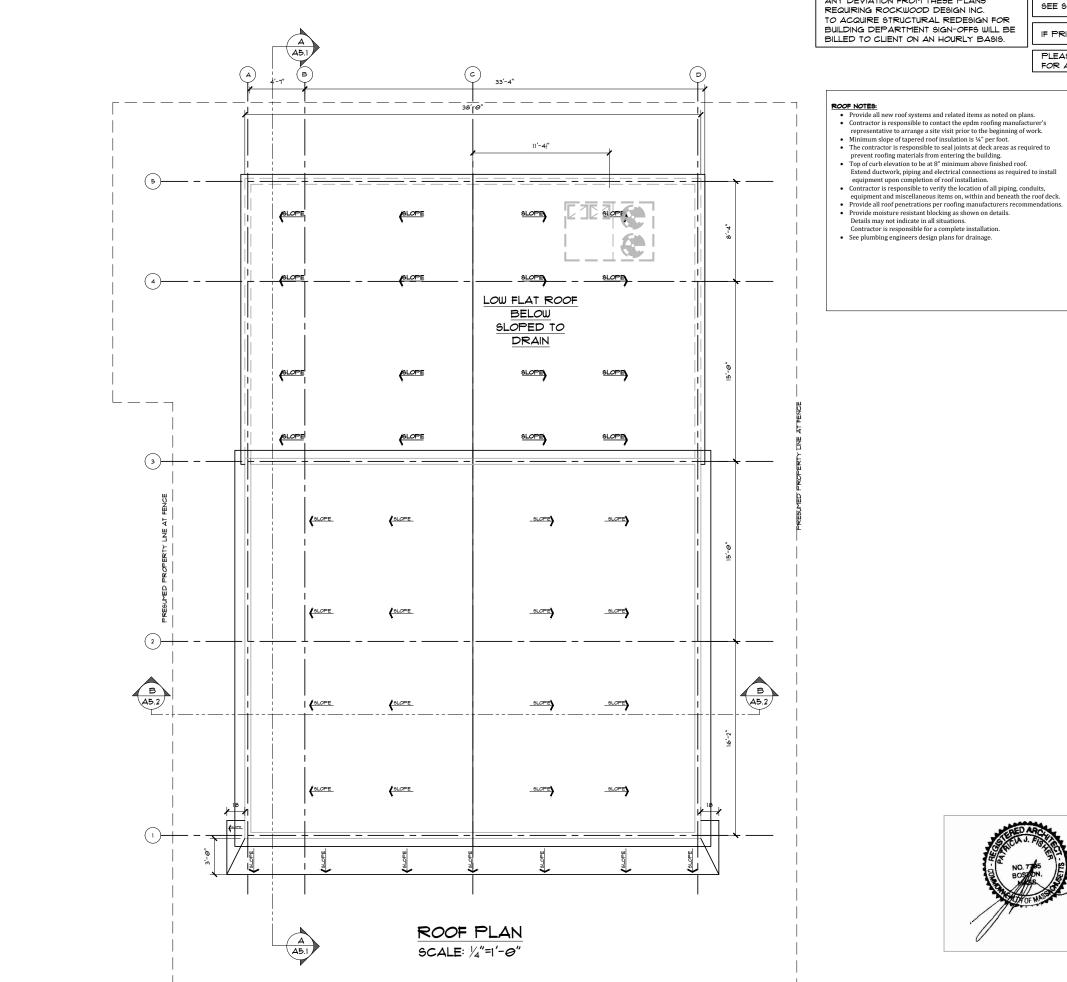
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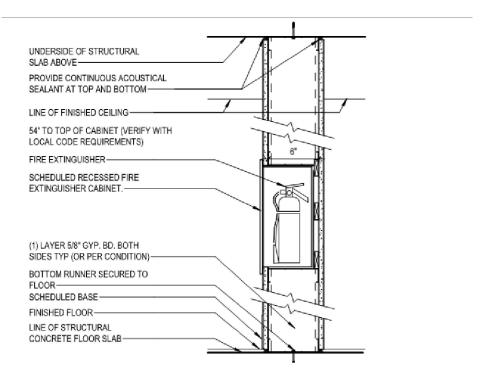
- Provide an iotal penetrations per forming manufacturers:
 Provide moisture resistant blocking as shown on details.
 Details may not indicate in all situations.
 Contractor is responsible for a complete installation.
 See plumbing engineers design plans for drainage.

10/20/2022

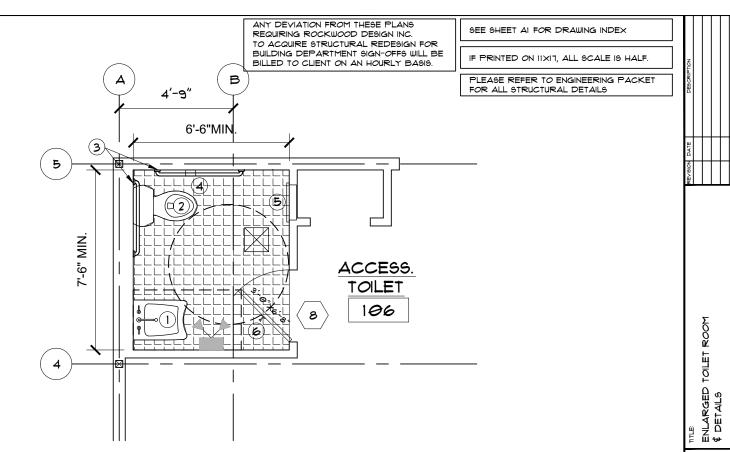
SET PERMIT

ADVANCED GREEN INSULATION 403 V.F.W. DRIVE ROCKLAND, MA. 02310

A3.4



RECESSED FIRE RATED EXTINGUISHER CABINET N.T.S.



ENLARGED ACCESSIBLE TOILET ROOM
N.T.S.

TOILET ROOM FIXTURE AND ACCESSORY SCHEDULE

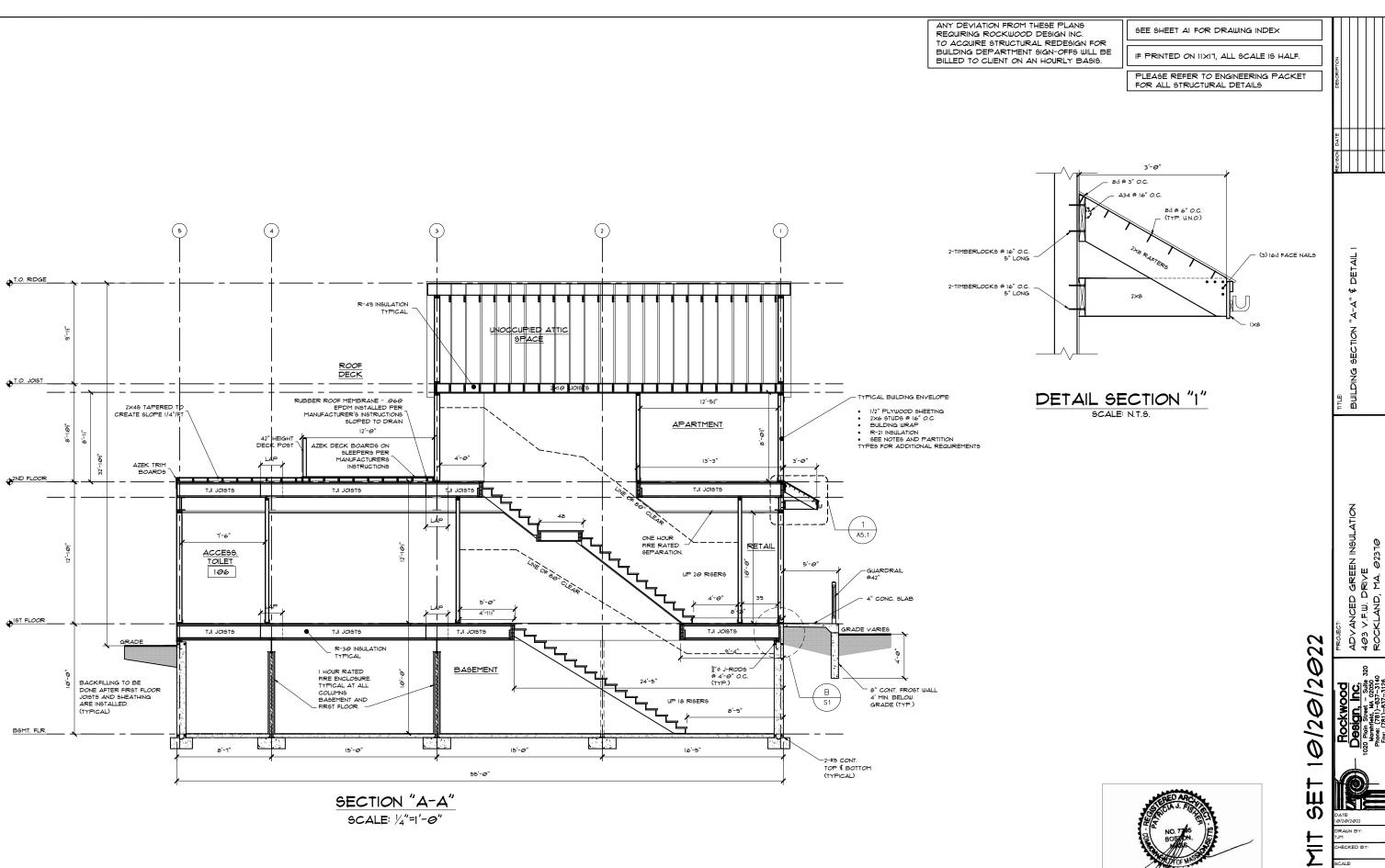
- Accessible lavatory mounted at a height of 34" AFF to top of sink, minimum 17" deep. Knee clearance shall be provided underneath the
 sink which is 29 inches minimum from the floor to the underside of the sink and extends eight inches minimum measured from the front
 edge underneath the sink back towards the wall. Maximum sink depth of 6". Insulate and offset all pipes under sink. Faucet shall have
 handicap accessible levers. Mirror shall be mounted a maximum 40" AFF to bottom of mirror.
- 2. Accessible watercloset, 18" high measured to the top of the watercloset seat with flush control on accessible side of toilet, located 18" to centerline of toilet from wall. Minimum 42" clear from other side of toilet to lavatory.
- 3. Two grab bars, one 42 inches long and one 36 inches long shall be installed at the water closet between 33 inches and 36 inches above and parallel to the floor. The 42 inch grab bar shall be mounted on the side wall closes to the water closet, no more than 12 inches from the back wall. The 36 inch grab bar shall be mounted on the back wall six inches from the interior corner and may be located up to three inches above the top of the water closet tank. Grab bars shall be 1½" outside diameter non-rusting, acid-etched grab bars with 1½" clearance between grab bar and wall. Provide blocking in walls for grab bars.
- 4. Toilet Paper Dispenser mounted at a height of 24" to centerline of toilet paper roll. Use continuous paper flowing dispensers only.
- 5. Paper towel dispenser mounted at a maximum of 42" AFF to dispenser control.
- 6. Provide coat hook mounted 54" AFF.



PERMIT SET 10/20/20

GREEN INSULATION DRIVE

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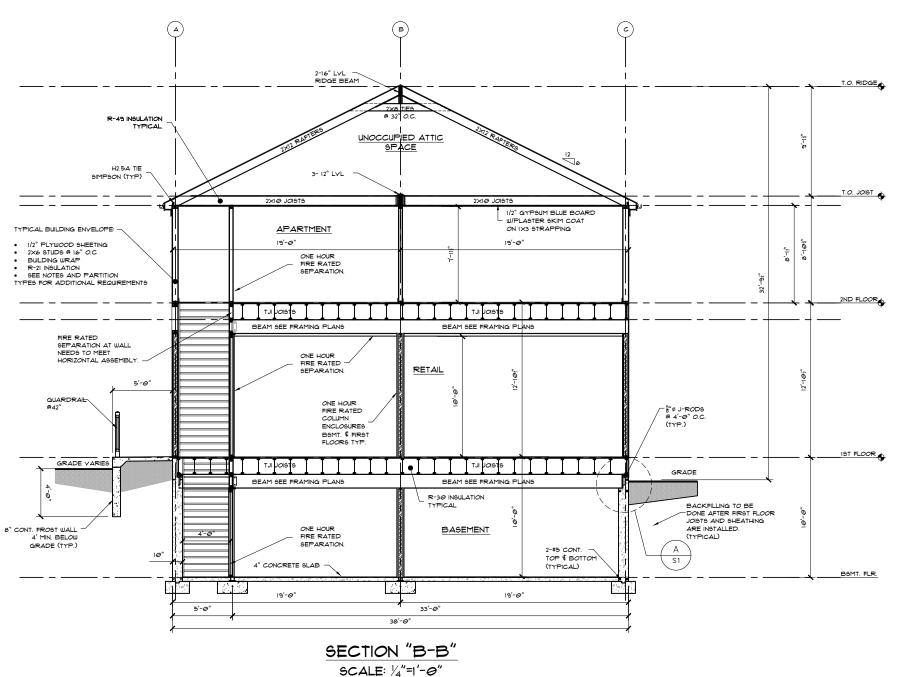
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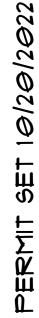
SEE SHEET AI FOR DRAWING INDEX

IF PRINTED ON 11X17, ALL SCALE IS HALF.

PLEASE REFER TO ENGINEERING PACKET FOR ALL STRUCTURAL DETAILS







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BUILDING SECTIONS

GREEN INSULATION DRIVE

ADVANCED 6 403 V.F.W. DI ROCKLAND,

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