NEW CONSTRUCTION
for
CLIFTON CROSSING
7 WARE LANE
MARBLEHEAD, MA

ARCHITECT
DAVID NEFF, ARCHITECT
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GENERAL NOTES

1. THESE DOCUMENTS PREPARED BY DAVID NEFF, ARCHITECT ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THE ARCHITECT AS AUTHOR SHALL RETAIN ALL COMMON LAW, STATUTORY, AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT.
2. IT IS THE INTENT OF THE ARCHITECT THAT THIS PROJECT BE IN CONFORMANCE WITH THE MASSACHUSETTS STATE BUILDING CODE AND ALL OTHER APPLICABLE CODES IN THIS JURISDICTION. THESE CODES SHALL TAKE PRECEDENCE OVER THE DRAWINGS AND SPECIFICATIONS.
3. ALL WORK SHALL BE PERFORMED BY A LICENSED GENERAL CONTRACTOR WHO SHALL COORDINATE AND SUPERVISE HIS OWN WORK AND THE WORK OF HIS SUBCONTRACTORS.
4. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ANY INCONSISTENCIES WITH THE CONSTRUCTION DOCUMENTS TO THE ARCHITECT BEFORE CONTINUING WORK.
5. THE OWNER SHALL NOT BE HELD RESPONSIBLE FOR VERIFIABLE EXISTING CONDITIONS AFTER THE CONTRACT IS AWARDED
6. DO NOT SCALE DRAWINGS UNLESS AUTHORIZED BY THE ARCHITECT
7. THE GENERAL CONDITIONS OF AMERICAN INSTITUTE OF ARCHITECTS DOCUMENT A107-2007 ARE HEREBY MADE PART OF THE CONTRACT DOCUMENTS TO THE SAME EXTENT AS IF WRITTEN OUT IN FULL.
8. RELEVANT SECTIONS OF THE WRITTEN SPECIFICATIONS SHALL BE DISTRIBUTED TO EACH SUBCONTRACTOR.

LEGEND

EXISTING CONSTRUCTION
DEMOLISH EXISTING
NEW 2x WALL
NEW CONCRETE WALL
BRICK VENEER
STONE WALL
P# PLUMBING HOOKUP
SD SMOKE DETECTOR
CO CARBON MONOXIDE DETECTOR
HB HOSE BIBB
℄ CENTER LINE
101 NEW DOOR SYMBOL
A NEW WINDOW SYMBOL
1 A701 / 1 A701 INTERIOR ELEVATION REFERENCES
1 A-601 DETAIL REFERENCES

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR	SQ	SQUARE
BOT	BOTTOM	TOS	TOP OF SLAB
CLG	CEILING	TOB	TOP OF BEAM
CLR	CLEAR	T&G	TONGUE AND GROOVE
CO	CASED OPENING	TYP	TYPICAL
COL	COLUMN	WWF	WELDED WIRE FABRIC
CONC	CONCRETE		
CMU	CONCRETE MASONRY UNIT		
CONT	CONTINUOUS		
DIAM	DIAMETER		
DIM	DIMENSION		
DS	DOWNSPOUT		
DWG	DRAWING		
ELEV	ELEVATION		
EQ	EQUAL		
EXT	EXTERIOR		
FLR	FLOOR		
FTG	FOOTING		
GA	GAUGE		
GWB	GYPSUM WALL BOARD		
HT	HEIGHT		
HB	HOSE BIBB		
HW	HOT WATER		
INT	INTERIOR		
MO	MASONRY OPENING		
MAX	MAXIMUM		
MIN	MINIMUM		
NIC	NOT IN CONTRACT		
NTS	NOT TO SCALE		
OC	ON CENTER		
PT	PRESSURE-TREATED		
RM	ROOM		
RO	ROUGH OPENING (HEAD HT ABOVE SUBFLOOR)		
SIM	SIMILAR		
SPEC	SPECIFICATIONS SECTION		

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NY REG. 031148

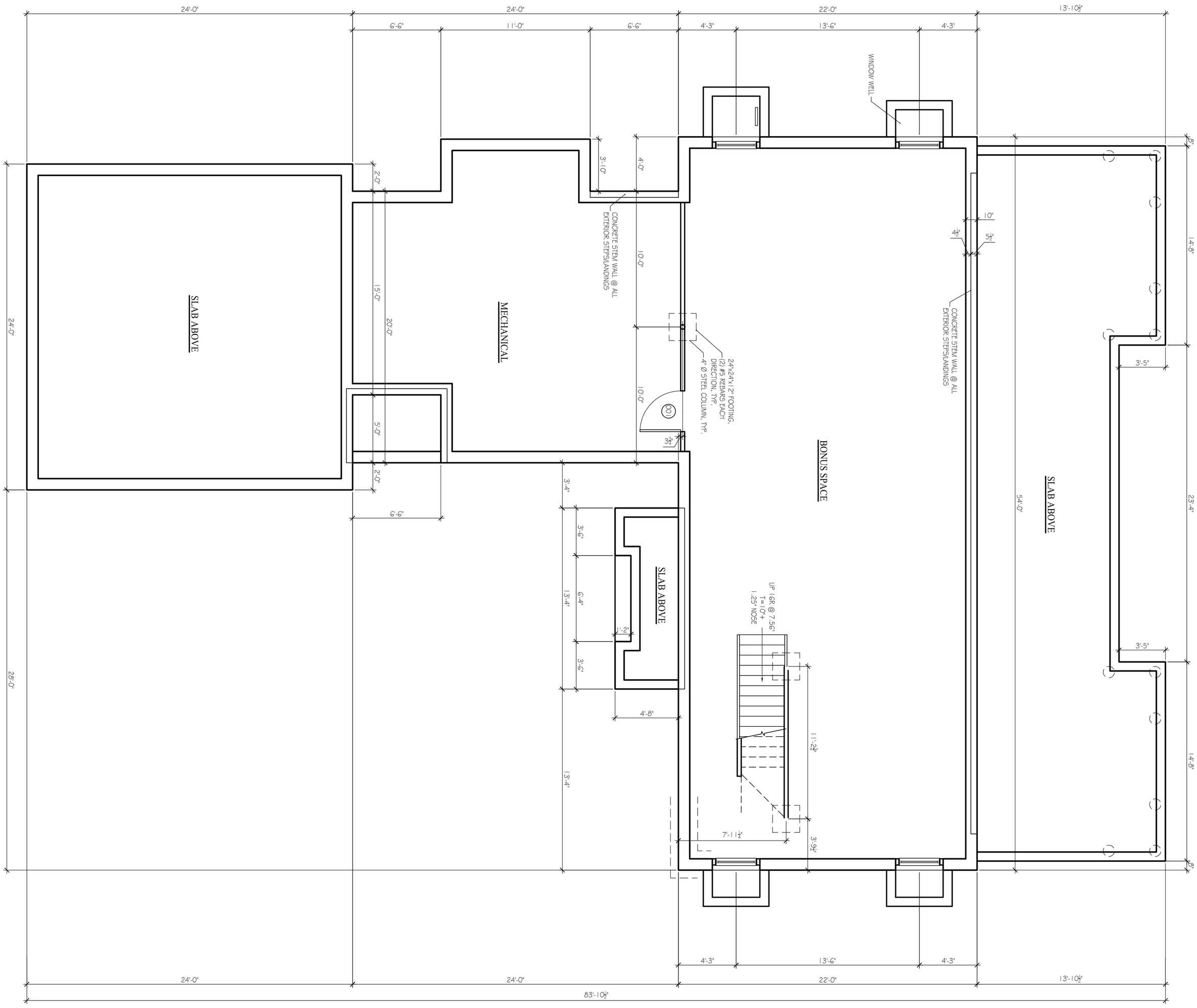
REVISIONS:

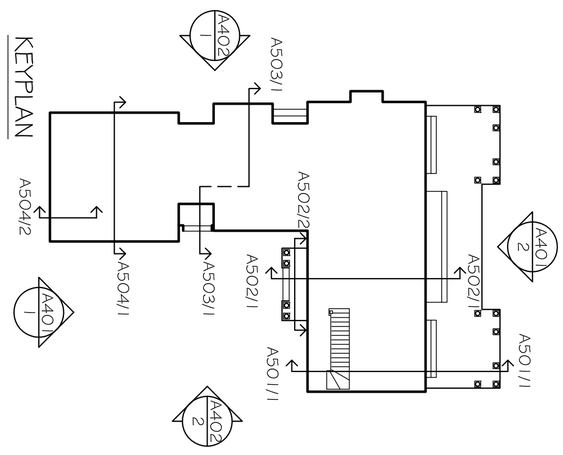
DATE:
6/19/2019

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

A-001

TITLE PAGE





BASEMENT PLAN	A-201
DATE: 6/19/2019	
SCALE: 1/4" = 1'-0"	
REVISIONS:	
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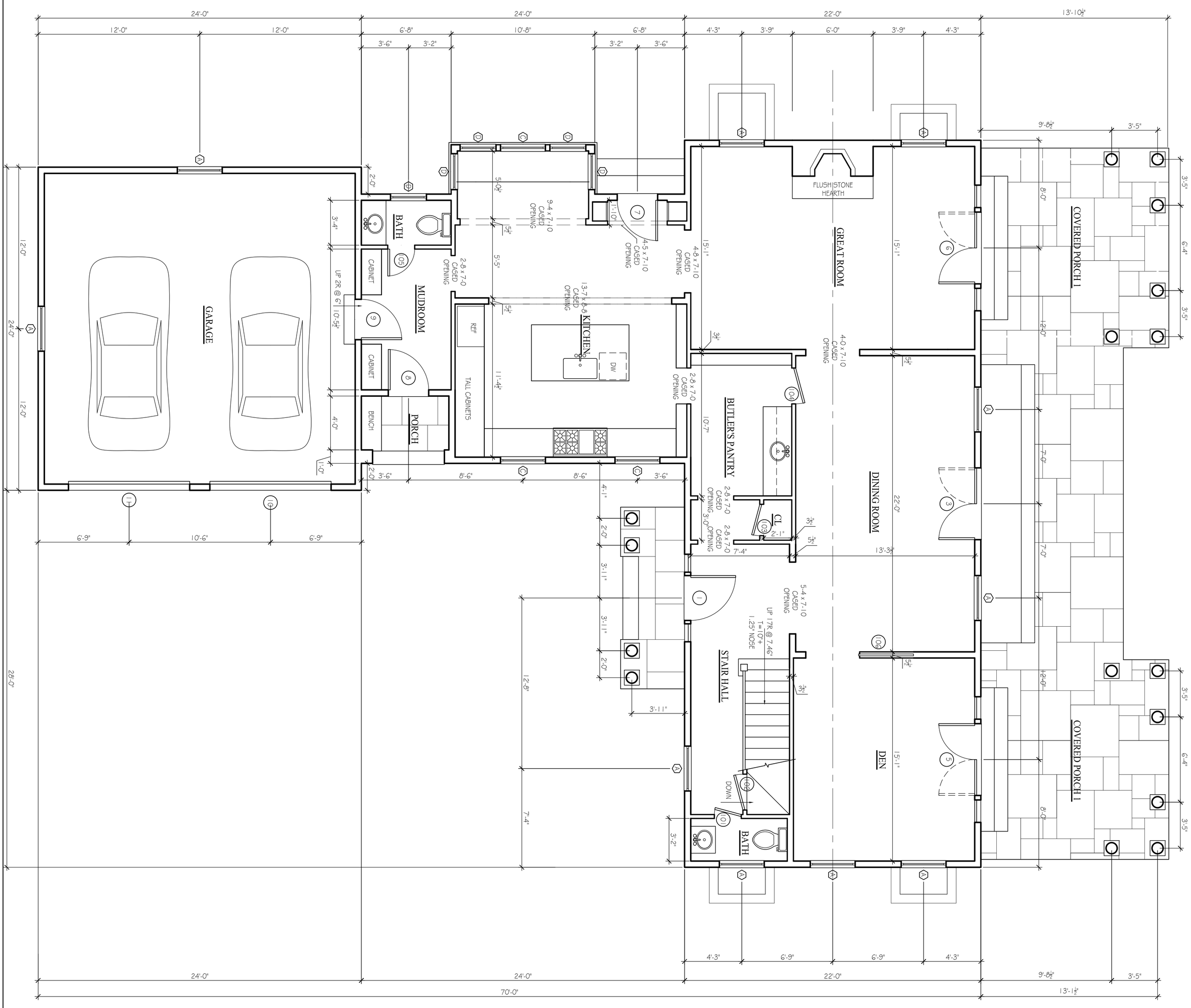

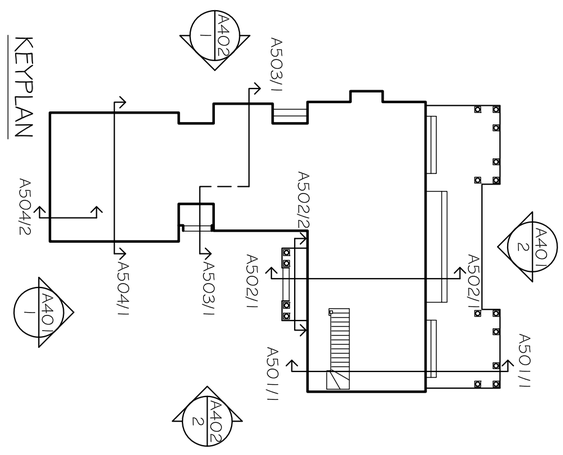

DATE: 6/19/2019	REVISIONS:
SCALE: 1/4" = 1'-0"	
A-211	
1st FLOOR PLAN	

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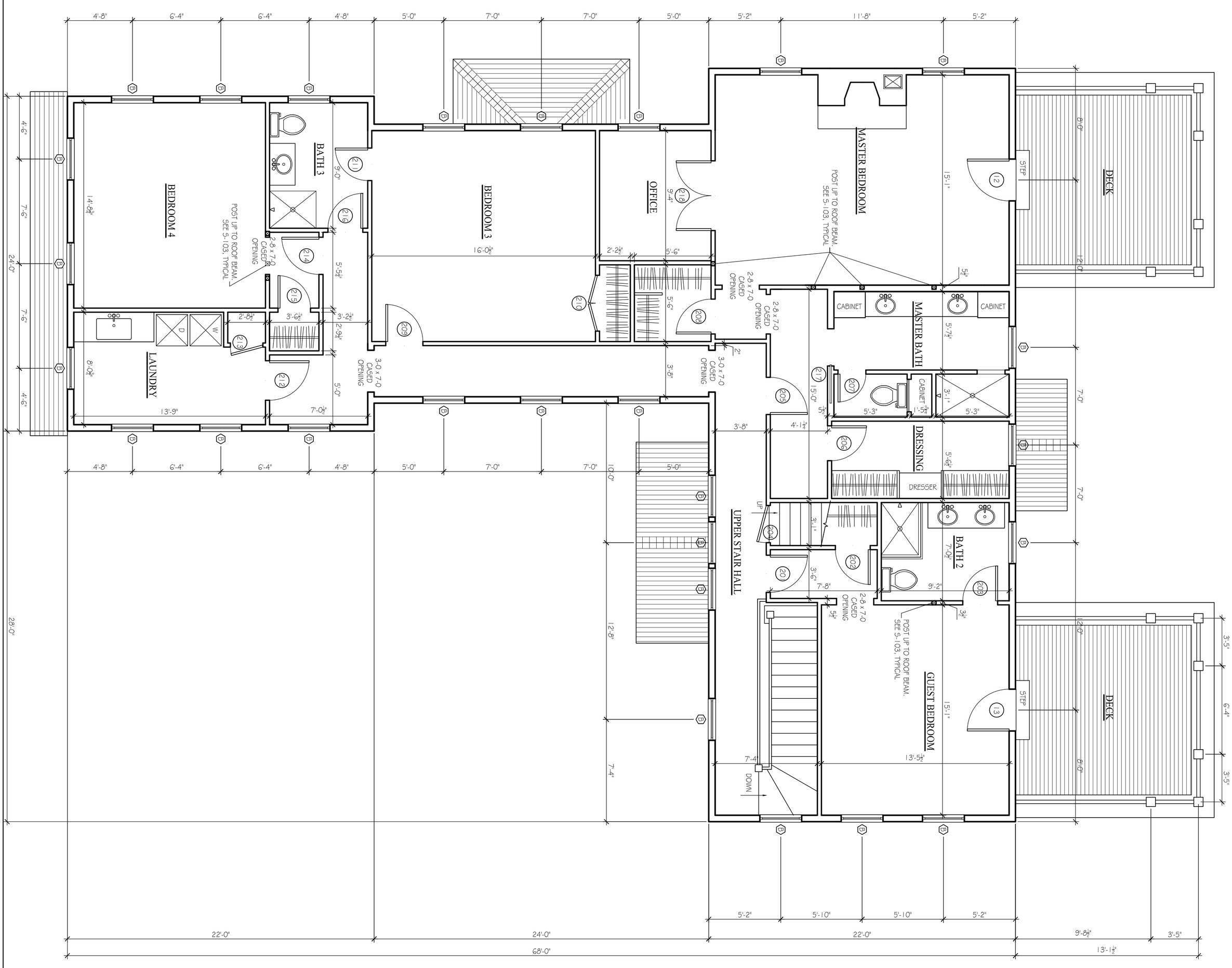

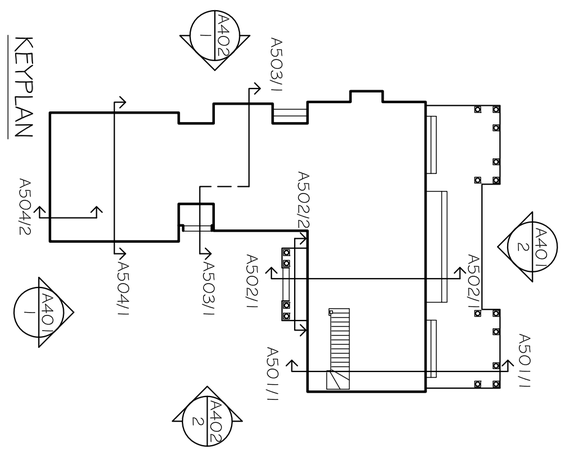

DATE:	6/19/2019
SCALE:	1/4" = 1'-0"
REVISIONS:	
FL REG. AR95938 NY REG. 031148	

A-221

2nd FLOOR PLAN

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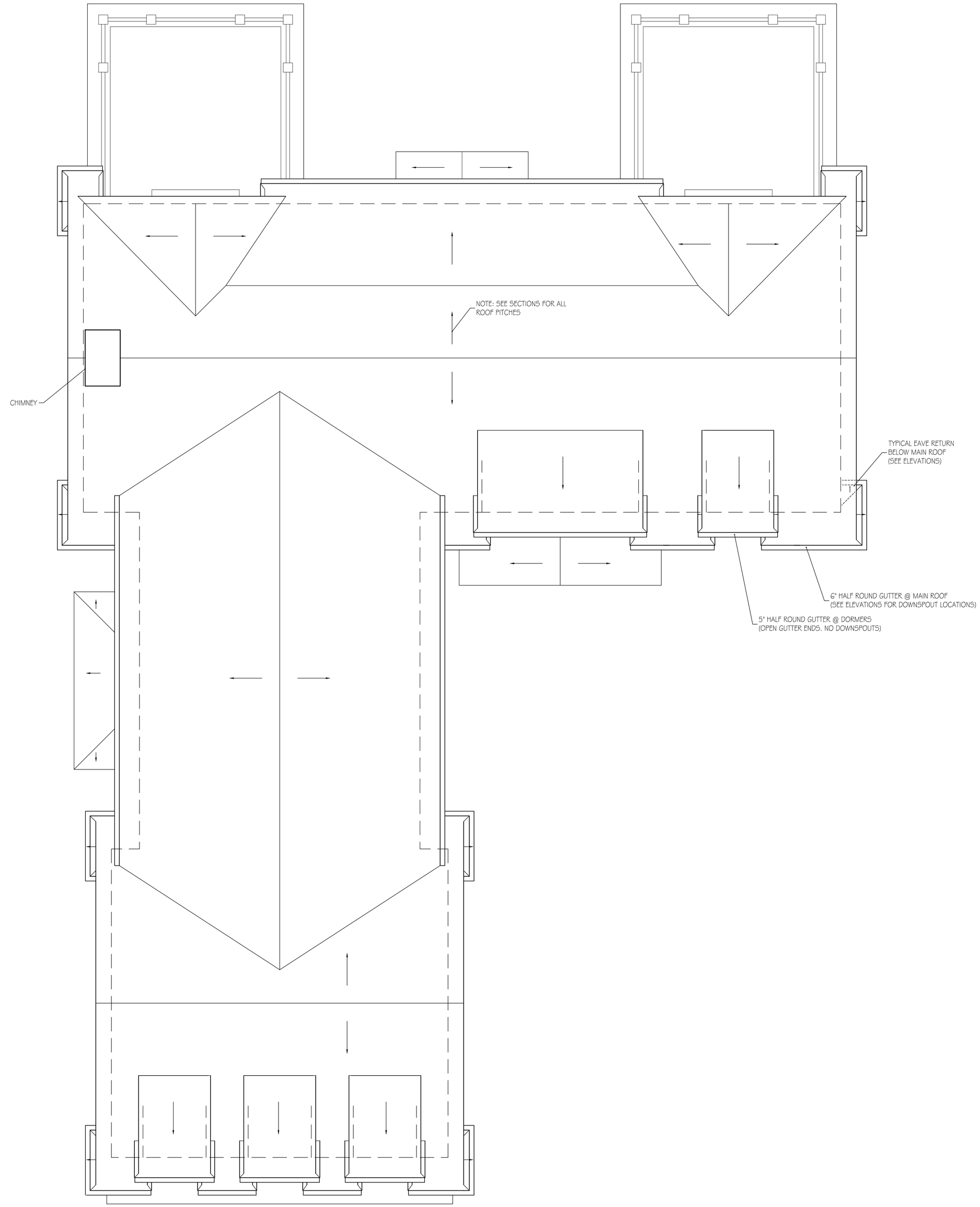

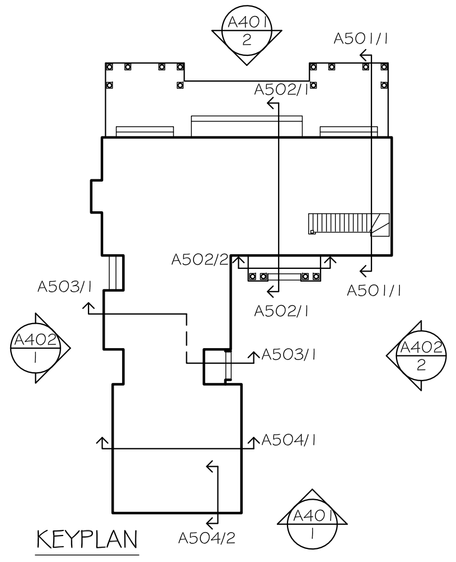

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SCALE:
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A-231

3rd FL./ROOF PLAN

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

2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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

A-401

EXTERIOR ELEVATIONS

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

2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

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SCALE:
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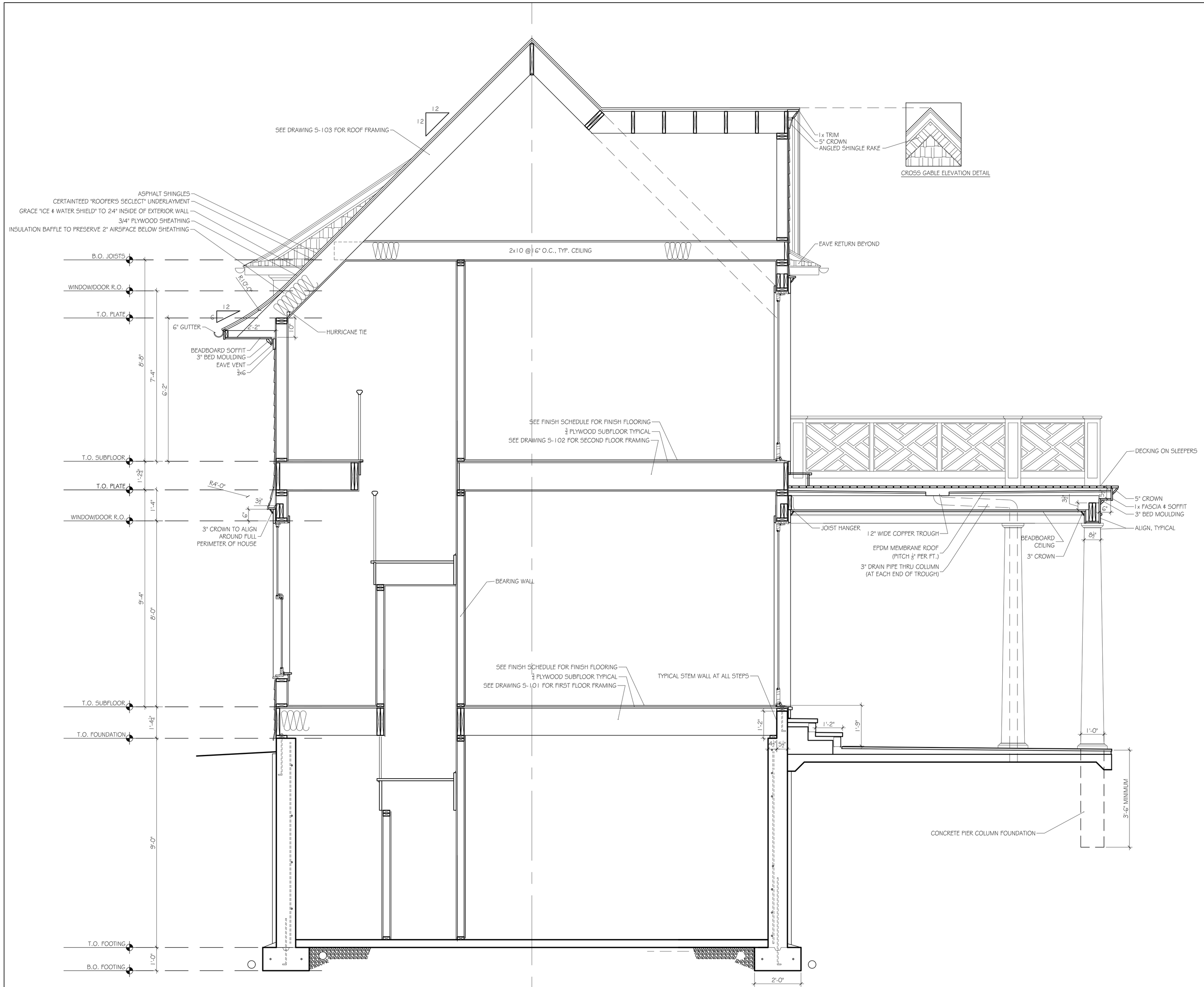
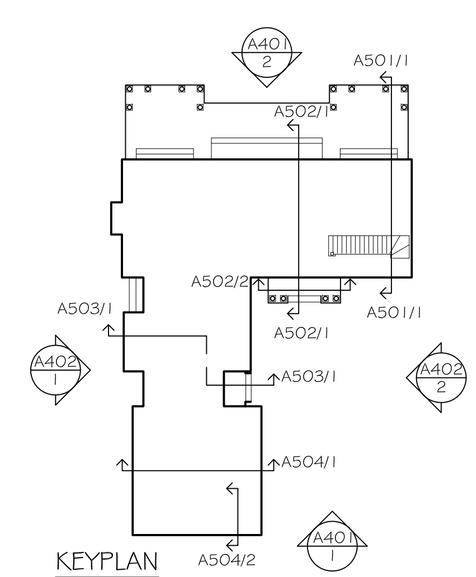
A-402

EXTERIOR ELEVATIONS



1 SECTION- TYP. EAVE, CROSS GABLE, PORCH
SCALE: 1/2" = 1'-0"



KEYPLAN

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SCALE:
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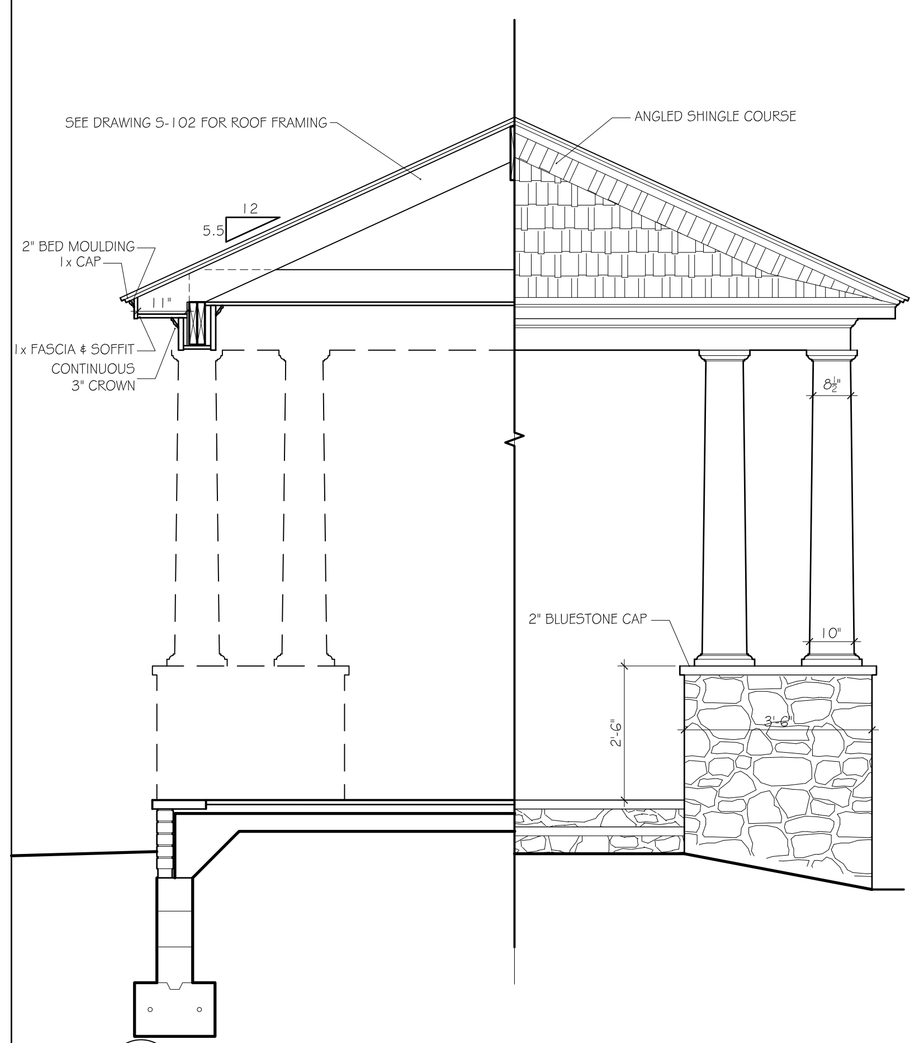
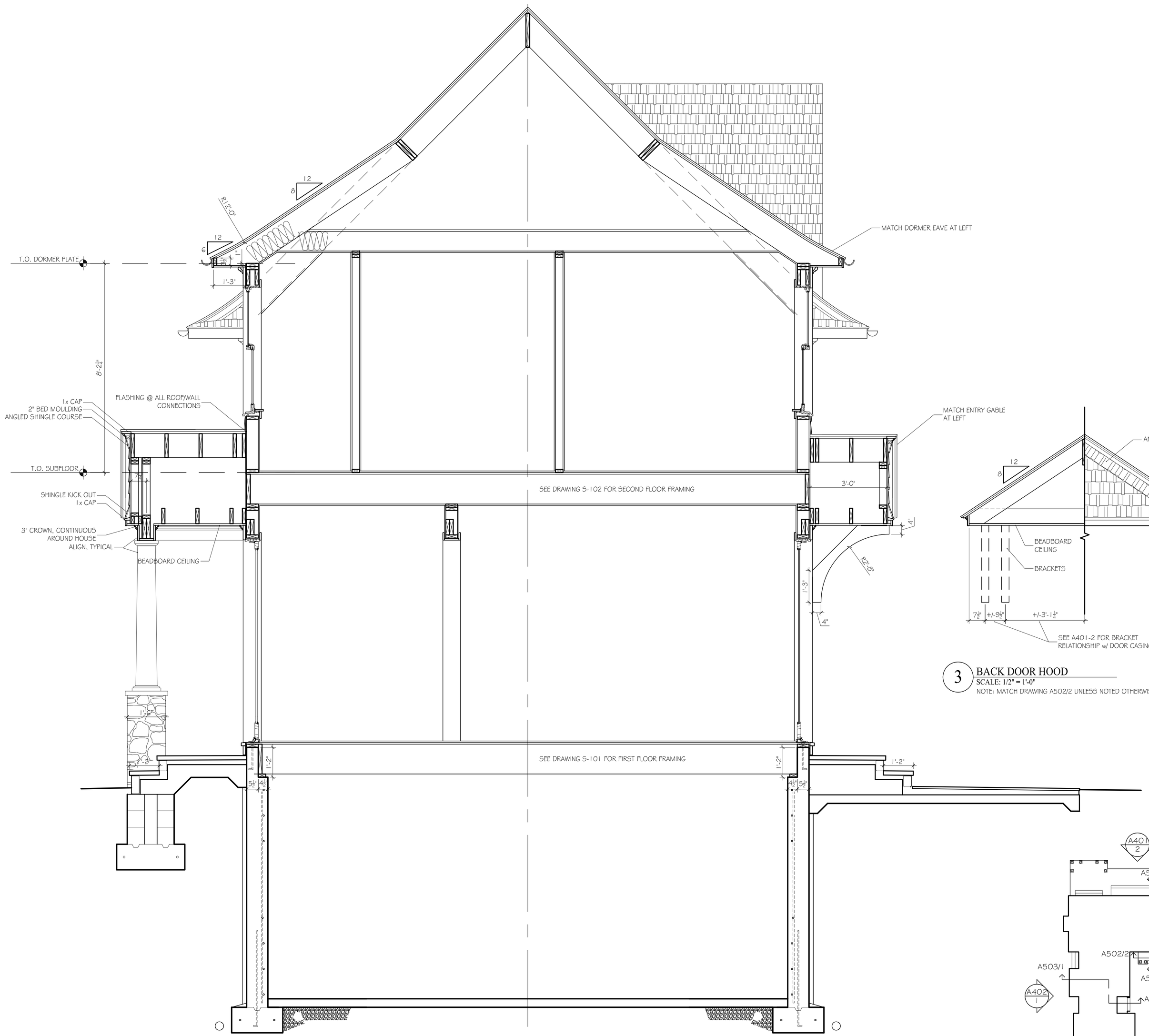
A-501

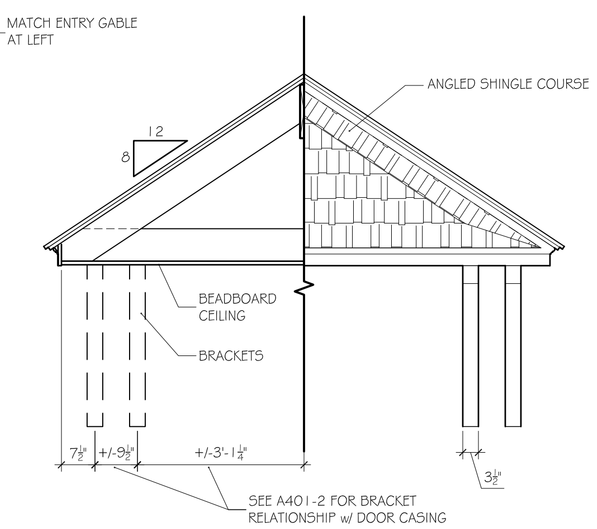
SECTIONS



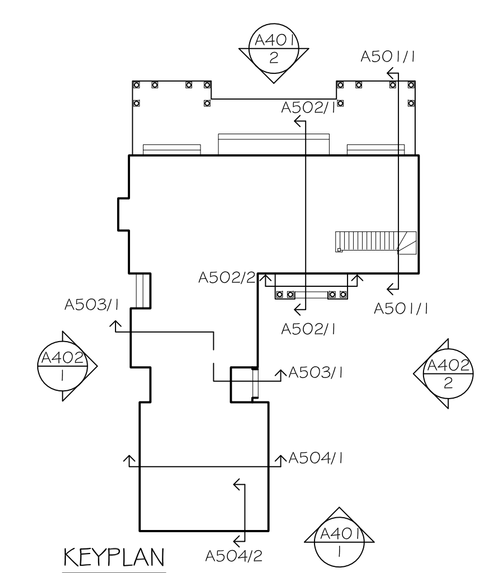
2 SECTION- FRONT PORCH
SCALE: 1/2" = 1'-0"
NOTE: MATCH DRAWING A501/1 UNLESS NOTED OTHERWISE



1 SECTION- THRU FRONT DOOR
SCALE: 1/2" = 1'-0"
NOTE: MATCH DRAWING A501/1 UNLESS NOTED OTHERWISE



3 BACK DOOR HOOD
SCALE: 1/2" = 1'-0"
NOTE: MATCH DRAWING A502/2 UNLESS NOTED OTHERWISE



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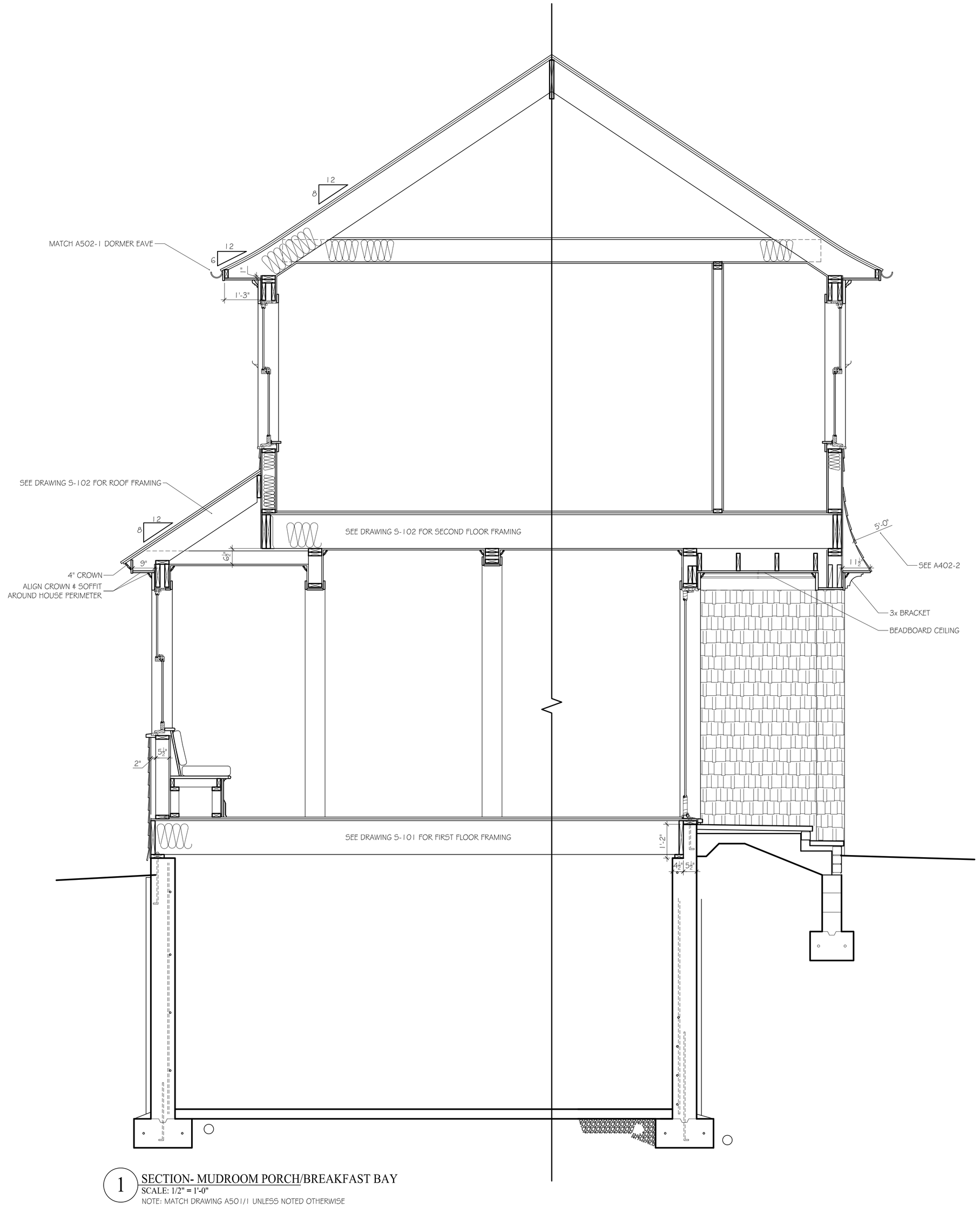
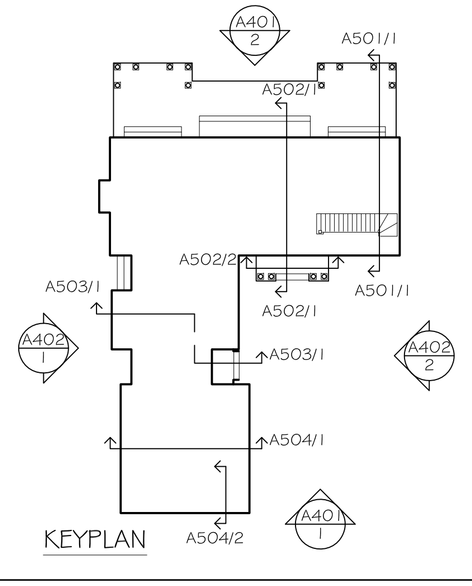
A-502

SECTIONS



1 SECTION- MUDROOM PORCH/BREAKFAST BAY
SCALE: 1/2" = 1'-0"
NOTE: MATCH DRAWING A501/1 UNLESS NOTED OTHERWISE



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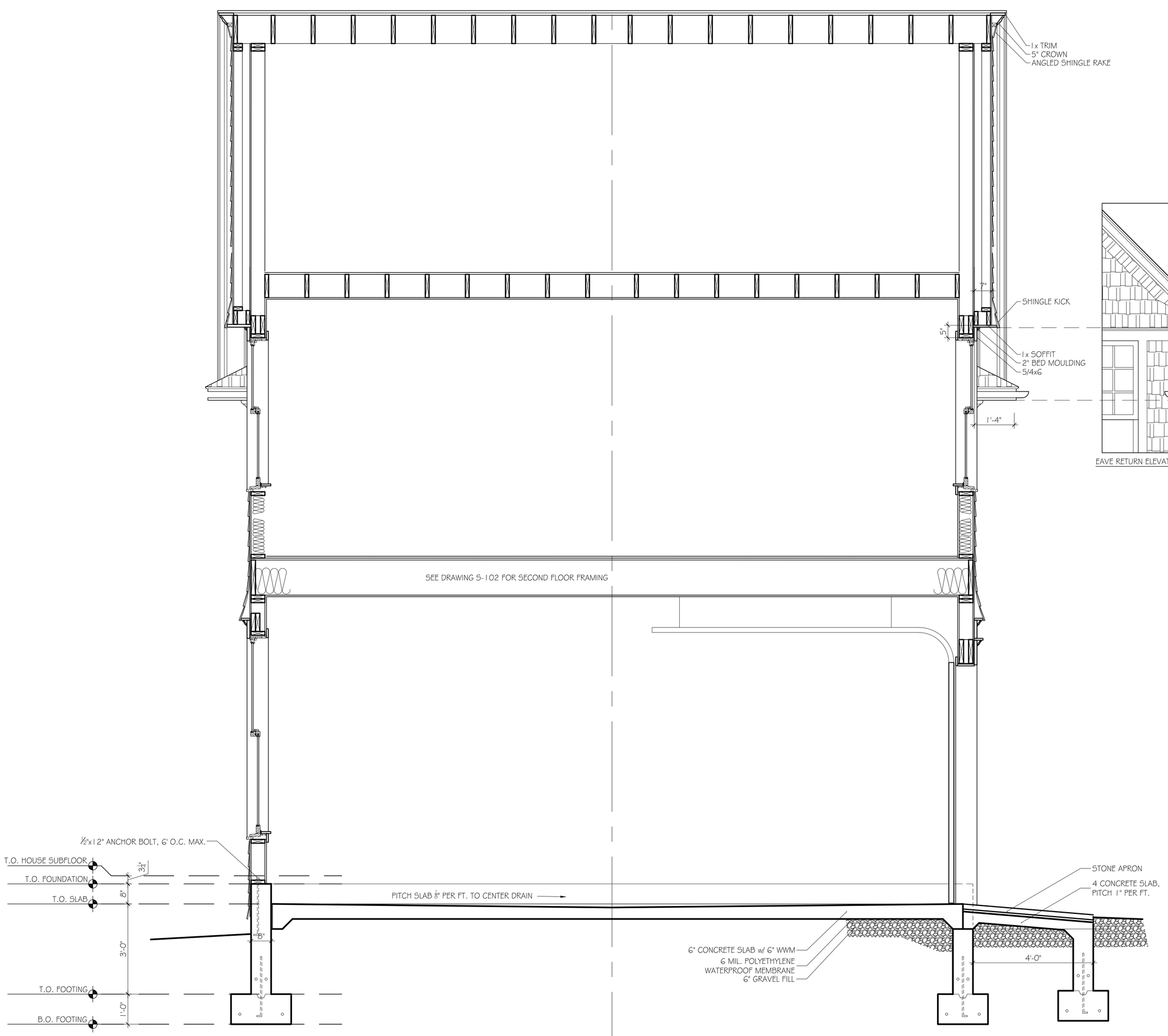
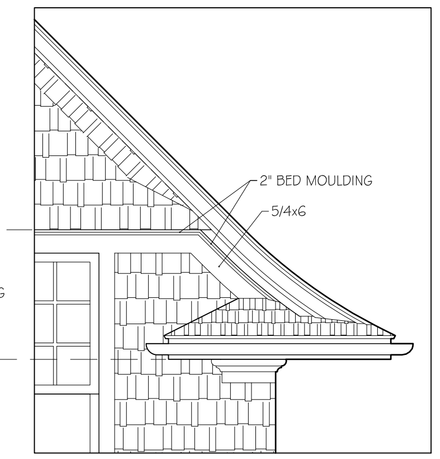
A-503

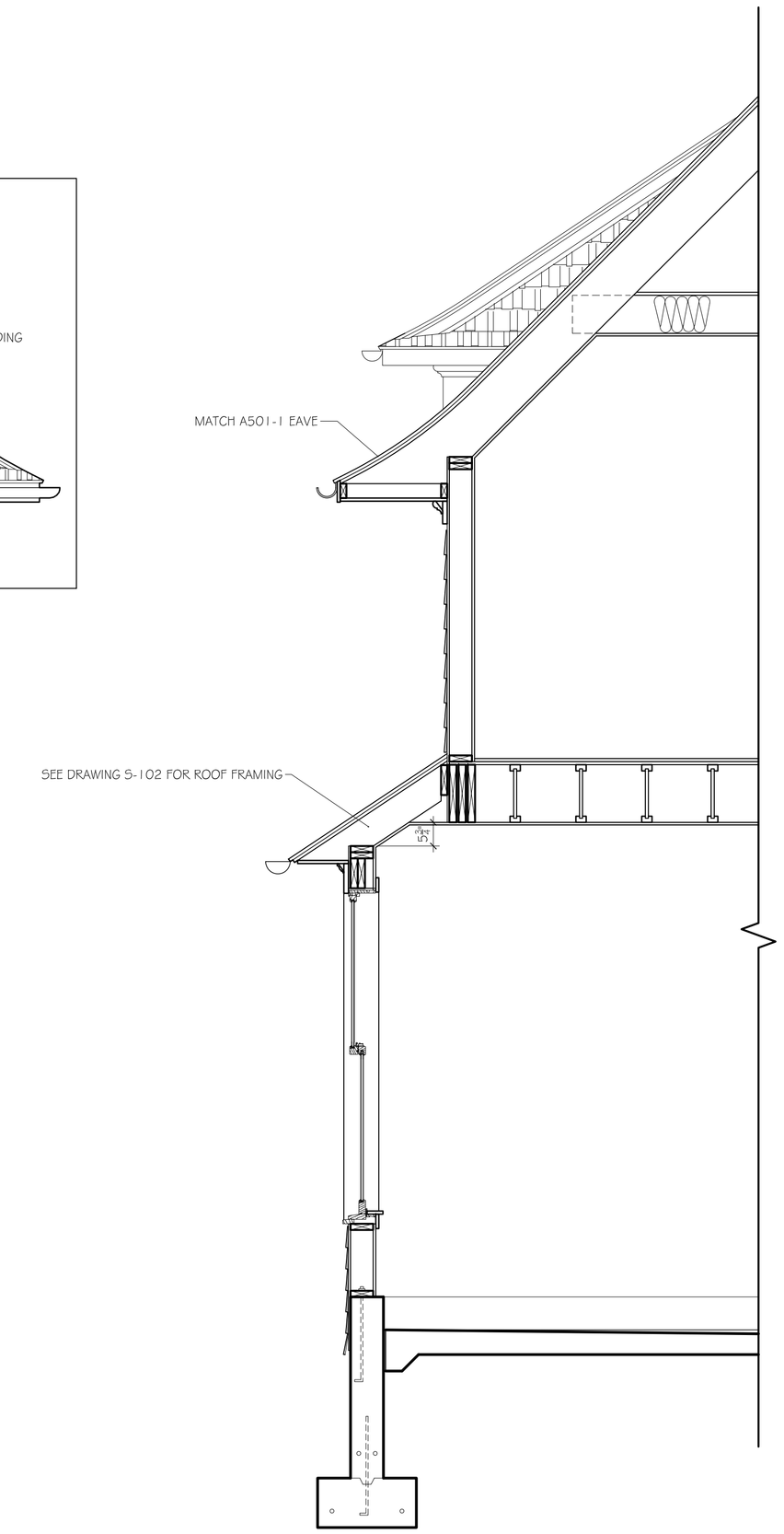
SECTIONS



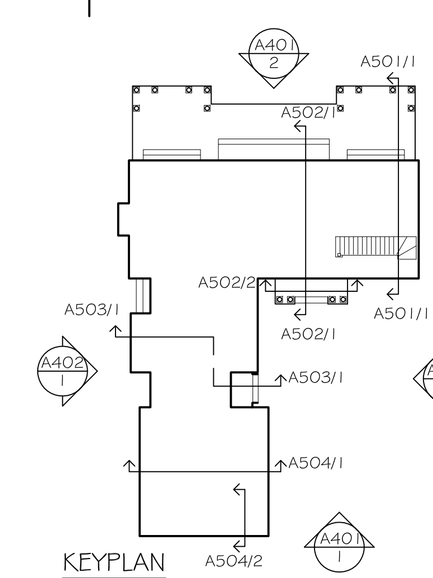
1 GARAGE SECTION
SCALE: 1/2" = 1'-0"
NOTE: MATCH DRAWING A501/1 UNLESS NOTED OTHERWISE



EAVE RETURN ELEVATION DETAIL



2 SECTION- GARAGE SHED
SCALE: 1/2" = 1'-0"
NOTE: MATCH DRAWING A501/1 UNLESS NOTED OTHERWISE



KEYPLAN

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1/2" = 1'-0"

A-504

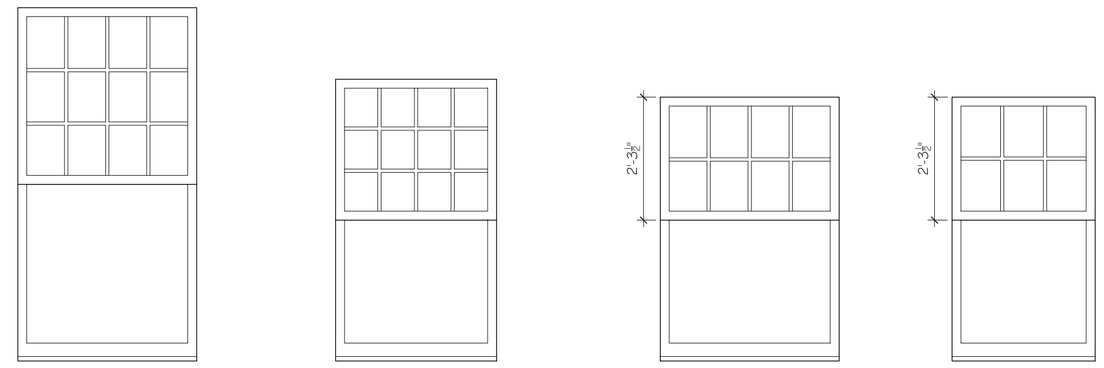
SECTIONS

WINDOW SCHEDULE

#	MANUFACTURER	SASH OPENING	COMMENTS
A	TBD	3'-4" x 6'-6"	
B		3'-0" x 5'-2"	EGRESS CODE-COMPLIANT
C		3'-4" x 4'-10"	COTTAGE DOUBLE HUNG, SEE TOP SASH DIMENSION AT RIGHT
D		2'-8" x 4'-10"	COTTAGE DOUBLE HUNG, SEE TOP SASH DIMENSION AT RIGHT

NOTES:

1. ALL WINDOWS TO BE LOW-E, DOUBLE GLAZED, SDL
2. ALL SIZES ABOVE ARE FOR WINDOW SASH OPENING, NOT OVERALL FRAME SIZE



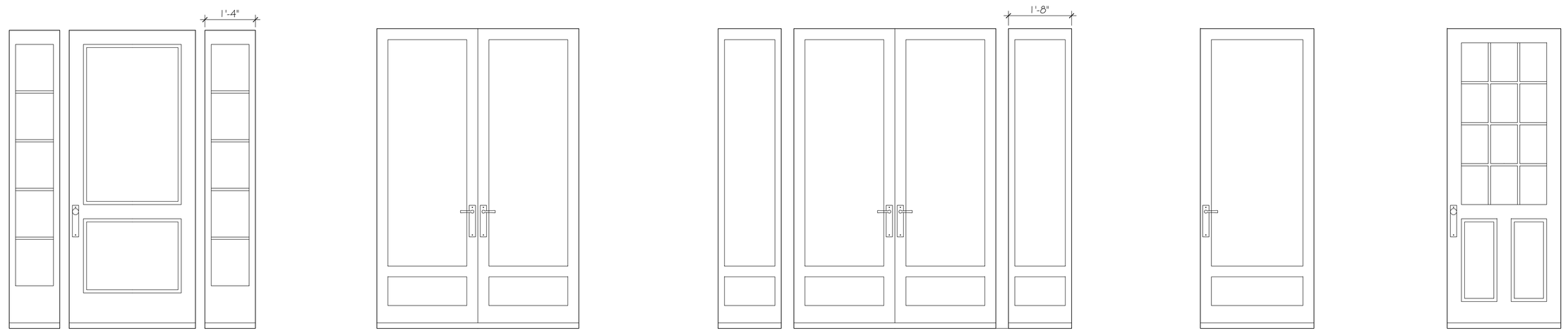
A B C D

EXTERIOR DOOR SCHEDULE

#	MANUFACTURER	SIZE	COMMENTS
1	TBD	3'-4" x 8'-0"	SIDELIGHTS
~~2~~			
3		5'-4" x 8'-0"	
~~4~~			
5		5'-4" x 8'-0"	SIDELIGHTS
6		5'-4" x 8'-0"	SIDELIGHTS
7		3'-0" x 8'-0"	
8		3'-0" x 8'-0"	
9		3'-0" x 7'-0"	FIRE-RATED
10		9'-0" x 8'-0"	
11		9'-0" x 8'-0"	
12		3'-0 x 7'-2"	
13		3'-0 x 7'-2"	

NOTES:

1. GLASS DOORS TO BE LOW-E, DOUBLE GLAZED, SDL



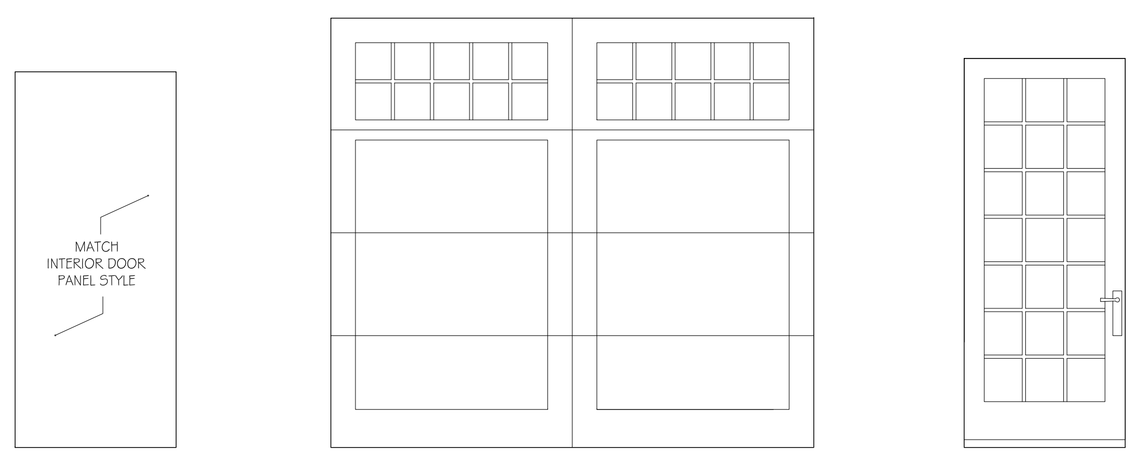
DOOR 1 DOOR 3 DOOR 5 & 6 DOOR 7 DOOR 8

INTERIOR DOOR SCHEDULE

#	MANUFACTURER	W	H	H'WARE GROUP	COMMENTS
001	TBD	3'-0"	6'-8"		FIRE-RATED
101		2'-0"	7'-0"		
102		2'-8"	7'-0"		
103		2'-4"	7'-0"		
104		2'-8"	7'-0"		DOUBLE ACTION
105		2'-0"	7'-0"		
106		4'-0"	7'-10"		POCKET DOOR
201		2'-8"	7'-0"		
202		2'-6"	7'-0"		
203		2'-6"	7'-0"		
204		2'-8"	7'-0"		
205		2'-8"	7'-0"		
206		2'-6"	7'-0"		
207		2'-0"	7'-0"		
208		2'-6"	7'-0"		
209		2'-8"	7'-0"		
210		(2) 2'-0"	7'-0"		
211		2'-4"	7'-0"		
212		2'-8"	7'-0"		
213		2'-4"	7'-0"		
214		2'-8"	7'-0"		
215		2'-4"	7'-0"		
216		2'-6"	7'-0"		
217		2'-8"	7'-0"		POCKET DOOR
218		(2) 2'-6"	7'-0"		GLASS DOORS

NOTES:

1. DOORS TO BE 1 ⅜", PAINT GRADE



DOOR 9 DOORS 10&11 DOORS 12&13

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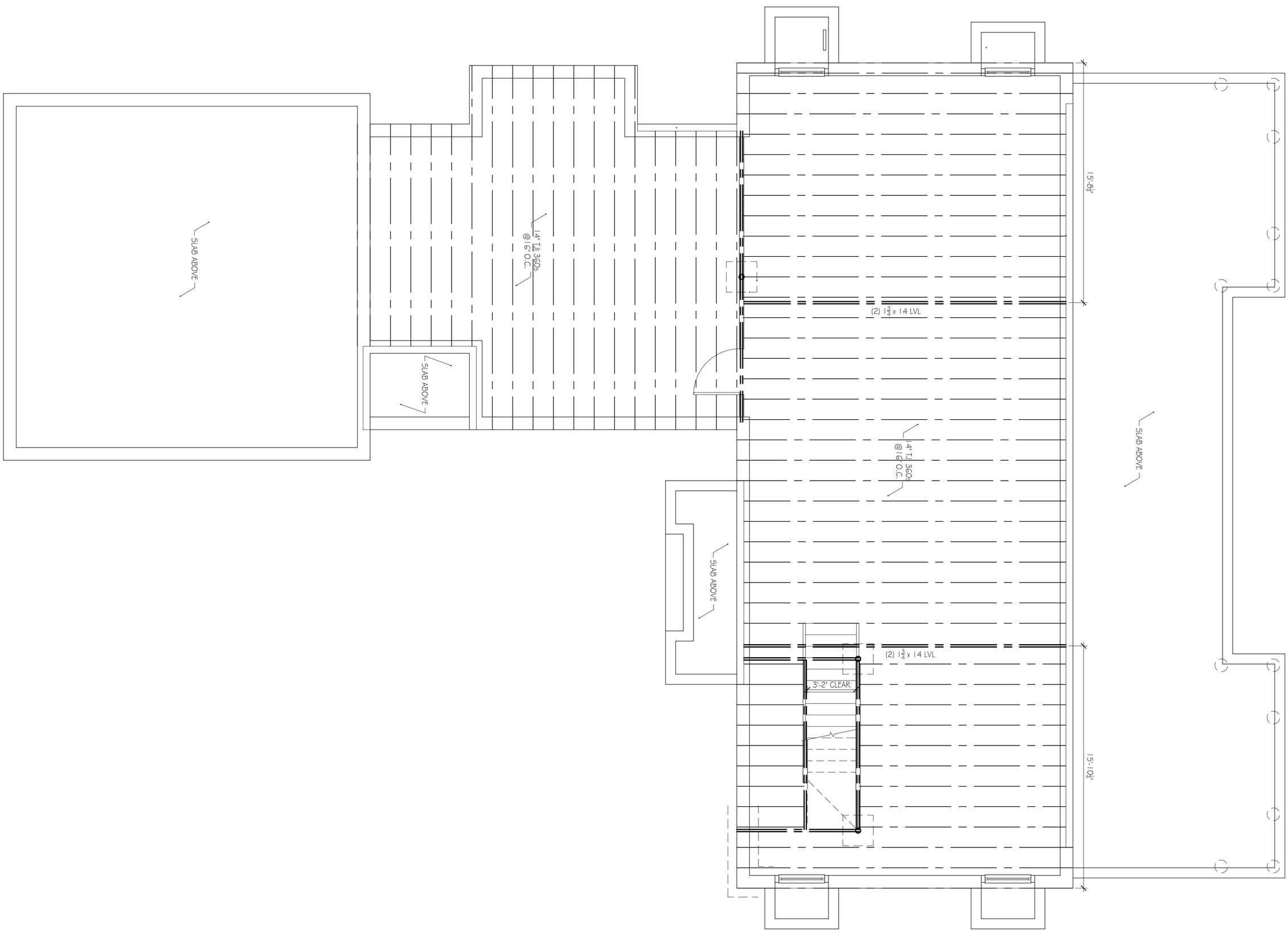
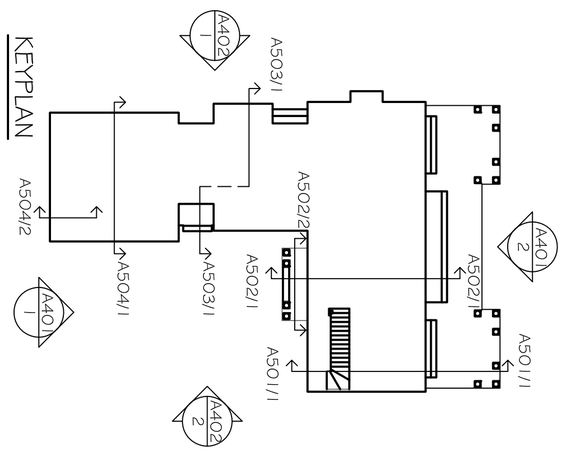
A-901

SCHEDULES



KEYPLAN



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S-101

1st FLOOR FRAMING

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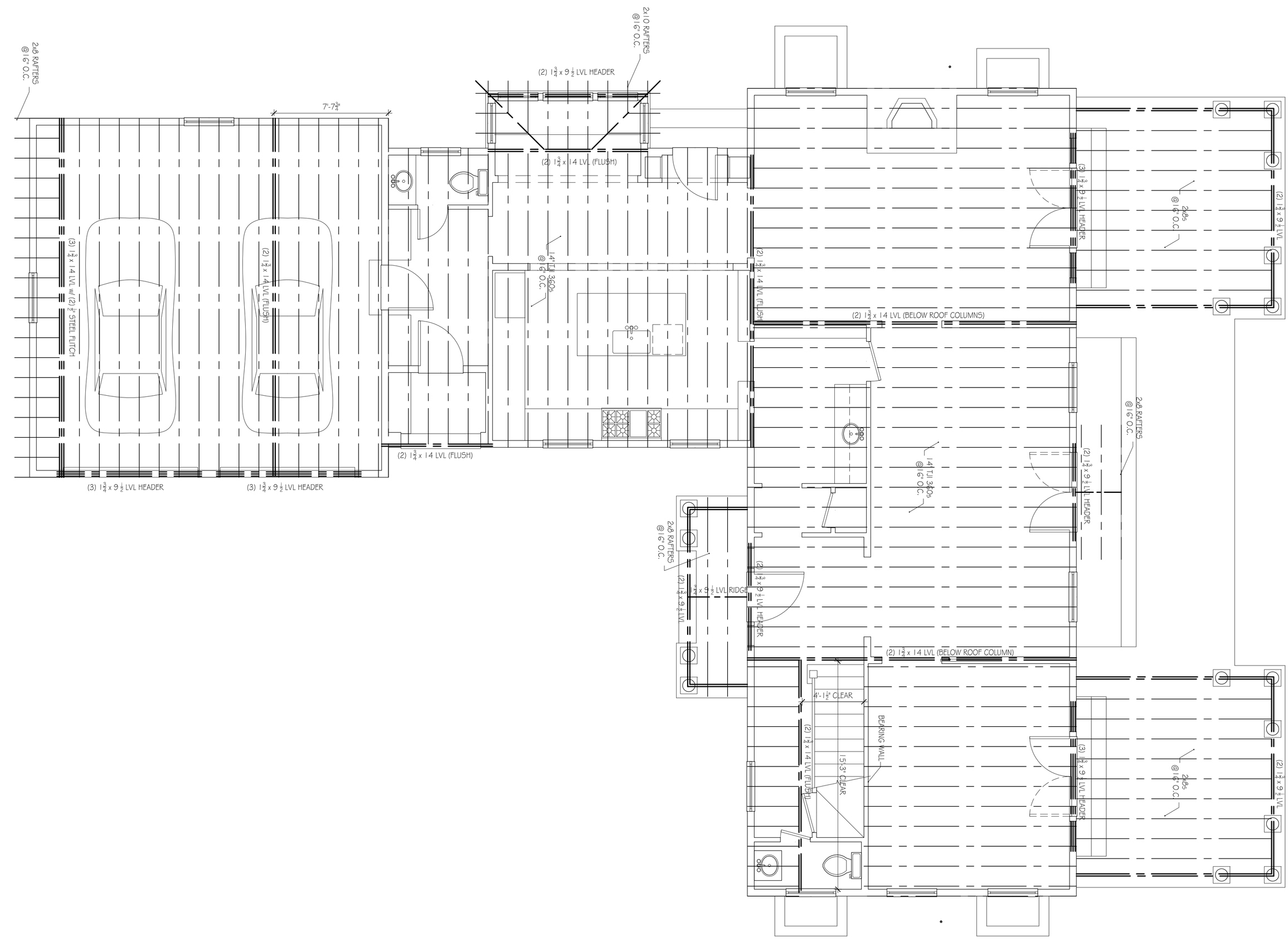

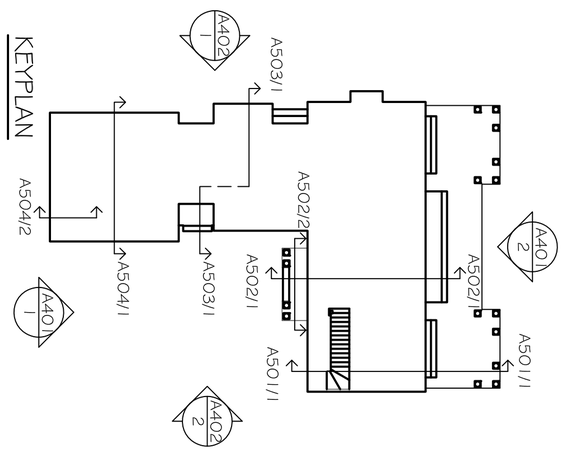

DATE:	6/19/2019
SCALE:	1/4" = 1'-0"
S-102	
2nd FLOOR FRAMING	

REVISIONS:

FL REG. AR95938
NY REG. 031148

PROPOSED NEW CONSTRUCTION FOR:

CLIFTON CROSSING

7 WARE LANE
MARBLEHEAD, MA

DAVID NEFF, ARCHITECT
300 GRAHAM AVE. #2L
BROOKLYN, NY 11211
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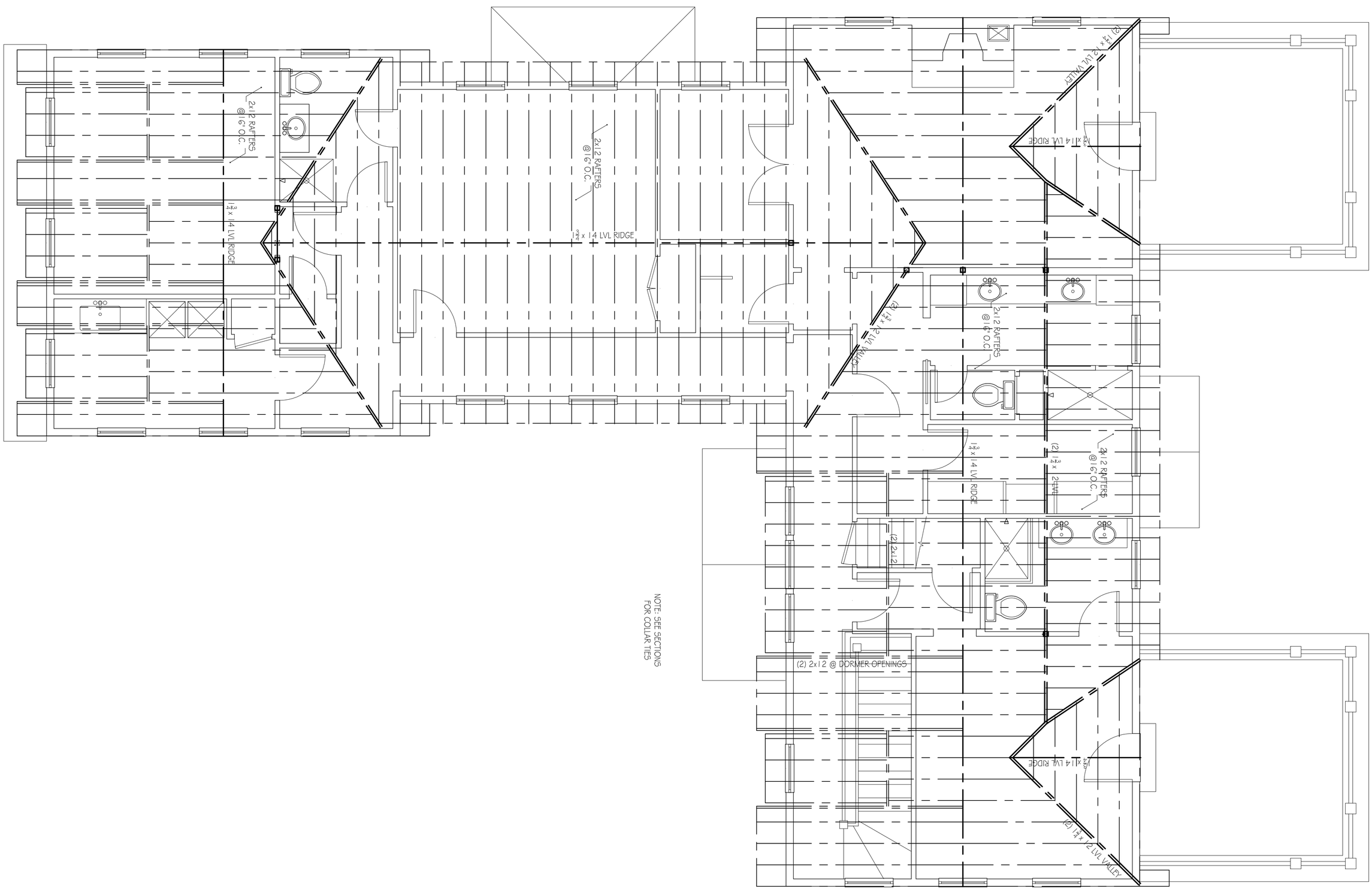
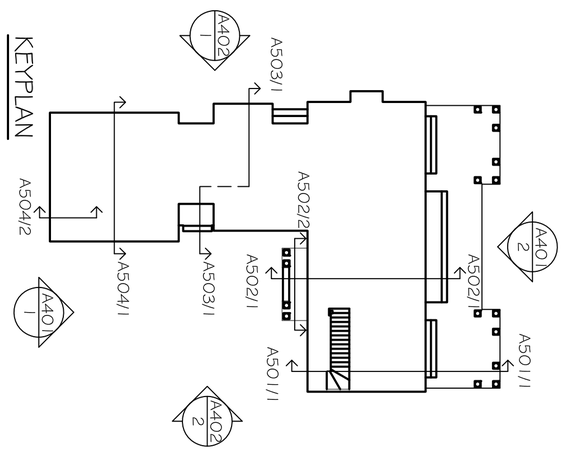


NOTE: SEE SECTIONS FOR COLLAR TIES

KEYPLAN



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SCALE:	1/4" = 1'-0"
S-103	
ROOF FRAMING	

REVISIONS:

FL REG. AR95938
NY REG. 031148

PROPOSED NEW CONSTRUCTION FOR:

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