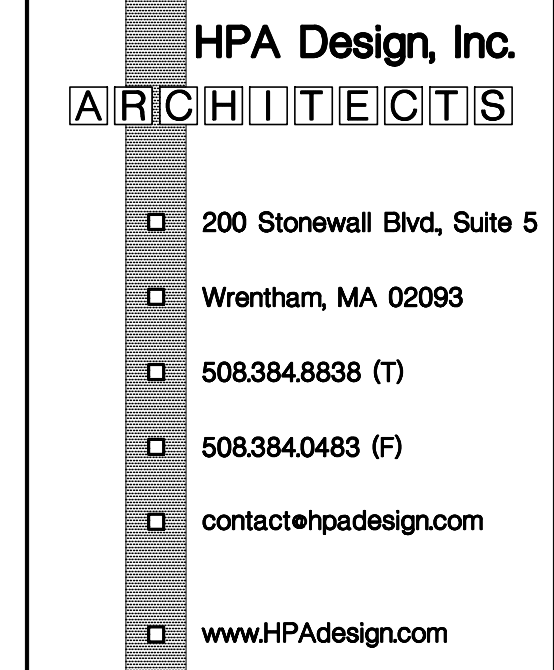


Watermark Placement

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<div></div>	
<p>TITLE SHEET</p>	<p>CONSTRUCTION BY:</p> <p>FIRST COLONY DEV. LLC</p> <p>#50 NORTHWOOD DRIVE, NORTHWOOD TOWNHOUSE CONDOS, SUDBURY, MA</p>
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<p>JOB NO. 20180101</p>	



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SHEET:

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JOB NO. 20180101

FIRST COLONY DEVELOPMENT LLC



OWNER / CLIENT:

ARCHITECT:

STRUCTURAL ENGINEER

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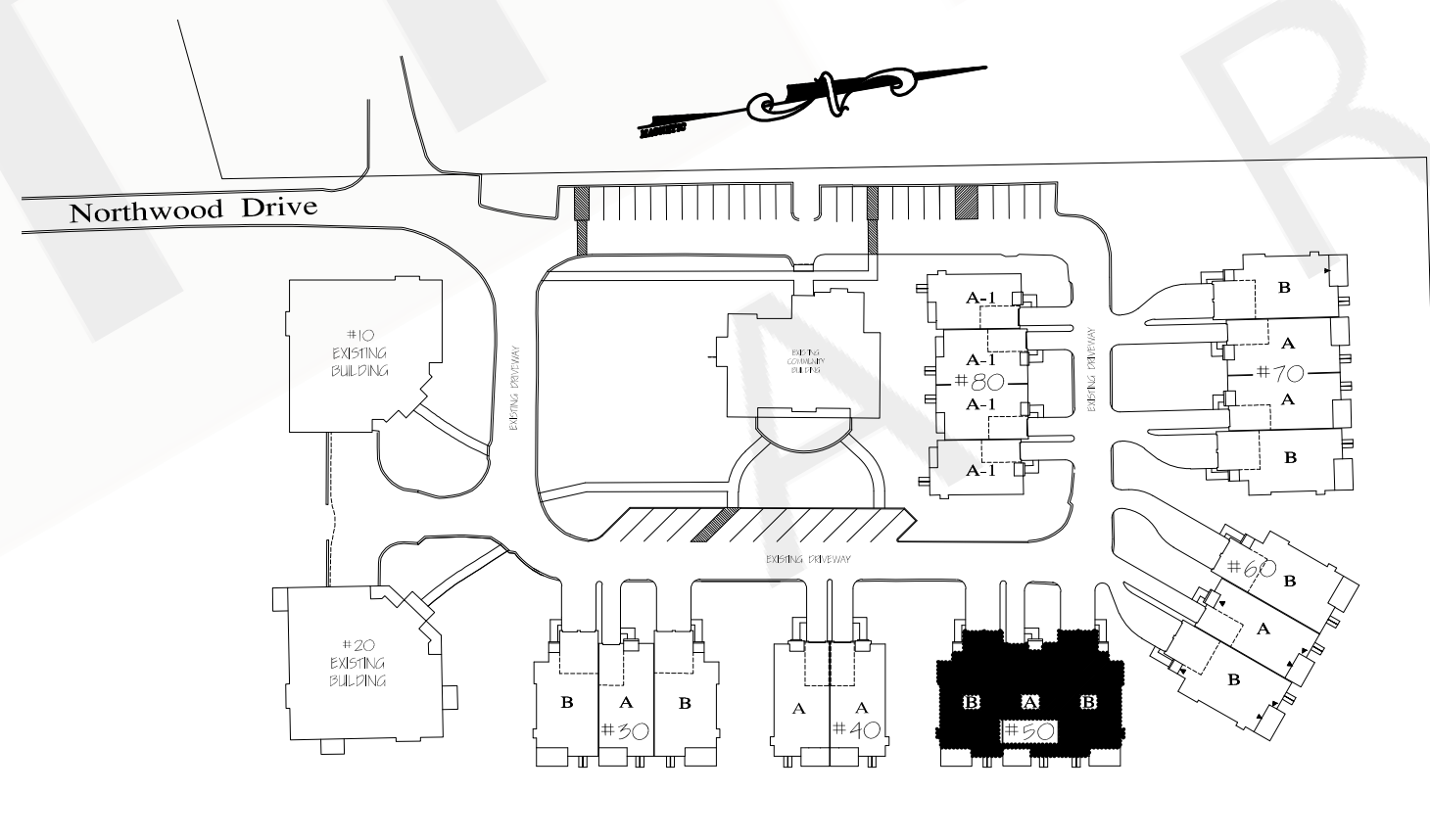
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HOPEDALE, MA 01747
TEL. (508) 478-6235
FAX (508) 473-0794

SCHEDULE OF DRAWINGS:

- | | |
|------|-----------------------------|
| A0.1 | TITLE SHEET |
| A1.1 | 1ST FLOOR PLAN |
| A1.2 | 2ND FLOOR PLAN |
| A2.1 | ELEVATIONS |
| A2.2 | ELEVATIONS |
| A3.1 | BUILDING SECTIONS |
| A3.2 | BUILDING SECTIONS |
| A4.1 | WALL SECTIONS |
| A4.2 | AIR BARRIER NOTES & DETAILS |
| A5.1 | DETAILS |
| S1.1 | FOUNDATION PLAN |
| S1.2 | 1ST FLOOR FRAMING |
| S1.3 | 2ND FLOOR FRAMING |
| S1.4 | CEILING FRAMING |
| S1.5 | ROOF FRAMING |
| S2.1 | DETAILS |
| S2.2 | DETAILS |



KEY PLAN

GENERAL NOTES	MINIMUM ROOM REQUIREMENTS
<p>1. THE GOVERNING BUILDING CODE FOR THE DESIGN AND CONSTRUCTION IS THE INTERNATIONAL RESIDENTIAL (IRC 2003) WITH MASSACHUSETTS STATE BUILDING CODE AMENDMENTS WITH EDITIONS THROUGH 2009.</p>	<p>1. HABITABLE ROOMS, HALLWAYS, CORRIDORS, BATHROOMS, TOILET ROOMS, LANDRY ROOMS AND BATHS, SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN SEVEN (7) FEET MEASURED FROM THE FINISH FLOOR TO THE LOWEST FINISH POINT FROM THE CEILING.</p>
<p>2. ARCHITECTURAL DRAWINGS SHALL BE IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, ELECTRICAL, AND SHIP DRAWINGS.</p>	<p>2. DEATHS AND GRIDDERS SPACED NOT MORE THAN FOUR (4) FEET ON CENTER MAY PROJECT NOT MORE THAN SIX (6) INCHES BELOW THE REQUIRED CEILING HEIGHT.</p>
<p>3. THE CONTRACTOR SHALL CONFIRM ALL DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.</p>	<p>3. AIRWAYS OR BATHS, NOT HADIBLE SPACE MAY PROJECT TO OTHERS SIX FEET EIGHT INCHES OF THE FINISHED FLOOR THAT BEARS, RODS, DUCTS AND OTHER INSTRUMENTS MAY PROJECT TO WITHIN SIX (6) INCHES OF THE FINISHED FLOOR.</p>
<p>4. THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK, IF ANY CONSTRUCTION NEEDS TO BE ALSO NOTIFIED THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK, IF ANY CONSTRUCTION NEEDS TO BE ALSO NOTIFIED THE ARCHITECT.</p>	<p>4. NOT MORE THAN ONE (1) HORIZONTAL CEILING HEIGHT OF A ROOM IS PERMITTED TO HAVE A CEILING CEILING HEIGHT OF NOT LESS THAN SEVEN (7) FEET MEASURED FROM THE FINISHED FLOOR TO THE LOWEST FINISH POINT FROM THE CEILING.</p>
<p>5. AN ASSUMPTION HAS BEEN MADE THAT THE ELEVATION DIFFERENCE BETWEEN THE GARAGE SLAB AND THE FIRST FLOOR IS 24" THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IF THIS IS INCONSISTENT WITH THE PROJECT FLOOR TO ELEVATION CONSTRUCTION.</p>	<p>5. NOT MORE THAN ONE (1) HORIZONTAL CEILING HEIGHT OF A ROOM IS PERMITTED TO HAVE A CEILING CEILING HEIGHT OF NOT LESS THAN SEVEN (7) FEET MEASURED FROM THE FINISHED FLOOR TO THE LOWEST FINISH POINT FROM THE CEILING.</p>
<p>6. ALL FINISHING AND COATINGS MUST BE APPLIED TO THE SURFACES OF THE CONSTRUCTION.</p>	<p>6. BUILT UP FLOOR SHALL HAVE AT LEAST ONE HABITABLE ROOM WITH A GARAGE FLOOR AREA OF AT LEAST 50 SQUARE FEET.</p>
<p>7. ALL DOORS AND WINDOW FRAMES SHALL BE INSULATED AND WHERE NECESSARY, A VAPOR BARRIER FOR THE DOORS WILL BE PROVIDED TO PREVENT CONDENSATION.</p>	<p>7. BUILT UP FLOOR SHALL HAVE AT LEAST ONE HABITABLE ROOM WITH A GARAGE FLOOR AREA OF AT LEAST 50 SQUARE FEET.</p>
<p>8. ALL CHIMNEYS TO BE CONSTRUCTED 50 FEET TO THE TOP OF THE FLUE IS 2" OR ABOVE ANY ROOM WITHIN 10' OF THE CHIMNEY.</p>	<p>8. BUILT UP FLOOR SHALL HAVE AT LEAST ONE HABITABLE ROOM WITH A GARAGE FLOOR AREA OF AT LEAST 50 SQUARE FEET.</p>
<p>9. PROVIDE CONTINUOUS PITCH BREEZE VENTS AT ALL ROOF/RAILWAY INTERSECTIONS WHERE SLOTTED VENTS ARE INSTALLED.</p>	<p>9. BUILT UP FLOOR SHALL HAVE AT LEAST ONE HABITABLE ROOM WITH A GARAGE FLOOR AREA OF AT LEAST 50 SQUARE FEET.</p>
<p>10. PROVIDE CONTINUOUS PITCH BREEZE VENTS AT ALL ROOF/RAILWAY INTERSECTIONS WHERE SLOTTED VENTS ARE INSTALLED.</p>	<p>10. BUILT UP FLOOR SHALL HAVE AT LEAST ONE HABITABLE ROOM WITH A GARAGE FLOOR AREA OF AT LEAST 50 SQUARE FEET.</p>
<p>11. PROVIDE CONTINUOUS PITCH BREEZE VENTS AT ALL ROOF/RAILWAY INTERSECTIONS WHERE SLOTTED VENTS ARE INSTALLED.</p>	<p>11. BUILT UP FLOOR SHALL HAVE AT LEAST ONE HABITABLE ROOM WITH A GARAGE FLOOR AREA OF AT LEAST 50 SQUARE FEET.</p>
<p>12. PROVIDE CONTINUOUS PITCH BREEZE VENTS AT ALL ROOF/RAILWAY INTERSECTIONS WHERE SLOTTED VENTS ARE INSTALLED.</p>	<p>12. BUILT UP FLOOR SHALL HAVE AT LEAST ONE HABITABLE ROOM WITH A GARAGE FLOOR AREA OF AT LEAST 50 SQUARE FEET.</p>
<p>13. PROVIDE CONTINUOUS PITCH BREEZE VENTS AT ALL ROOF/RAILWAY INTERSECTIONS WHERE SLOTTED VENTS ARE INSTALLED.</p>	<p>13. BUILT UP FLOOR SHALL HAVE AT LEAST ONE HABITABLE ROOM WITH A GARAGE FLOOR AREA OF AT LEAST 50 SQUARE FEET.</p>
<p>14. PROVIDE CONTINUOUS PITCH BREEZE VENTS AT ALL ROOF/RAILWAY INTERSECTIONS WHERE SLOTTED VENTS ARE INSTALLED.</p>	<p>14. BUILT UP FLOOR SHALL HAVE AT LEAST ONE HABITABLE ROOM WITH A GARAGE FLOOR AREA OF AT LEAST 50 SQUARE FEET.</p>
<p>15. PROVIDE CONTINUOUS PITCH BREEZE VENTS AT ALL ROOF/RAILWAY INTERSECTIONS WHERE SLOTTED VENTS ARE INSTALLED.</p>	<p>15. BUILT UP FLOOR SHALL HAVE AT LEAST ONE HABITABLE ROOM WITH A GARAGE FLOOR AREA OF AT LEAST 50 SQUARE FEET.</p>
<p>16. PROVIDE CONTINUOUS PITCH BREEZE VENTS AT ALL ROOF/RAILWAY INTERSECTIONS WHERE SLOTTED VENTS ARE INSTALLED.</p>	<p>16. BUILT UP FLOOR SHALL HAVE AT LEAST ONE HABITABLE ROOM WITH A GARAGE FLOOR AREA OF AT LEAST 50 SQUARE FEET.</p>
<p>17. PROVIDE CONTINUOUS PITCH BREEZE VENTS AT ALL ROOF/RAILWAY INTERSECTIONS WHERE SLOTTED VENTS ARE INSTALLED.</p>	<p>17. BUILT UP FLOOR SHALL HAVE AT LEAST ONE HABITABLE ROOM WITH A GARAGE FLOOR AREA OF AT LEAST 50 SQUARE FEET.</p>
<p>18. PROVIDE CONTINUOUS PITCH BREEZE VENTS AT ALL ROOF/RAILWAY INTERSECTIONS WHERE SLOTTED VENTS ARE INSTALLED.</p>	<p>18. BUILT UP FLOOR SHALL HAVE AT LEAST ONE HABITABLE ROOM WITH A GARAGE FLOOR AREA OF AT LEAST 50 SQUARE FEET.</p>
<p>19. PROVIDE CONTINUOUS PITCH BREEZE VENTS AT ALL ROOF/RAILWAY INTERSECTIONS WHERE SLOTTED VENTS ARE INSTALLED.</p>	<p>19. BUILT UP FLOOR SHALL HAVE AT LEAST ONE HABITABLE ROOM WITH A GARAGE FLOOR AREA OF AT LEAST 50 SQUARE FEET.</p>
<p>20. PROVIDE CONTINUOUS PITCH BREEZE VENTS AT ALL ROOF/RAILWAY INTERSECTIONS WHERE SLOTTED VENTS ARE INSTALLED.</p>	<p>20. BUILT UP FLOOR SHALL HAVE AT LEAST ONE HABITABLE ROOM WITH A GARAGE FLOOR AREA OF AT LEAST 50 SQUARE FEET.</p>
<p>21. PROVIDE CONTINUOUS PITCH BREEZE VENTS AT ALL ROOF/RAILWAY INTERSECTIONS WHERE SLOTTED VENTS ARE INSTALLED.</p>	<p>21. BUILT UP FLOOR SHALL HAVE AT LEAST ONE HABITABLE ROOM WITH A GARAGE FLOOR AREA OF AT LEAST 50 SQUARE FEET.</p>
<p>22. PROVIDE CONTINUOUS PITCH BREEZE VENTS AT ALL ROOF/RAILWAY INTERSECTIONS WHERE SLOTTED VENTS ARE INSTALLED.</p>	<p>22. BUILT UP FLOOR SHALL HAVE AT LEAST ONE HABITABLE ROOM WITH A GARAGE FLOOR AREA OF AT LEAST 50 SQUARE FEET.</p>
<p>23. PROVIDE CONTINUOUS PITCH BREEZE VENTS AT ALL ROOF/RAILWAY INTERSECTIONS WHERE SLOTTED VENTS ARE INSTALLED.</p>	<p>23. BUILT UP FLOOR SHALL HAVE AT LEAST ONE HABITABLE ROOM WITH A GARAGE FLOOR AREA OF AT LEAST 50 SQUARE FEET.</p>
<p>24. PROVIDE CONTINUOUS PITCH BREEZE VENTS AT ALL ROOF/RAILWAY INTERSECTIONS WHERE SLOTTED VENTS ARE INSTALLED.</p>	<p>24. BUILT UP FLOOR SHALL HAVE AT LEAST ONE HABITABLE ROOM WITH A GARAGE FLOOR AREA OF AT LEAST 50 SQUARE FEET.</p>
<p>25. PROVIDE CONTINUOUS PITCH BREEZE VENTS AT ALL ROOF/RAILWAY INTERSECTIONS WHERE SLOTTED VENTS ARE INSTALLED.</p>	<p>25. BUILT UP FLOOR SHALL HAVE AT LEAST ONE HABITABLE ROOM WITH A GARAGE FLOOR AREA OF AT LEAST 50 SQUARE FEET.</p>
<p>26. PROVIDE CONTINUOUS PITCH BREEZE VENTS AT ALL ROOF/RAILWAY INTERSECTIONS WHERE SLOTTED VENTS ARE INSTALLED.</p>	<p>26. BUILT UP FLOOR SHALL HAVE AT LEAST ONE HABITABLE ROOM WITH A GARAGE FLOOR AREA OF AT LEAST 50 SQUARE FEET.</p>
<p>27. PROVIDE CONTINUOUS PITCH BREEZE VENTS AT ALL ROOF/RAILWAY INTERSECTIONS WHERE SLOTTED VENTS ARE INSTALLED.</p>	<p>27. BUILT UP FLOOR SHALL HAVE AT LEAST ONE HABITABLE ROOM WITH A GARAGE FLOOR AREA OF AT LEAST 50 SQUARE FEET.</p>
<p>28. PROVIDE CONTINUOUS PITCH BREEZE VENTS AT ALL ROOF/RAILWAY INTERSECTIONS WHERE SLOTTED VENTS ARE INSTALLED.</p>	<p>28. B</p>

DATE: AUGUST 7, 2018

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contact@hpadesign.com

CHECKED BY: HPA

PATH:
20180101_FIRST COLONY DEV
20180101_CDS

SCALE: SEE DRAWING

[illegible]

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THE SHEETS

CONSTRUCTION BY:

==1RST COLONY DEV. LLC

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