

FIRST COLONY DEVELOPMENT



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MARLBOROUGH, MA 01752
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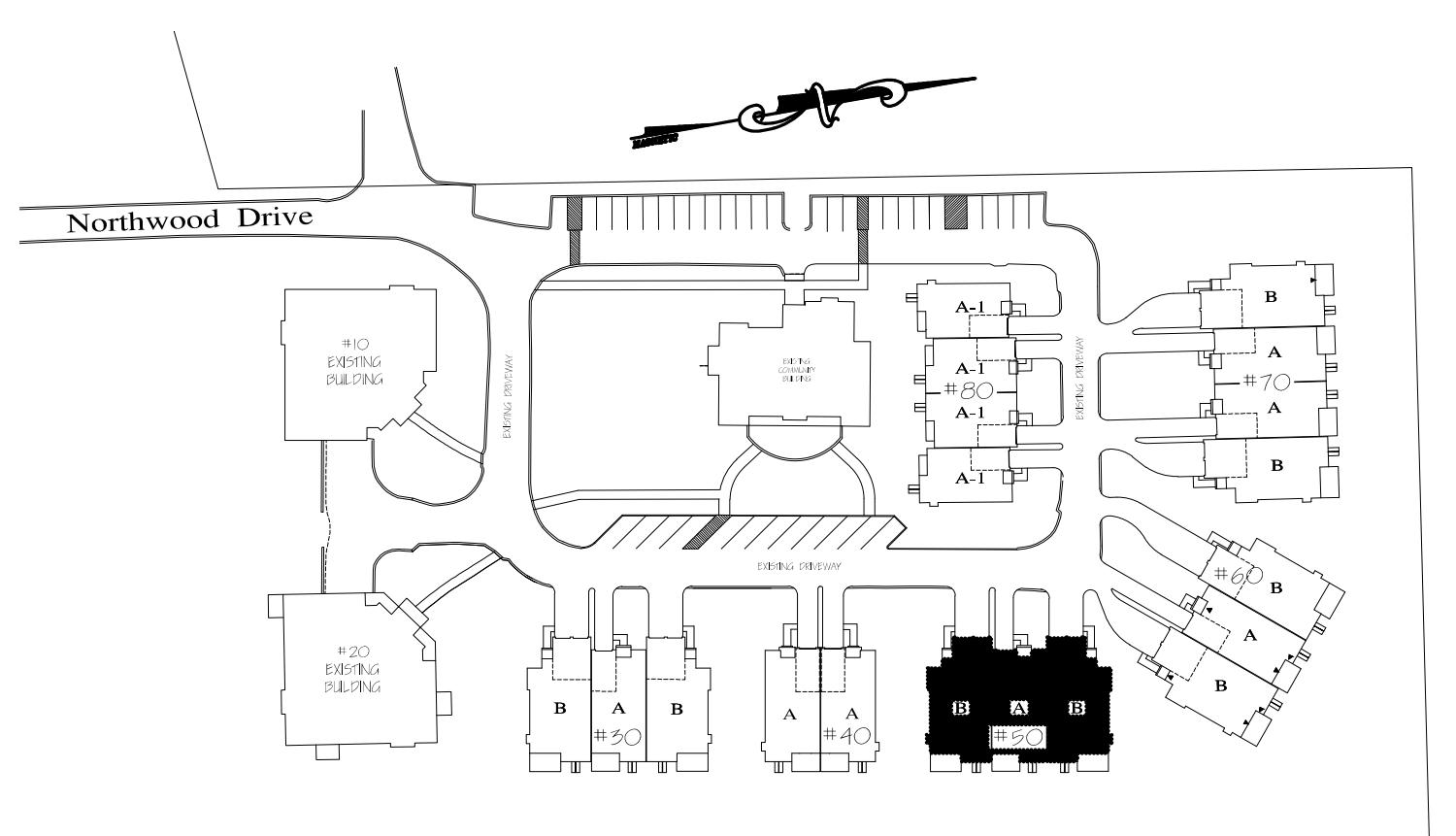
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HOPEDALE, MA 01747
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KEY PLAN

SCHEDULE OF DRAWINGS:

- A0.1 TITLE SHEET
- A1.1 1ST FLOOR PLAN
- A1.2 2ND FLOOR PLAN
- A2.1 ELEVATIONS
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- S1.4 CEILING FRAMING
- S1.5 ROOF FRAMING
- S2.1 DETAILS
- S2.2 DETAILS

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FIRST COLONY DEV. LLC
#50 NORTHWOOD DRIVE, NORTHWOOD TOWNSHOUSE CONDOS, SUDBURY, MA

TITLE SHEET

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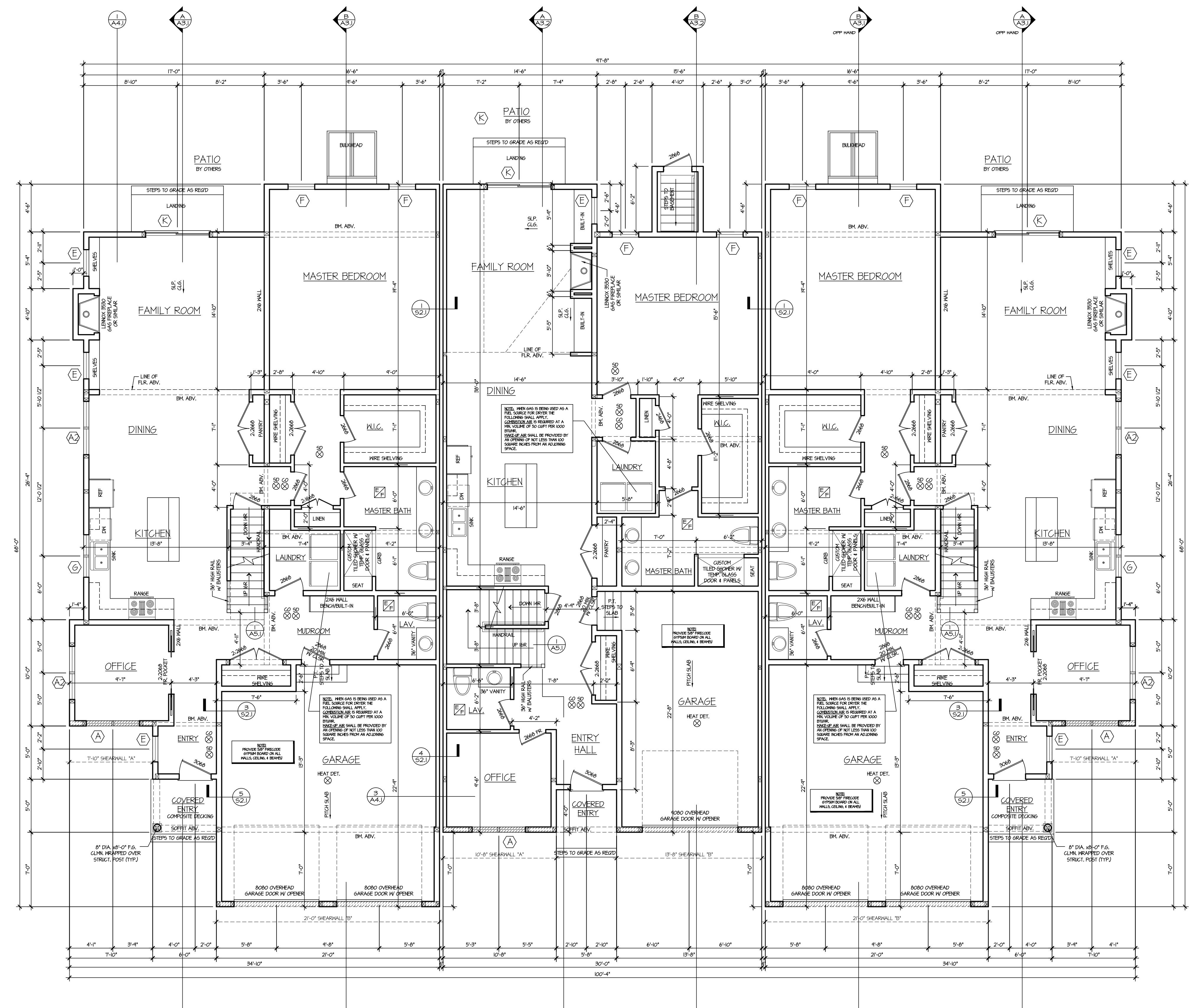
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PROPOSED FIRST FLOOR PLAN**FIRST COLONY DEV. LLC**
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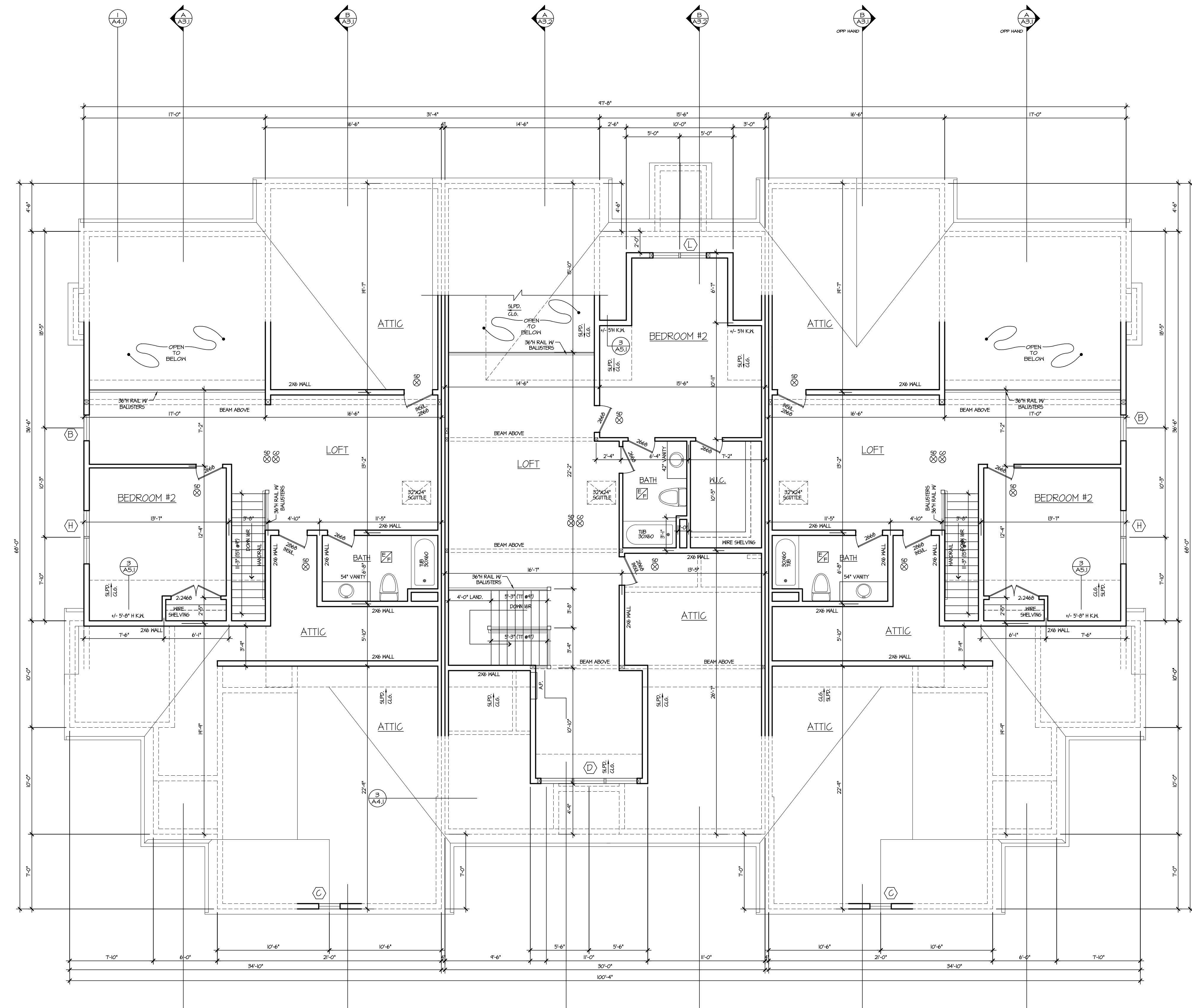
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SECOND FLOOR PLAN

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SECOND FLOOR PLAN

3/16" = 1'

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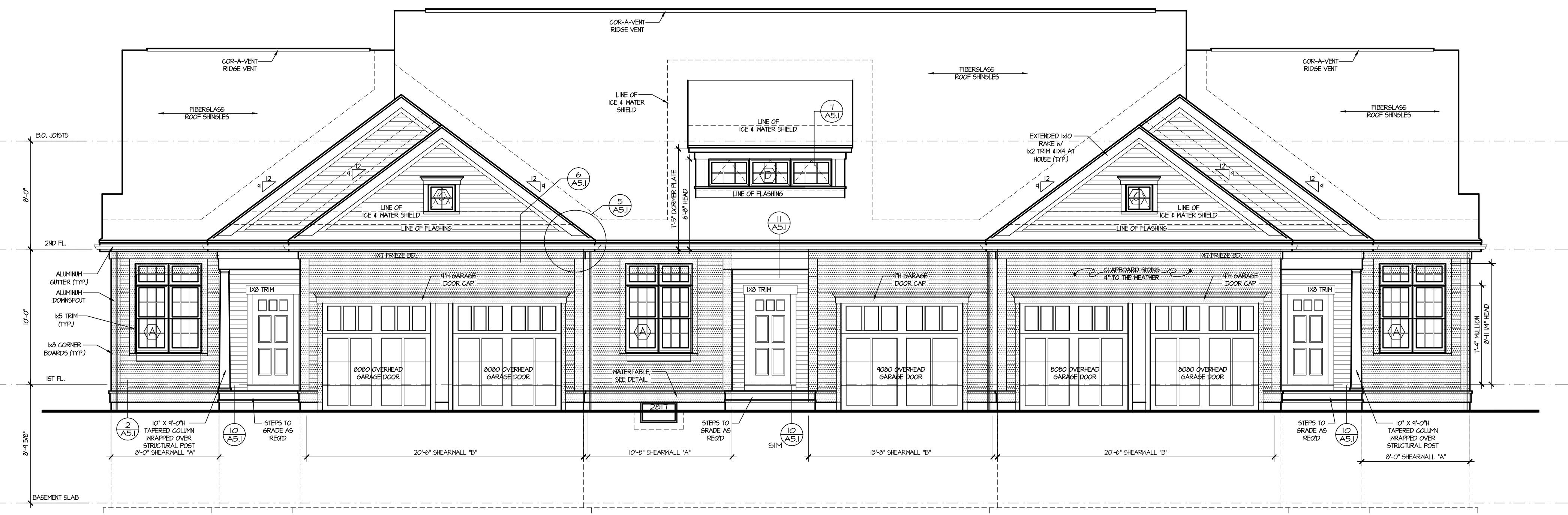
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(A) FRONT ELEVATION

3/16" = 1'



(B) REAR ELEVATION

3/16" = 1'

FRONT ELEVATION
REAR ELEVATIONCONSTRUCTION BY:
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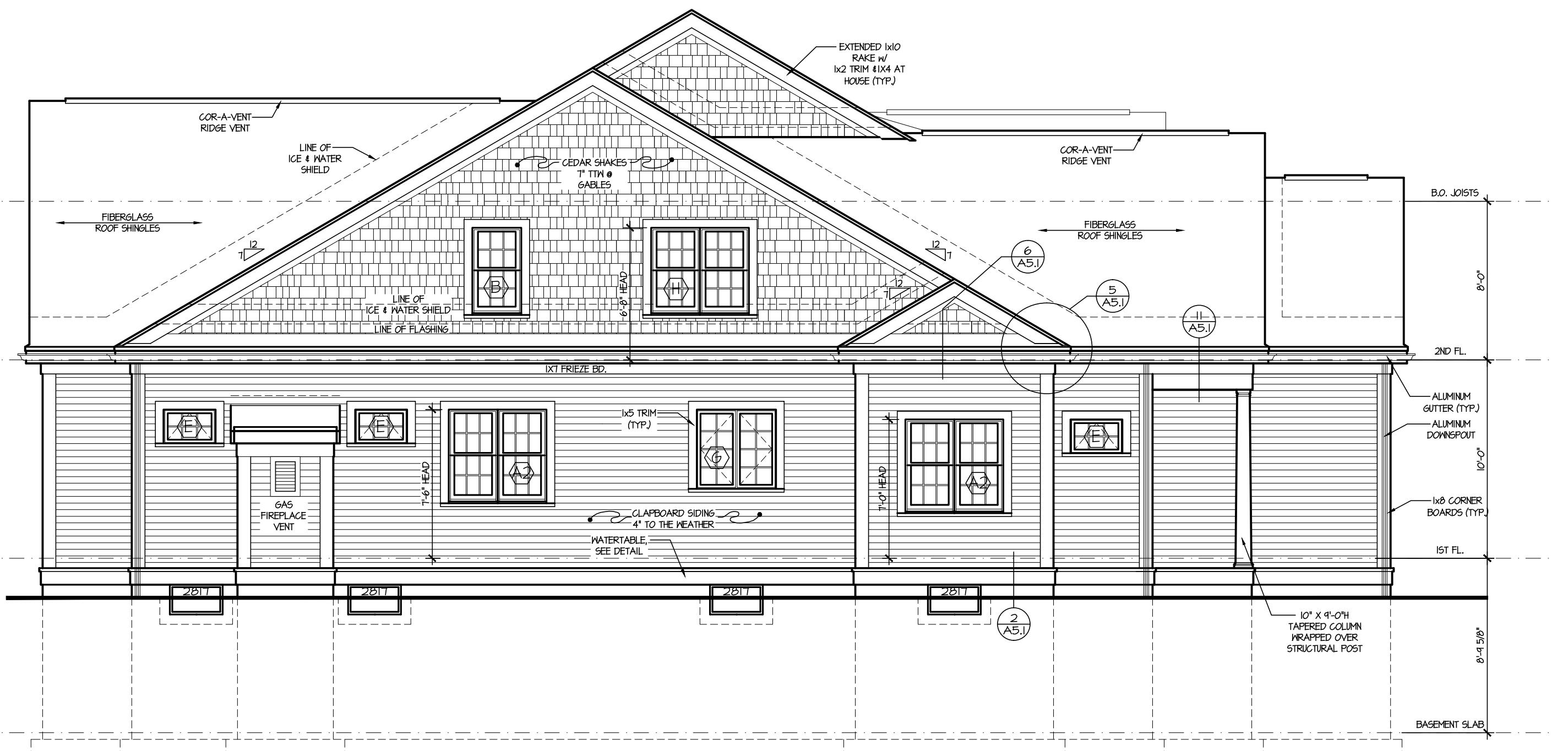
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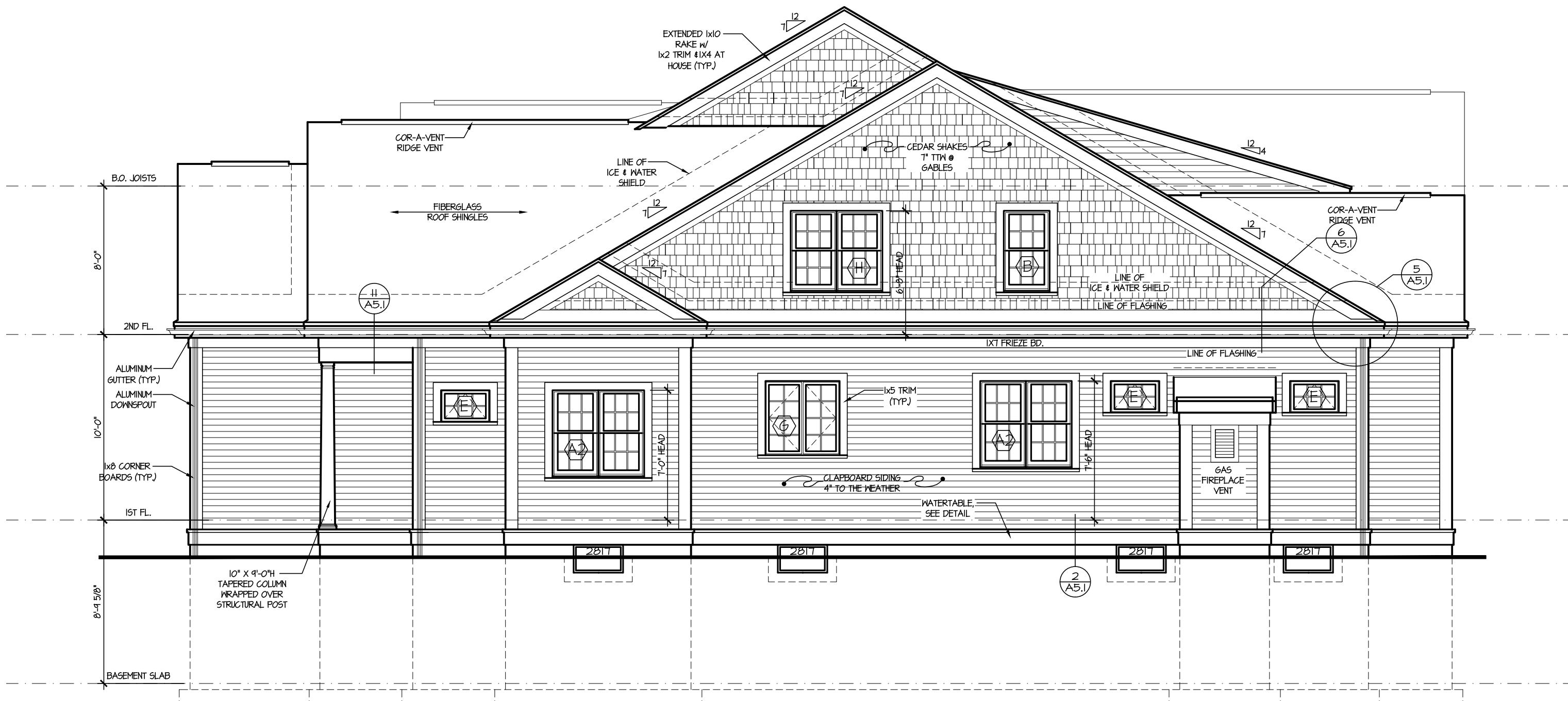


LEFT ELEVATION

A
3/16" = 1'

WINDOW/DOOR SCHEDULE		
TAG	MODEL#	DESCRIPTION
A	TW4410 W/TWT2415-2	DOUBLE DOUBLE-HUNG W TRANSOM
A2	TW446-2	DOUBLE DOUBLE-HUNG
B	TW442	SINGLE DOUBLE-HUNG
C	A21	FIXED TRANSOM
D	A31	TRIPLE ANNING
E	AN281	SINGLE CASEMENT W/ FIXED TRANSOM
F	TW2852	SINGLE DOUBLE-HUNG
G	C24	DOUBLE CASEMENT
H	TW442-2	DOUBLE DOUBLE-HUNG
K	FW66061 W/FWT6016	FRENCHWOOD GLIDING W/ TRANSOM
L	TW4310-2	DOUBLE DOUBLE-HUNG

IMPORTANT!!!
HPA DESIGN HAS MADE ALL REASONABLE EFFORTS TO INSURE THE ACCURACY OF THIS SCHEDULE. HOWEVER, DUE TO FACTORS BEYOND OUR CONTROL, HPA DESIGN ASSUMES NO LIABILITY OR WARRANTY REGARDING THE ACCURACY OF THIS INFORMATION. PLEASE CONFIRM WINDOW, DOOR & TRANSOM LOCATIONS PRIOR TO PLACING WINDOW ORDER AND COMMENCING WITH CONSTRUCTION. HPA DESIGN WILL ASSUME NO LIABILITY FOR BUILDER'S FAILURE TO DO SO.



RIGHT ELEVATION

B
3/16" = 1'
SIDE ELEVATIONS
WINDOW SCHEDULE

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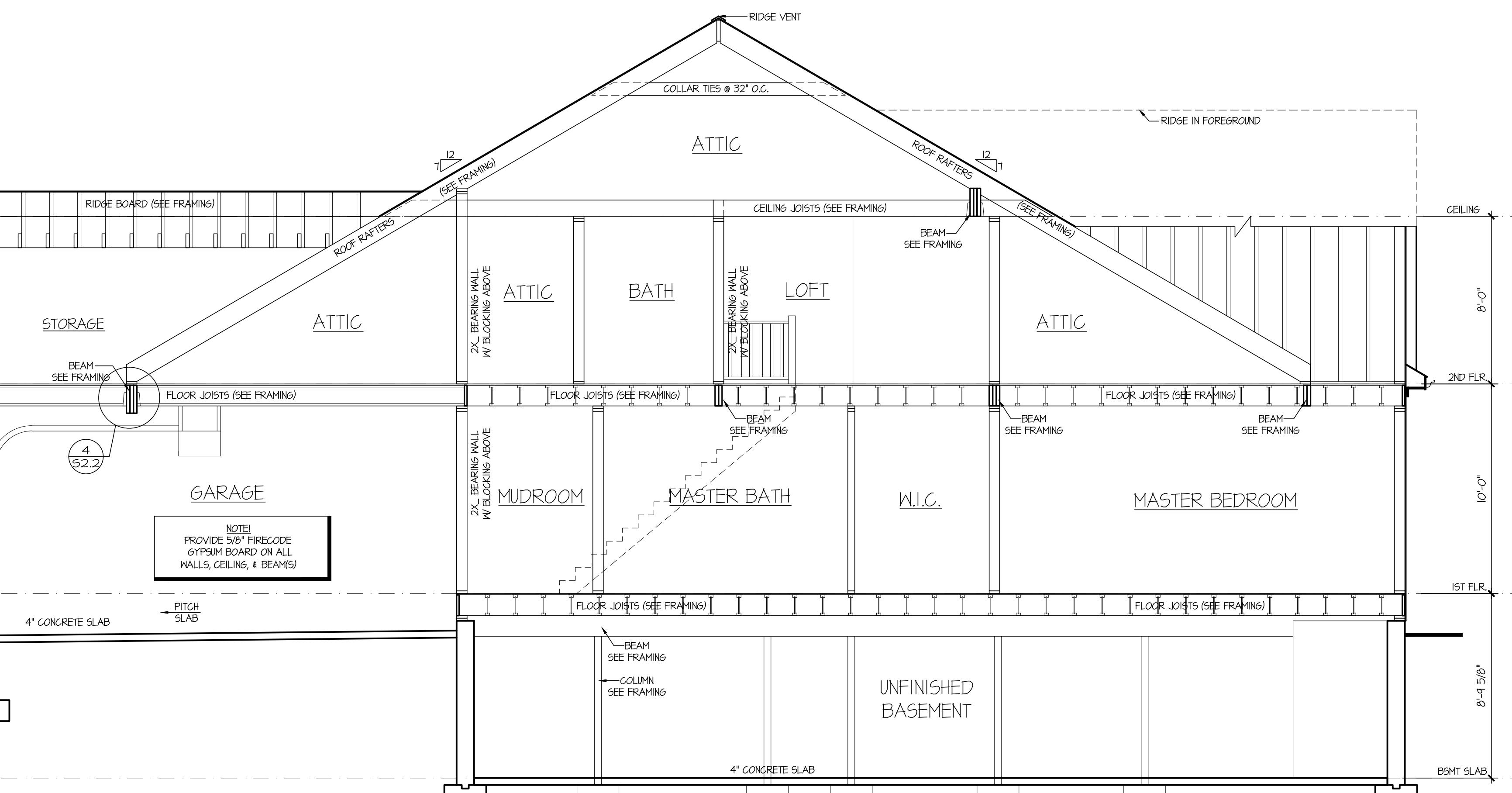
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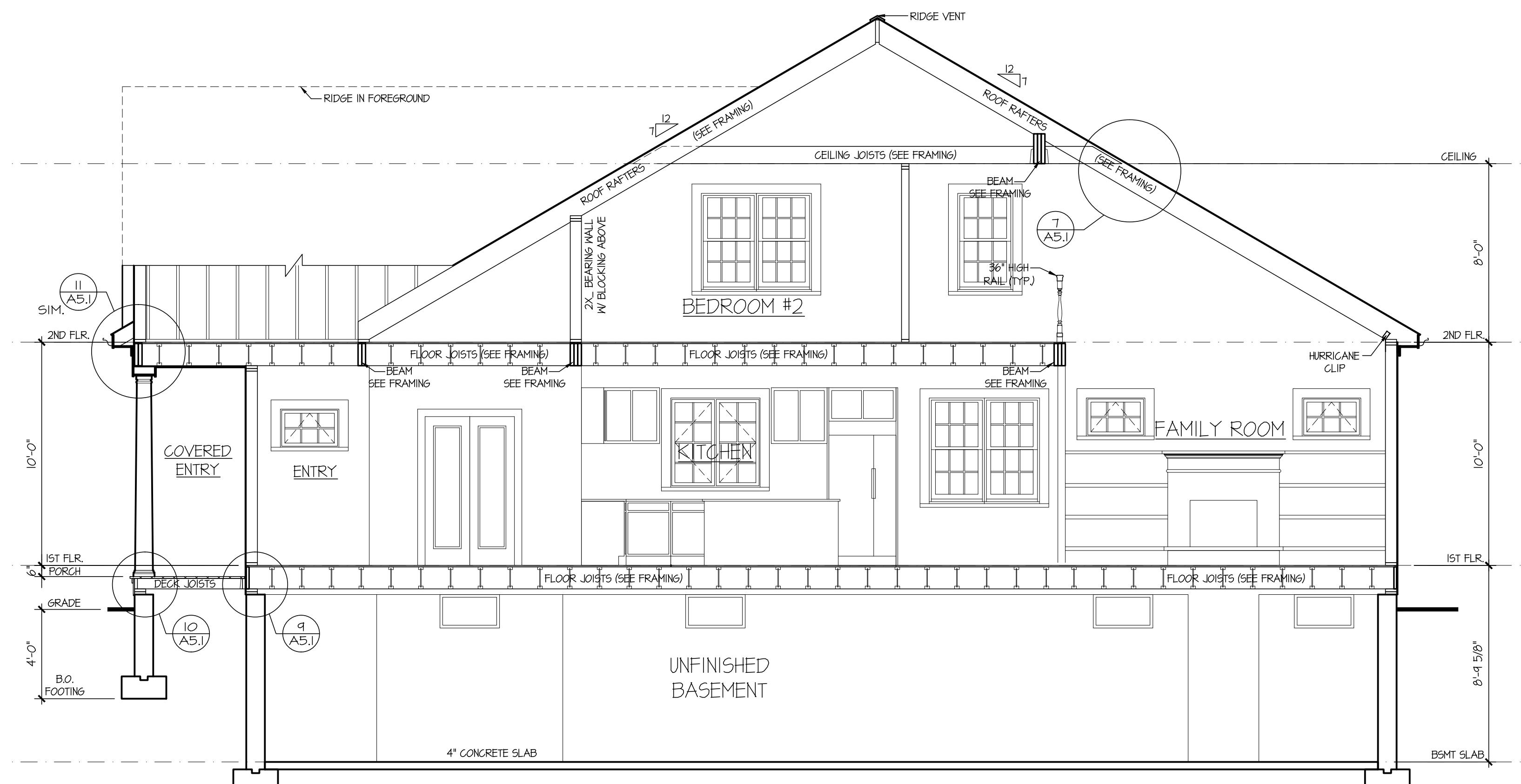
BUILDING SECTION
A

1/4" = 1'



BUILDING SECTION
B

1/4" = 1'



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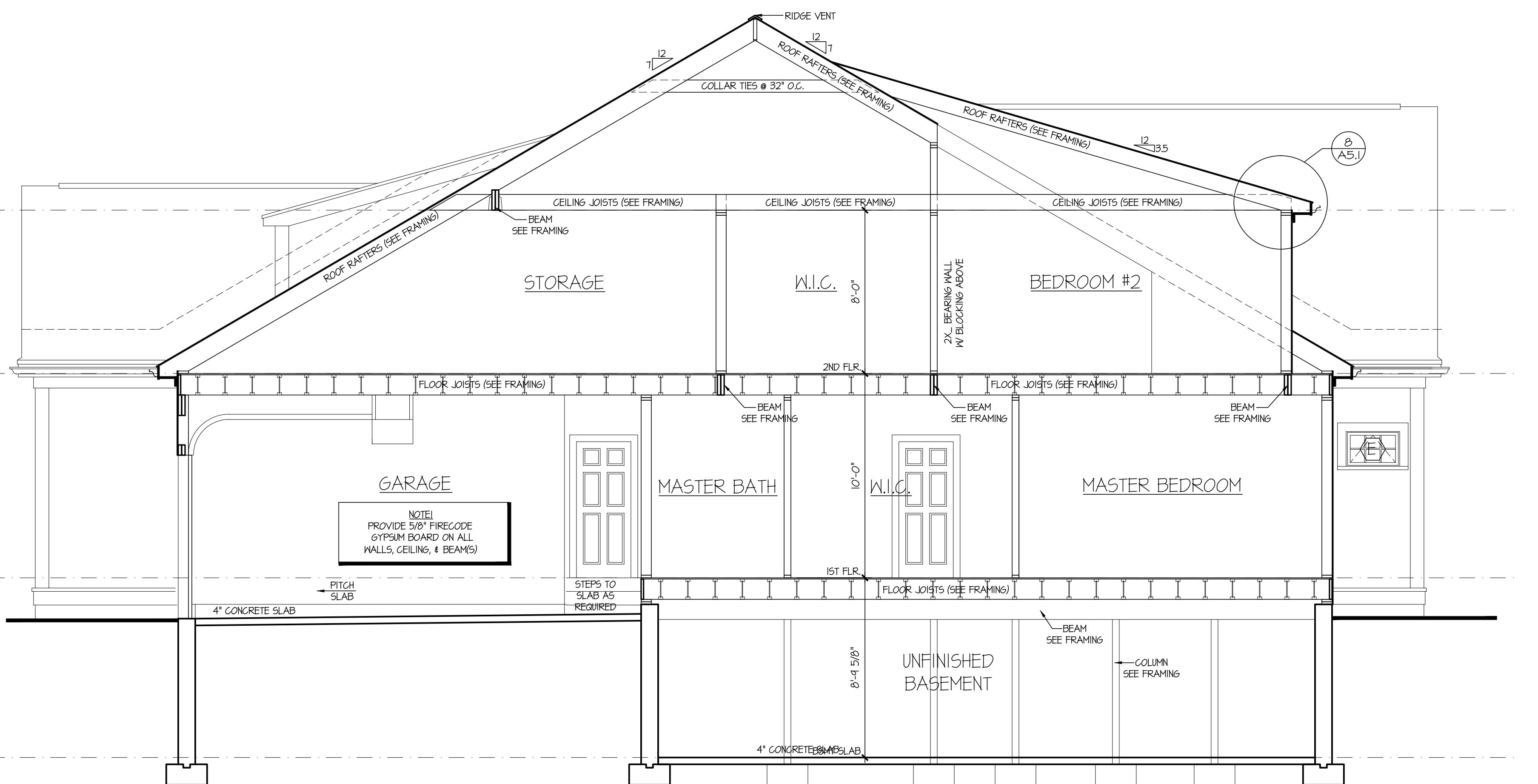
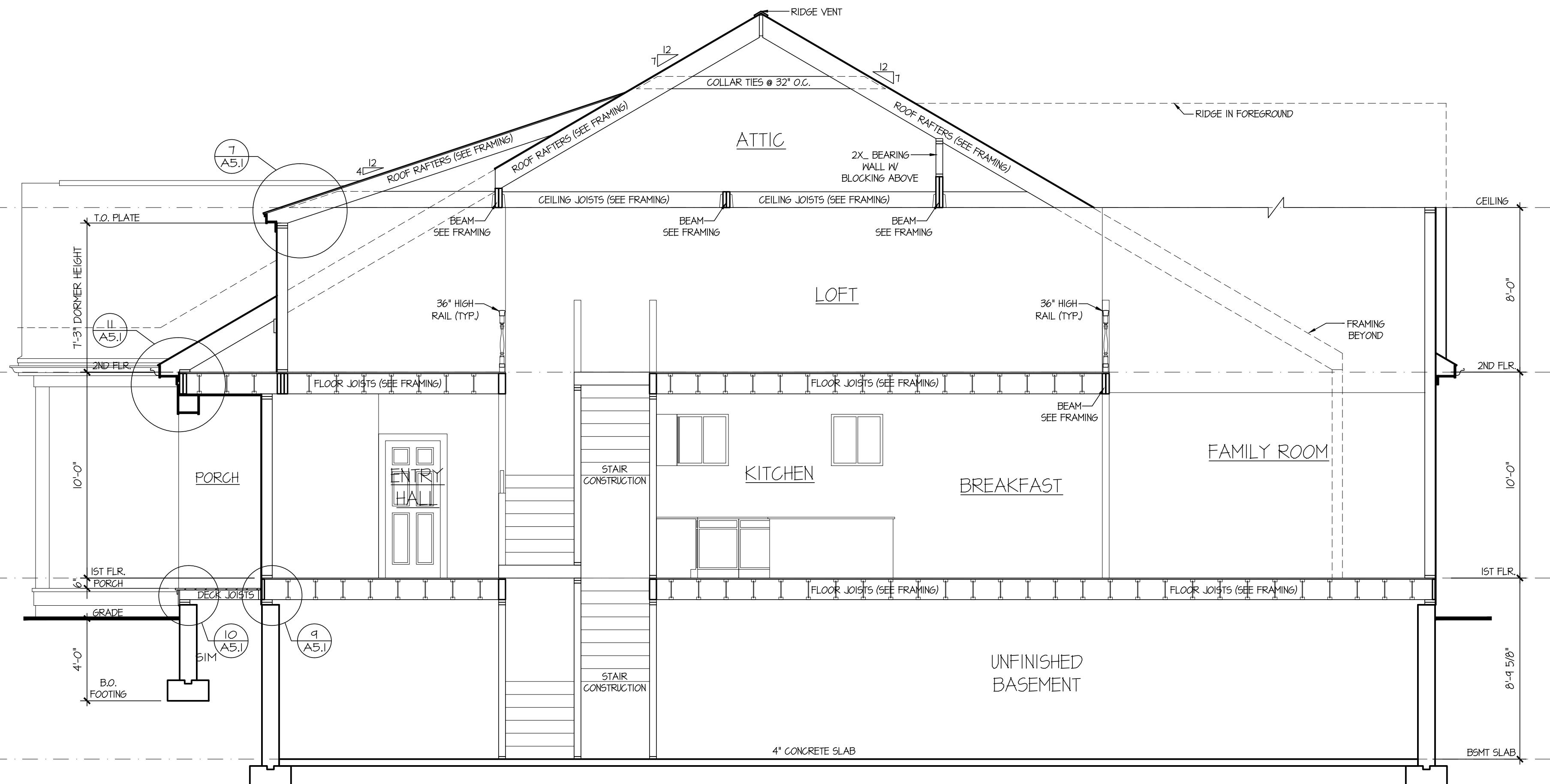
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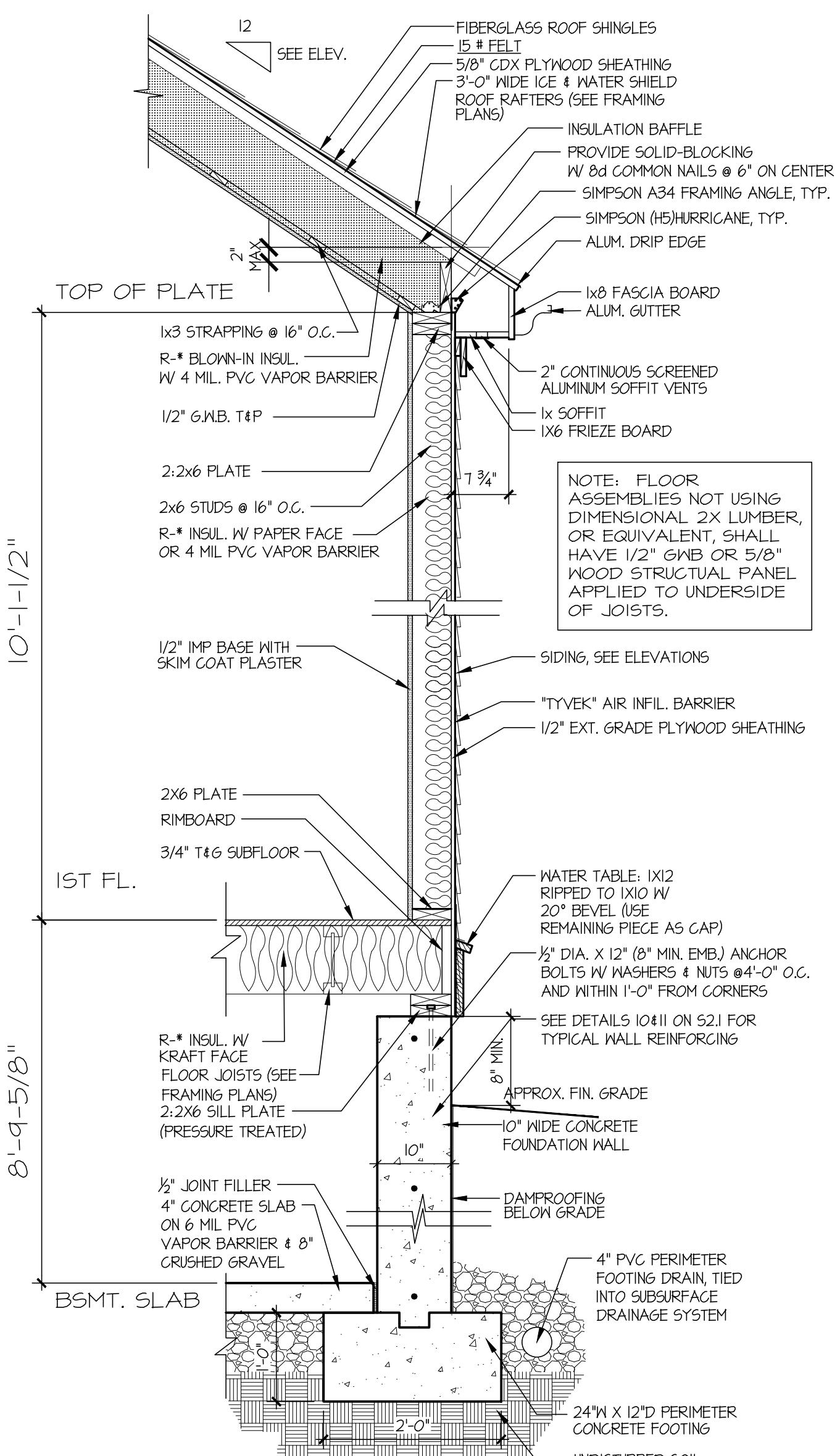


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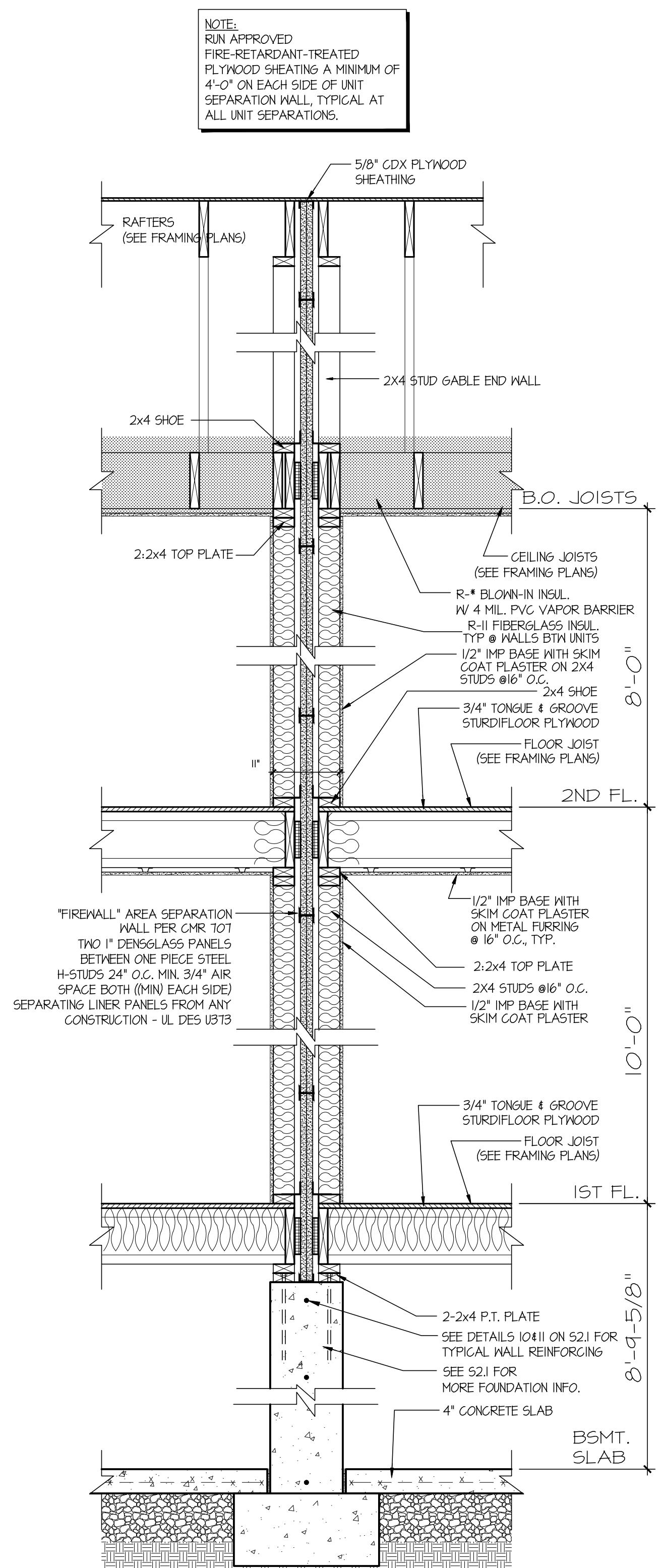
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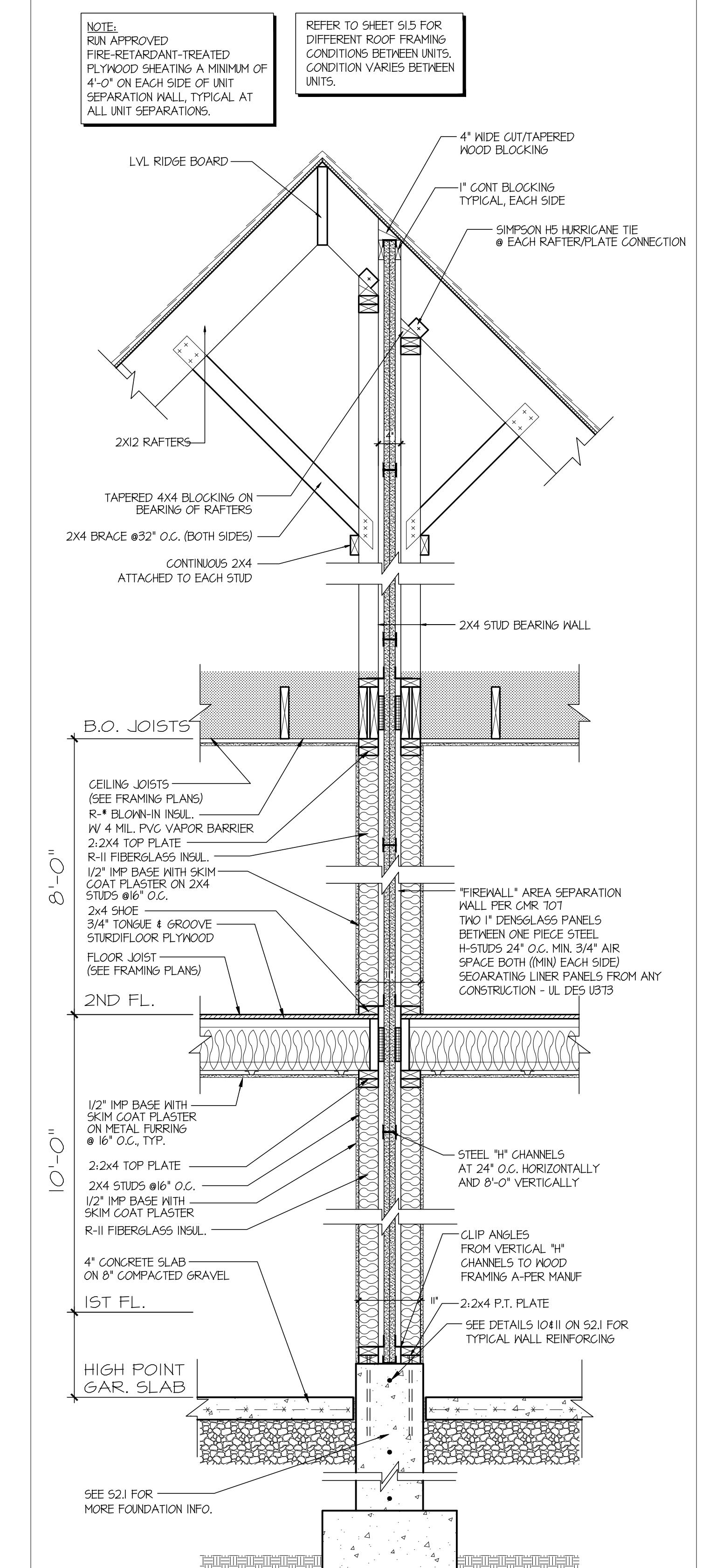
AIR BARRIER NOTES:
 1. TYPE K-TYPAR IS INTENDED TO BE THE EXTERIOR AIR BARRIER. VAPOR BARRIER TO BE INSTALLED ON INTERIOR OF WALLS.
 2. SEAL AND TAPE ALL JOINTS IN AIR BARRIERS.
 3. SEAL ALL JOINTS IN THE AIR BARRIER CONDUIT, RING, STRUCTURE, ETC.
 4. SEAL PERIMETER OF AIR BARRIER AT FRAMED OPENINGS.
 5. AIR BARRIER IS TO RUN CONTINUOUSLY AND UNINTERRUPTED AROUND ENTIRE EXTERIOR HEATED WALLS & CEILING.
 6. REFER TO A4.2 FOR ADDITIONAL AIR-BARRIER NOTES AND DETAILS.



WALL SECTION
 1
 3/4" = 1'



WALL SECTION
 2
 3/4" = 1'



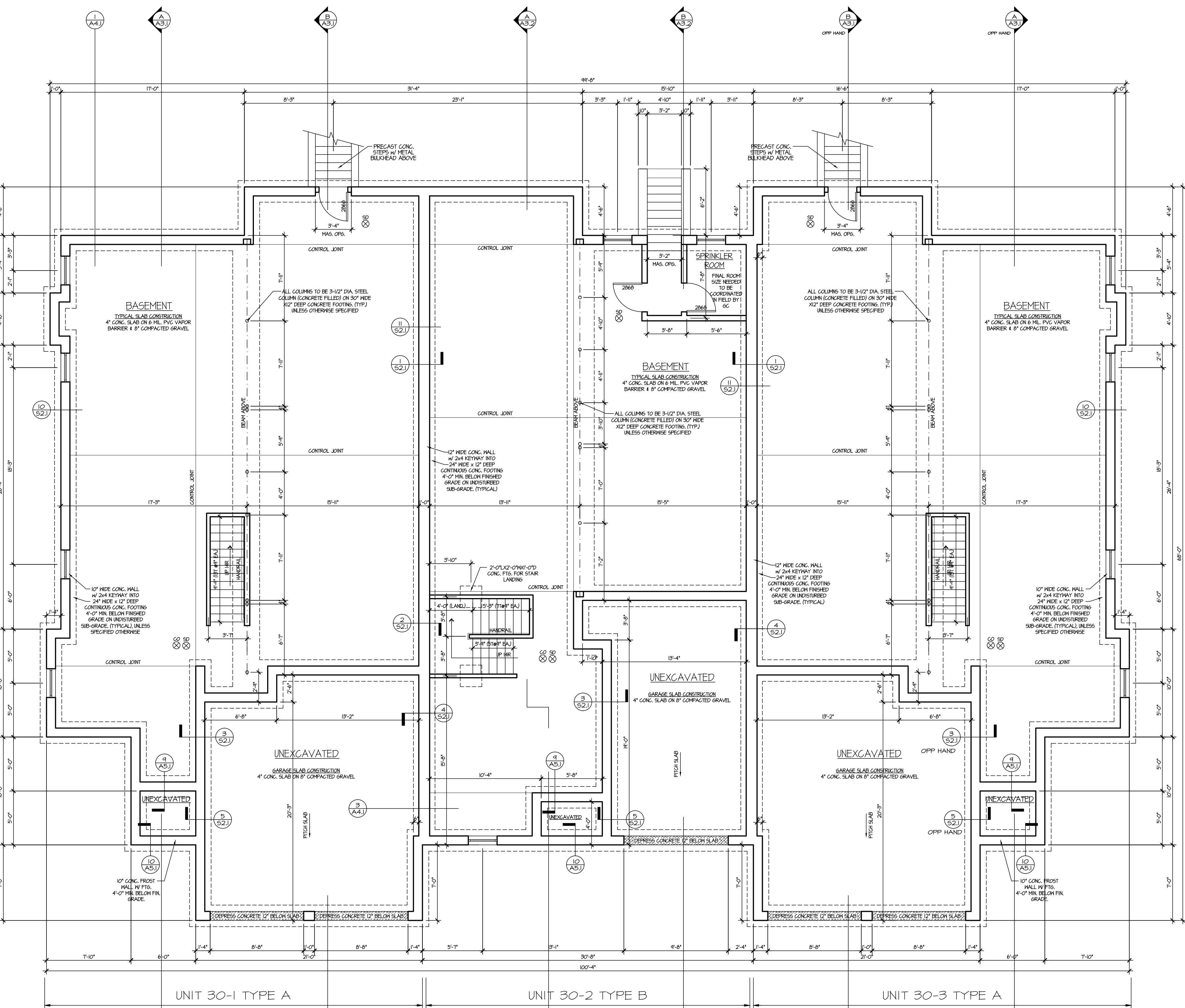
WALL SECTION
 3
 3/4" = 1'

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Tel. (508) 378-9602
Fax. (508) 378-2922CONSTRUCTION BY:
FIRST COLONY DEV, LLC
#50 NORTHOOD DRIVE, NORTHOOD TONHOUSE CONDO, SUDBURY, MA**FOUNDATION PLAN**
STRUCTURAL NOTES**FOUNDATION PLAN**

3/16" = 1'

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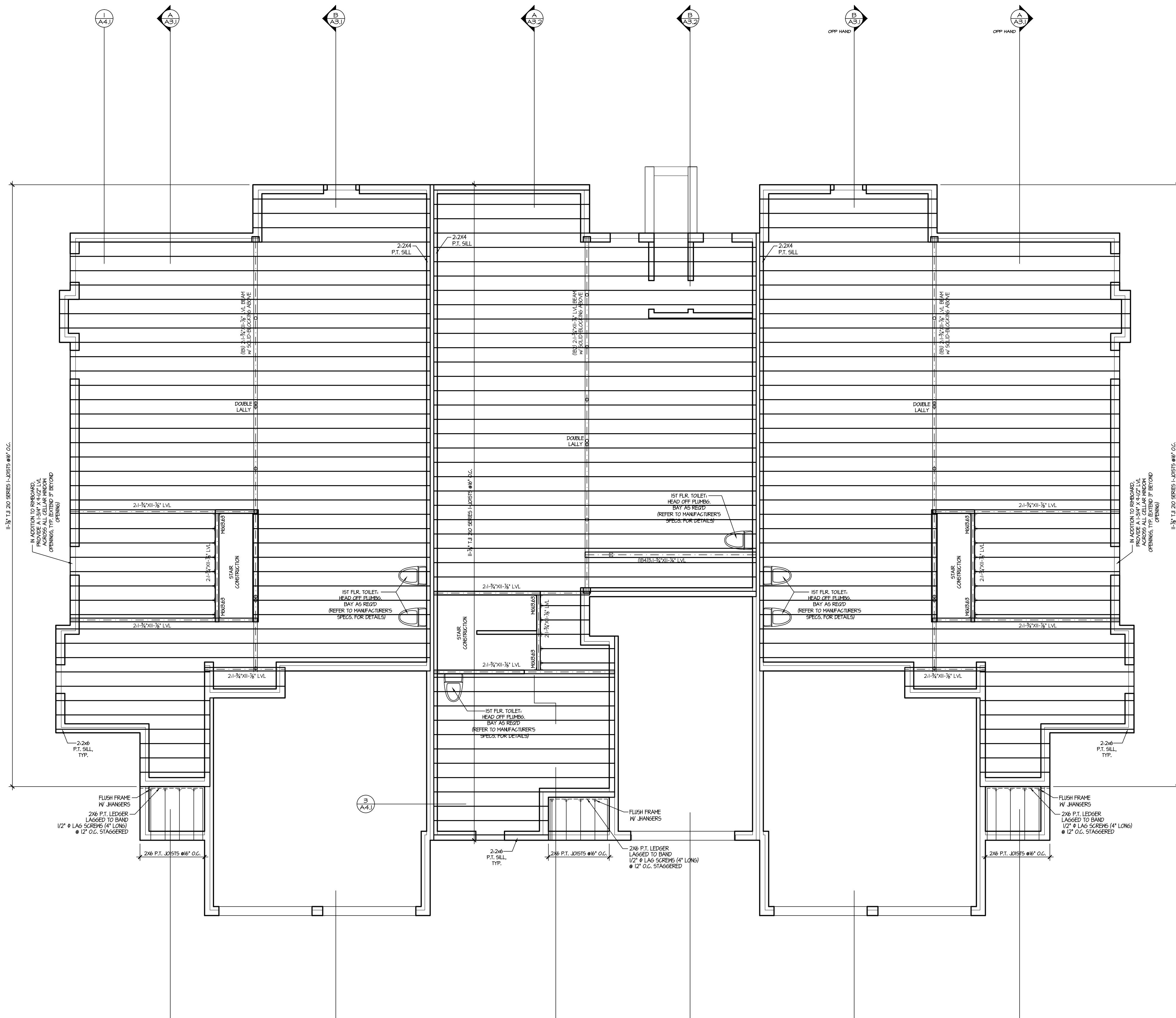
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1ST FLOOR FRAMING

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1ST FLR. FRAMING

3/16" = 1'



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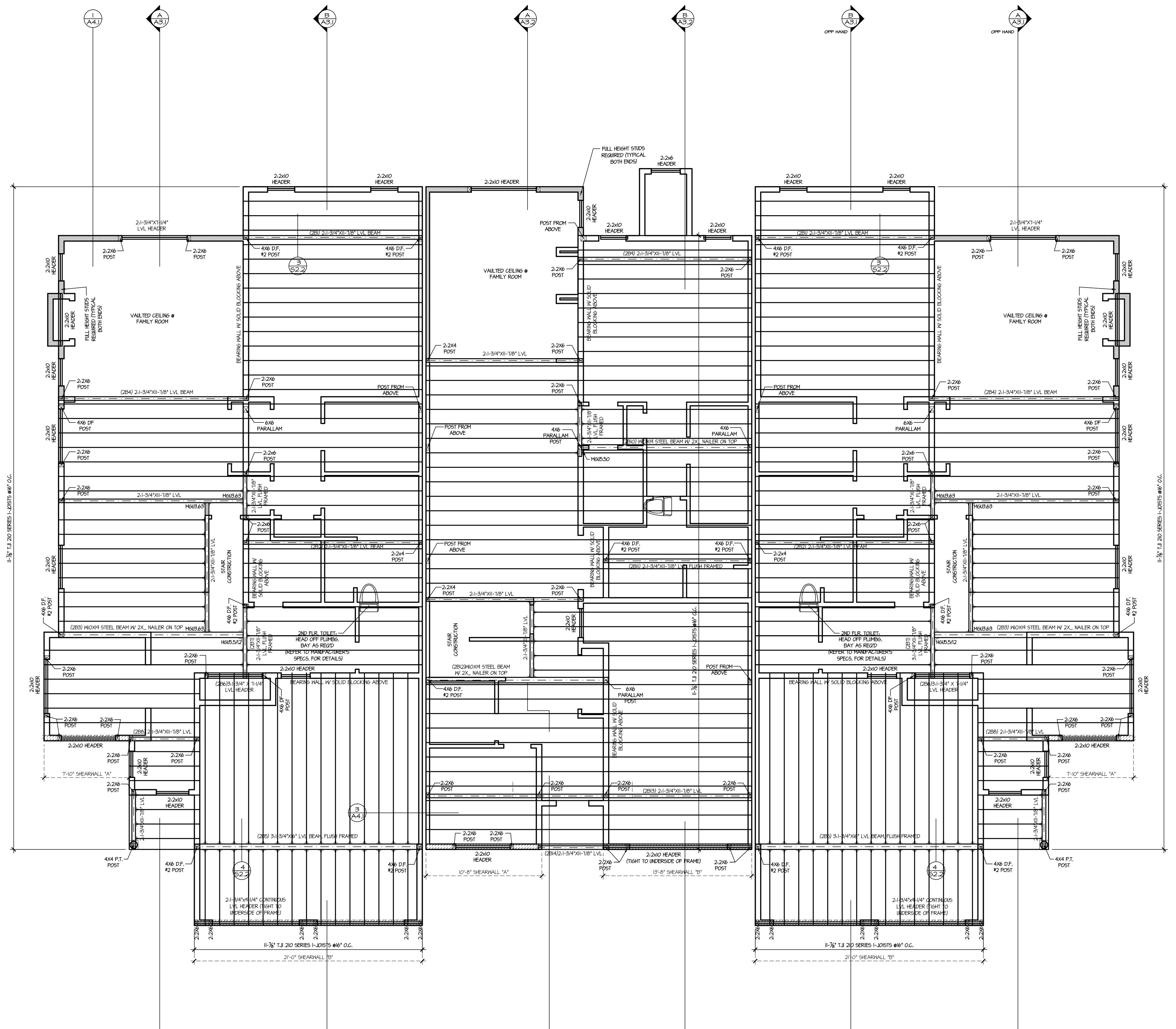
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2ND FLOOR FRAMING
CONSTRUCTION BY:
FIRST COLONY DEV. LLC
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Shear Wall "A" Construction (see plan for dimensions)
 Foundation to plate height or underside of roof plywood.
 -2x6 studs spaced at 16" on center with 2x6 studs at each end.
 -7/16" exterior grade plywood (minimum) nailed w/8d common nails spaced at 4" on center around the perimeter of the shear wall dimensions and all interior joints. Note: Plywood to span vertically between floors or provide solid blocking at all horizontal plywood joints nailed at 4" on center (staggered). Provide 8d common nails spaced at 12" on center elsewhere.
 -Connect the 2x6 studs at either end of the shear wall to the foundation with a Simpson HDUS-SDS2.5 holdown. The holdown shall be located on top of the first floor shoe, connected to the 2x6 studs with (14) Simpson SDS 1/4" x 2-1/2" screws, and connected to the concrete with a 5/8" diameter anchor bolt epoxied into the concrete a minimum of 8". Provide solid blocking between the underside of the first floor and the top of the foundation wall at both hold down locations.
Shear Wall "B" Construction (see plan for dimensions)
 Foundation to top of wall.
 -2x6 studs spaced at 16" on center with 2x6 studs down to the foundation shoe at each end and on either side of all garage door openings.
 -7/16" exterior grade plywood nailed w/8d common nails spaced at 3" on center around the perimeter of the shear wall dimensions, all double studs at the either end and on either side of the garage door opening, and all interior joints. Provide solid blocking at all horizontal plywood joints nailed at 3" on center (staggered).
 -The garage door header shall span continuously the entire length of the garage wall and be located directly under the floor framing.
 -Provide one additional 5/8" diameter anchor bolt at each full height sheathed walls with washer plates 1/4" x 3" x 3" (8" minimum embedment).
 -Connect the 2x6 studs at either end of the shear wall to the foundation with a Simpson HDUS-SDS2.5 holdown. The holdown shall be located at the foundation sill, connected to the 2x6 studs with (14) Simpson SDS 1/4" x 2-1/2" screws, and connected to the concrete with a 5/8" diameter anchor bolt epoxied into the concrete a minimum of 8".



2ND FLR. FRAMING

3/16" = 1'

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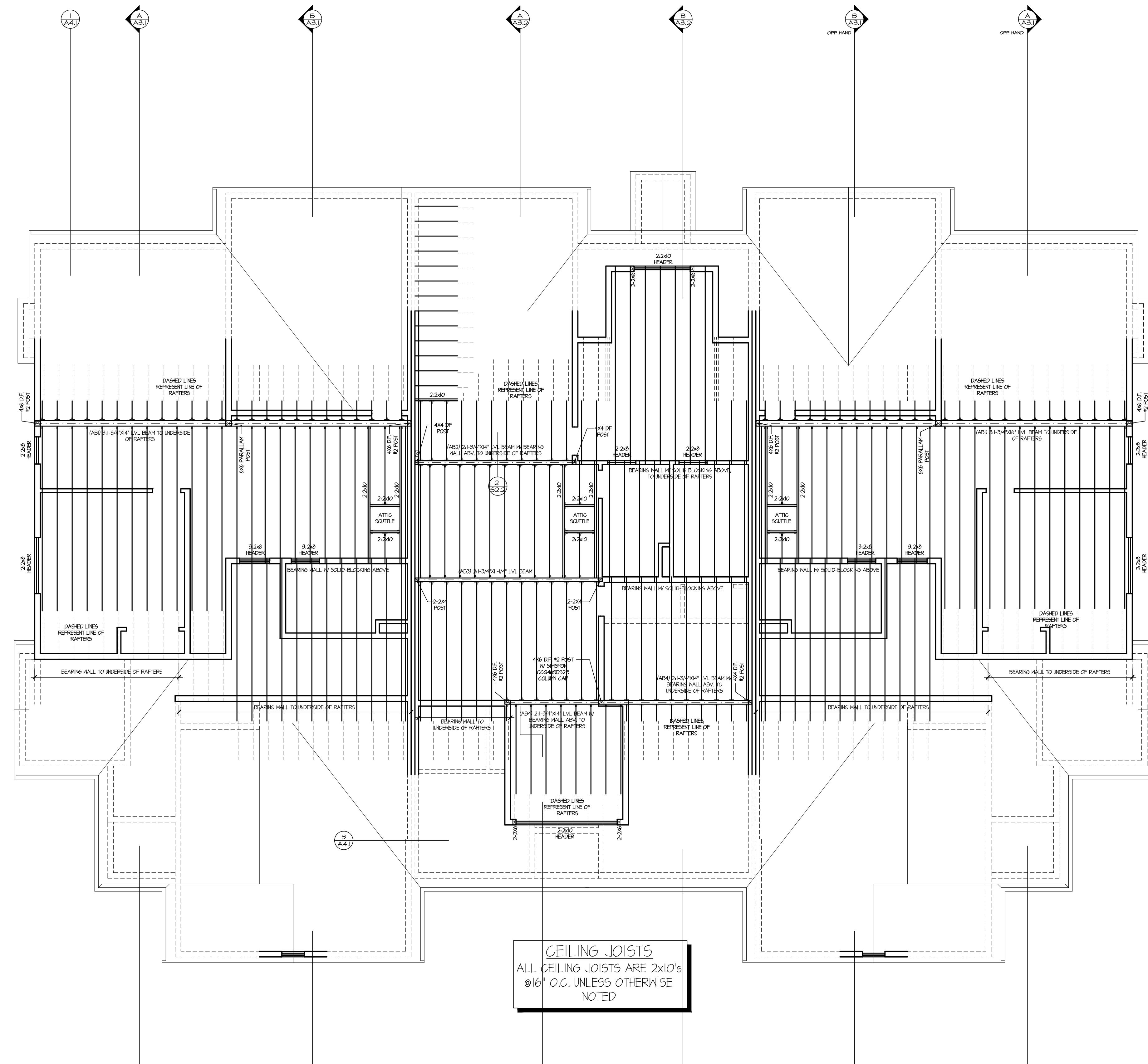
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CEILING FRAMING

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CEILING FRAMING
A
3/16" = 1'

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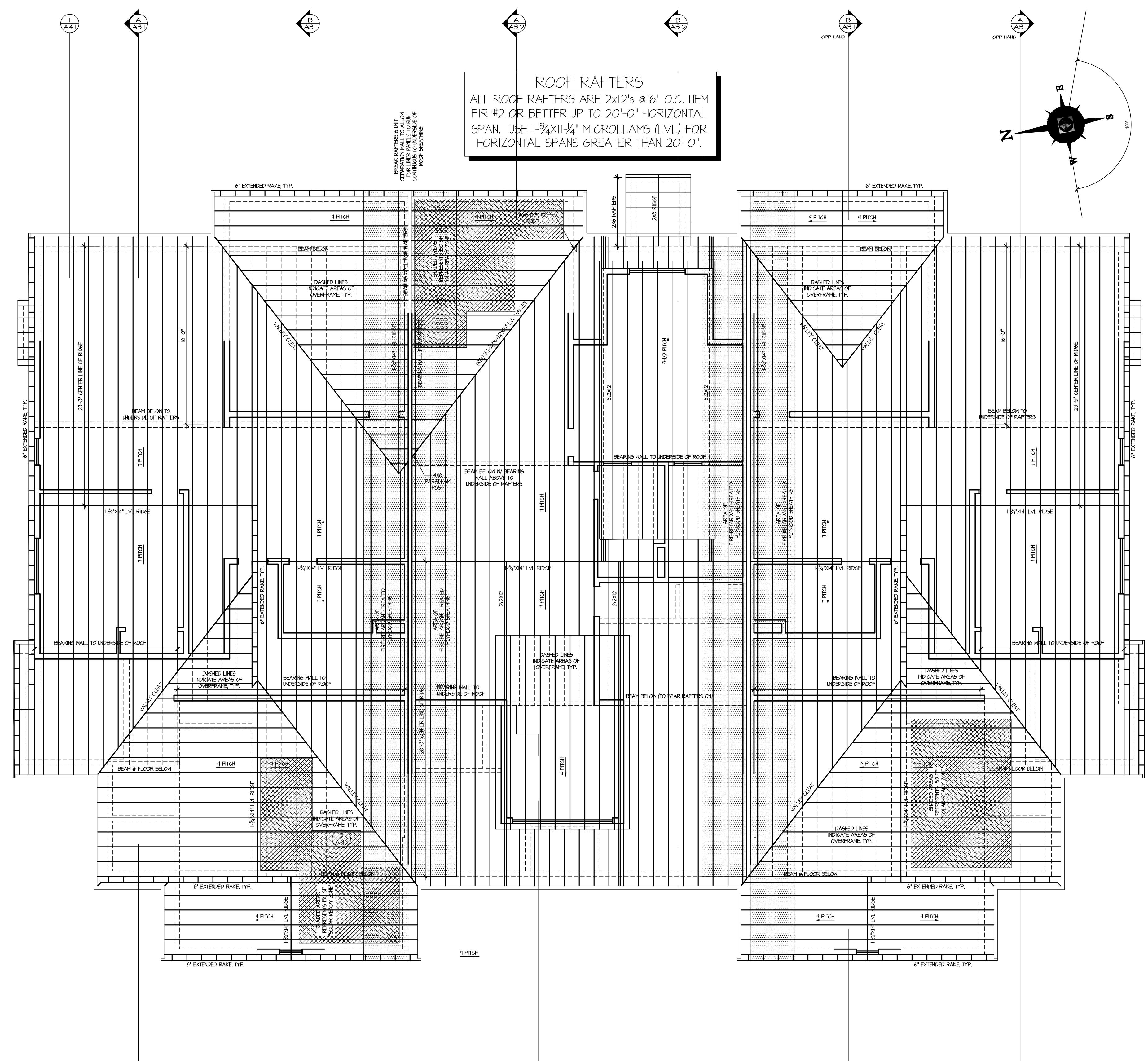
ROOF FRAMING

CONSTRUCTION BY:
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DESIGN LOADS

1. DESIGN LIVE LOADS
GROUND SNOW LOAD: 40 PSF (DRIFT WHERE APPLICABLE)
FLAT ROOF SNOW LOAD: 35 PSF
2. DESIGN DEAD LOADS
15 PSF FOR RAFTERS AND/OR TOP CHORDS OF ROOF TRUSSES



ROOF FRAMING

3/16" = 1'

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