

Proposed New Construction

Townhouse Residences

50-54 Market Street, Ipswich, MA



OUTLINE CONSTRUCTION SPECIFICATION

A. GENERAL NOTES

1. All work and materials shall conform with Massachusetts State Building Code 780 CMR 9th Edition (2015 IRC) and local codes and regulations, and shall be in accordance with good construction standards.
2. All dimensions to face of stud unless otherwise noted
3. Verify all dimensions prior to ordering materials and/or fabrication. Do not scale off drawings. Notify architect of any discrepancies in the plans prior to constructing areas in question.

B. SITE WORK:

1. **Excavation & Grading:** Excavate for new foundation. Remove all excess soil. Grade surface to direct water away from building. Final finish grading, screened loam and seed, retaining walls, walkways, paving, gravel driveway, and finish landscaping shall be under separate contract.

C. FOUNDATION AND SLAB CONSTRUCTION:

1. **Soil bearing capacity:** All footings and piers shall rest on solid undisturbed earth or suitable compacted material with min. bearing capacity of 2 tons / sq. ft.
2. **Concrete:** All concrete work shall conform to the latest ACI standards. Concrete shall have a min. compressive strength of 3000 psi @ 28 days. Steel reinforcing rods shall conform to ASTM 615 & 305. Basement & garage slab shall be minimum 4" thick with reinforcing wire mesh.
3. **Footings** shall be 20" wide by 10" thick or as indicated on the foundation plan, a minimum of 4 feet below finished grade. Install key ways or reinforcing rods at 4' o.c. in basement wall footings and at locations of unbalanced fill. Frost walls shall be min. 8" thick. See foundation wall details for more info.
4. **Anchor bolts:** Install A307 steel anchor bolts (min. 1/2" diam) @ max. 6' o.c., set min. 7 inches into concrete. Provide min. 2 bolts per sill section and install 2 bolts in narrow wind brace wall sections. Install additional anchor bolts and/or wall tie downs in braced shear walls as required by code.
5. **Steel Reinforcement:** Reinforcing steel shall conform to ASTM A615 Grade 60

D. FLOOR CONSTRUCTION:

1. **Joists:** As noted on framing plan. Framing plans provided by others. Galvanized joist and beam hangers for flush framing. Bridging or solid blocking rows between joists every 6 ft. (maximum). (Refer to Table R602.3(1) Fastener Schedule for Structural Members) Joists and hangers designed by others.
2. **Decking:** 3/4" T&G CDX plywood or "Advantek" decking glued and nailed to framing. Use 1/2" underlayment board under thin-set tile and VCT. Glue and nail underlayment to subfloor.
3. **Insulate:** Floors above unconditioned space to min R-30 using closed cell spray foam.
4. **Finish flooring:** As per plans or owner's selection.
5. **Porch/Deck:** All framing shall be pressure treated with galvanized seat anchor, hangers and fasteners. Composite decking.

E. WALL CONSTRUCTION:

1. **Studs:** No.2 2x6 KD spruce (SPF) studs @ 16" on center for all exterior wall construction. Interior partitions to be framed with 2x4 studs @ 16" on center, except where indicated. - Refer to Table R602.3(1) Fastener Schedule for Structural Members.
2. **Top Plates:** Cap walls with double top plate overlapped at corners and intersection with bearing partitions.
3. **Sheathing:** Install 1/2" exterior grade CDX plywood sheathing, nailed according to requirements of Table R602.3(1) Fastener Schedule for Structural Members. Apply building wrap ("Tyvar" or "Tyvek") on all exterior walls. Tape seams and apply double coverage at all corners.
4. **Siding:** See plans for siding materials and locations.
5. **Trimboards, casings, and soffits:** Composite trim.
6. **Thermal barrier:** Insulate exterior walls with closed cell spray foam to min. R-20. Insulate interior walls around bedrooms, bathrooms, and all unheated spaces with fiberglass acoustical batts. Insulate all box headers and corner stud framing.
7. **Finish:** Install 1/2" Blueboard & plaster, prep, primed and painted with 2 finish coats. (colors selected by Owner)

F. ROOF CONSTRUCTION:

1. **Framing:** See roof framing plans. Framing plans provided by others.
2. **Ties:** Install hurricane ties on each truss/ rafter tail and each ridge seat with min. 365# uplift capacity ('Simpson' 18 ga. H2.5 hurricane ties, or equal)
3. **Sheathing:** 5/8" exterior grade plywood sheathing nailed per Table R602.3(1) Fastener Schedule for Structural Members. Nail edges at 6" o.c. along gable ends.
4. **Roofing Materials:** Install Asphalt Architectural shingles as per building elevations. Owner and Architect to approve color. Install Standing seam aluminum metal roofing as per building elevations. Owner and Architect to approve color. Install fully adhered rubber roofing membrane at all flat roof locations.
5. **Ice & Water Shield** in valleys, over lower 3'-0" of roof edge over all slopes with a pitch of less than 4 in 12 and minimum 12" up face of cheek walls.
6. **Trim:** Rake & fascia and trim boards shall be Boral composite trimboard primed & painted, installed with stainless steel nails. Install pre-finished heavy gauge white aluminum drip edge along eaves and rakes.
7. **Soffits and Porch ceiling:** Composite trim boards, panels, or beadboard as noted.
8. **Insulation:** Insulate roof to min R-49 using closed cell spray foam insulation. Provide tapered insulation, pitched min. 1/4" per foot over all flat roof areas for drainage.
9. **Finish:** Install 1x3 strapping @ 16" on center and 4 mill poly vapor barrier. Install 1/2" Blueboard & veneer plaster. Prep and prime. Apply 2 finish coats. (Colors selected by Owner)

G. DOORS AND WINDOWS:

1. **Windows:** (Refer to window schedule) Window and ext. doors shall be Energy Star rated and qualify for Federal Tax Credits. Install pre-finished aluminum cap flashing on windows and 6" wide "Vycor" membrane flashing around entire opening sealed to nailing flange and sheathing window openings. Install bituthane membrane pan flashing at sill.
2. **Door sizes:** Shall be as noted on plans and be approved by Owner.
3. **Wind Pressure Rating:** All exterior windows and doors to have min. 30 DP rating, which meet or exceed local wind pressure exposure ratings. Selected manufacturers shall provide product test documentation verifying compliance prior to ordering materials.
4. **Exterior Doors:** See window schedule for exterior glass doors. All other doors shall be exterior wood doors. Simpson or equal.
5. **Interior Doors:** Refer to plans for sizing. Owner to approve material, style, and finish.

H. INTERIOR MILLWORK:

1. Install paint grade window and door casings, and baseboard.
2. **Hardwood railing** (natural finish), standard painted box newel post, painted balusters (Brocco Crown Heritage Classic Collection, or equal), Hardwood treads and painted risers on all finished interior stairs.

I. MECHANICAL, ELECTRICAL & FIRE PROTECTION:

1. **HVAC & Plumbing:** Review heating system options with owner. Provide all piping, ductwork and fittings as per code. Fixtures and faucets shall be approved by Owner.
2. **Electrical:** Provide new 200 amp overhead service, panel and breakers. Install electrical, communication, outlets, switches, lighting, CAT 5 cable and TV jacks as per plan or as directed by Owner
3. **Light Fixtures:** Electrical contractor shall furnish all equipment and recessed light fixtures. Owner to provide decorative fixtures. Final locations of all fixtures to be approved by Owner.
4. **Smoke, Heat and CO Detectors:** Install hard wired smoke detectors, carbon monoxide and heat detectors as required by the local fire department.

SHEET INDEX

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- A4 -----Third Floor Plan
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- A8 -----Rear Elevations
- A9 -----Sections & Window Schedule

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Townhouse Residences

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Title Sheet & Project Spec.

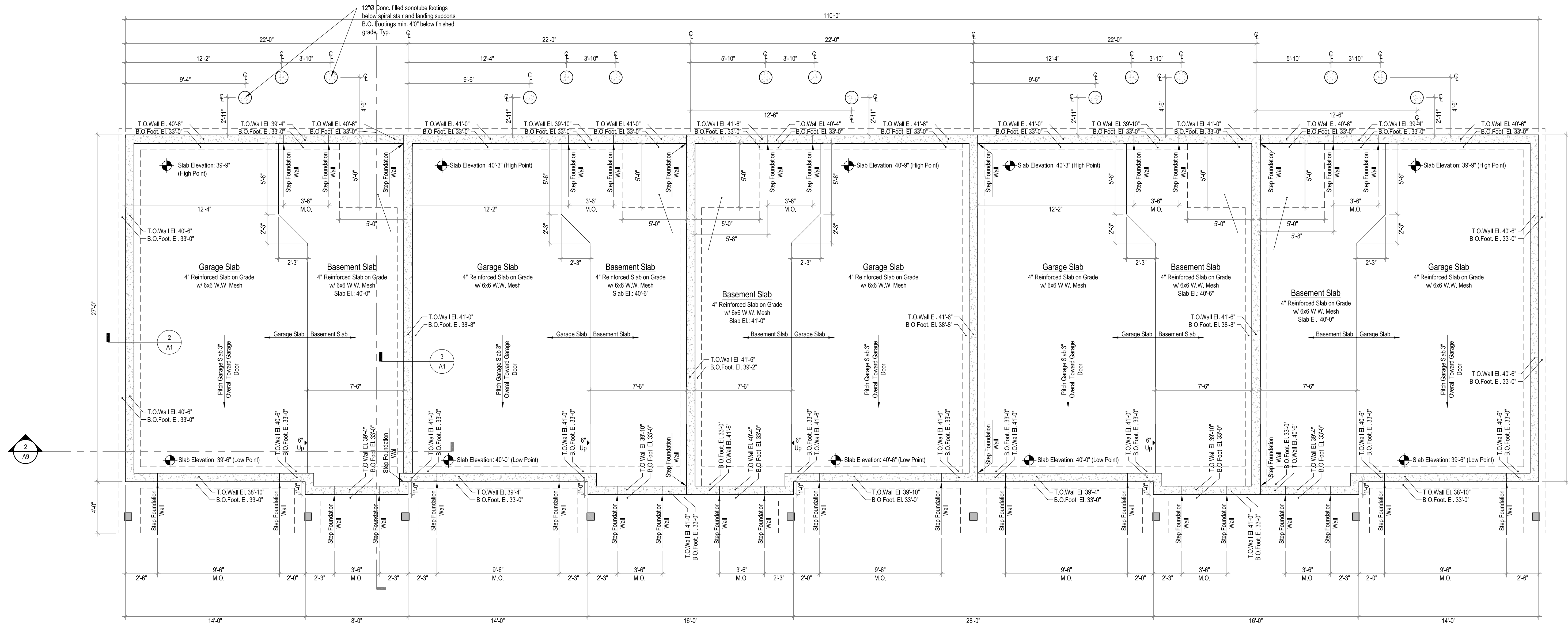
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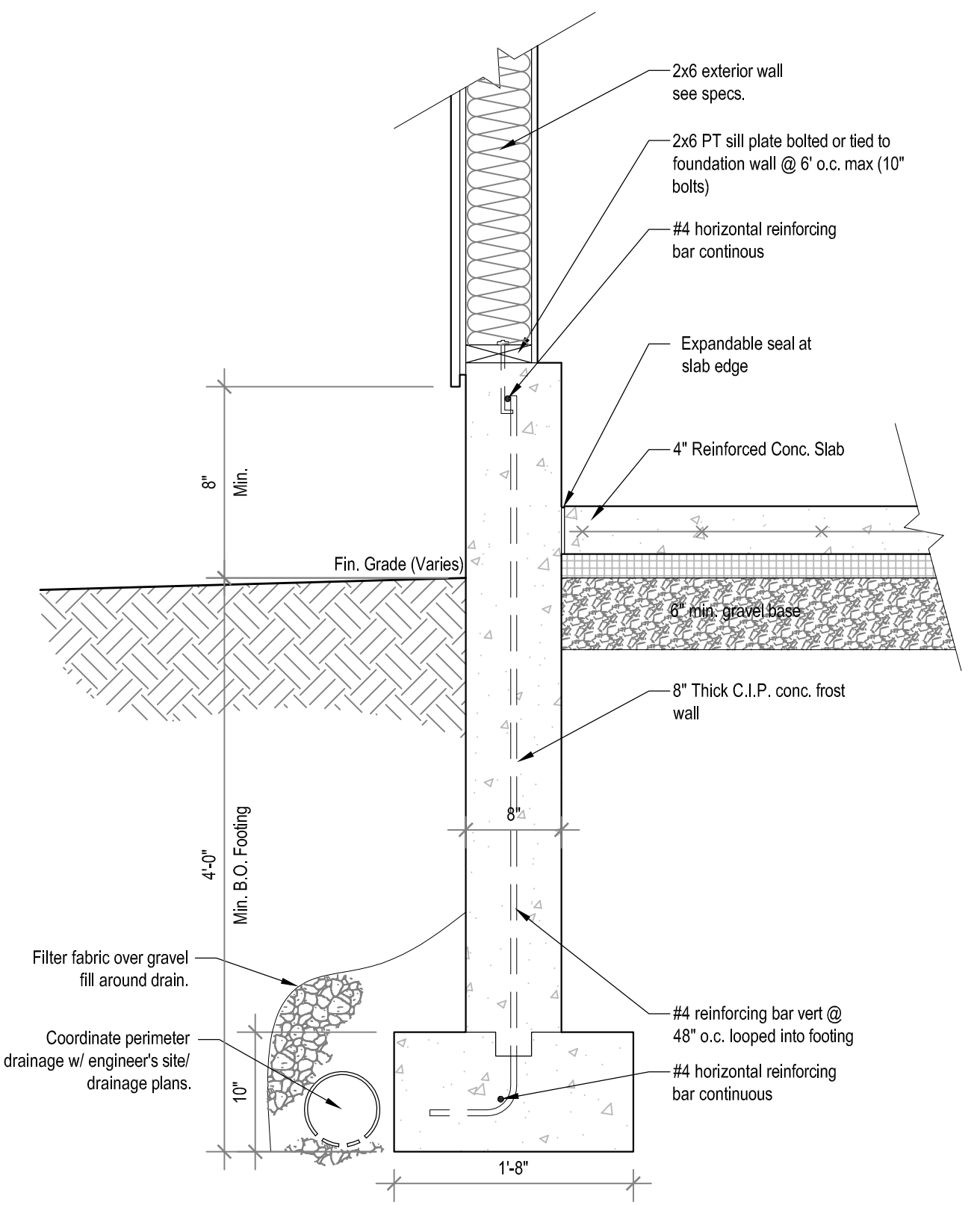
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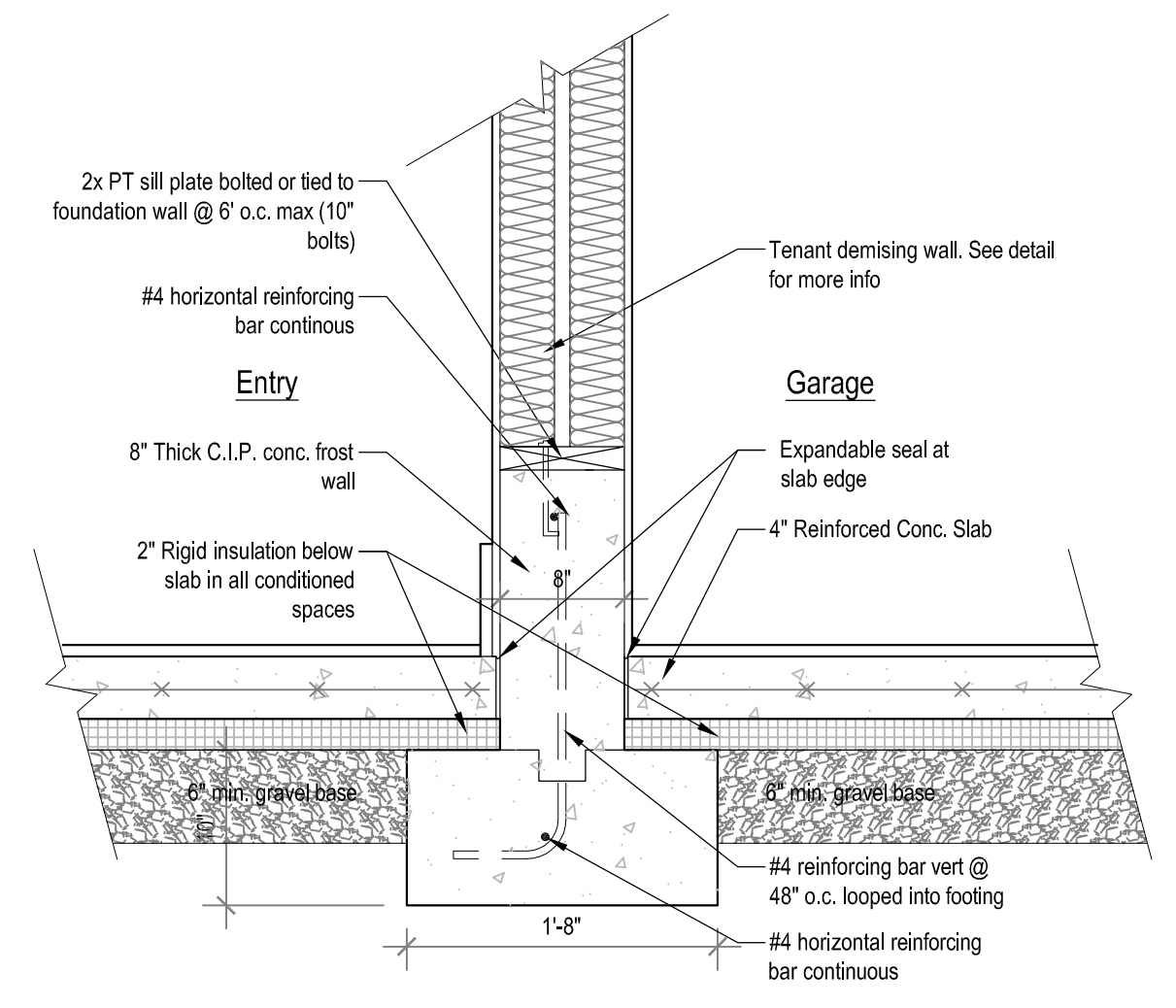
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1 Foundation Plan
Scale: 1/4" = 1'-0"






2 Typ. Frost Wall Detail
Scale: 1" = 1'-0"



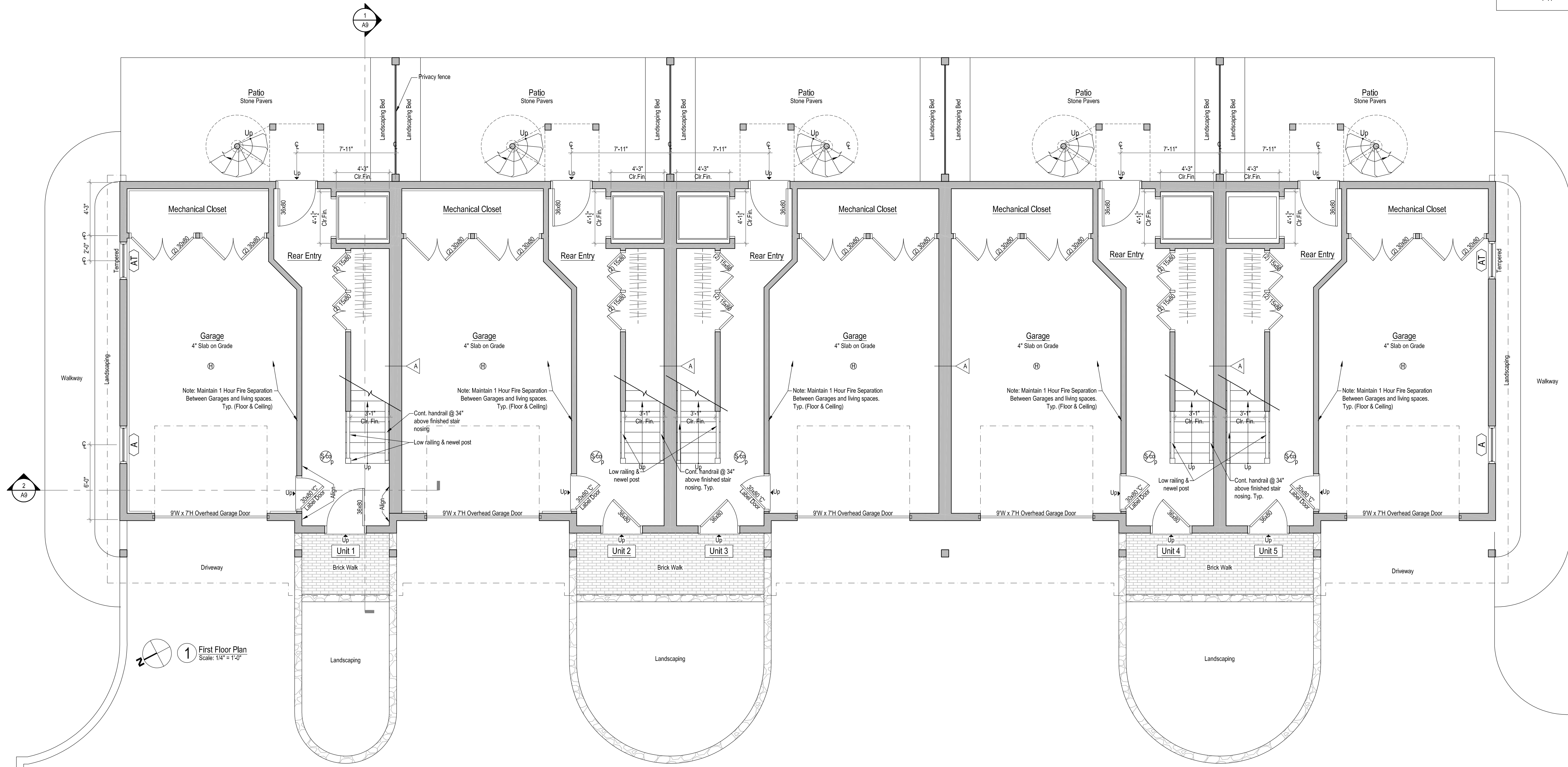
3 Typ. Demising Wall Footing Detail
Scale: 1" = 1'-0"

Floor Plan Legend

-  Photo sensitive smoke detector (hard wired)
-  Combination photo sensitive smoke/carbon monoxide detector
-  Heat detector

Notes:

1. For Low Voltage Systems, A voice driver to activate both Smokes and COs shall be provided.
2. All areas that house mechanical equipment, whether habitable or not, shall be equipped with a heat detector.



1 First Floor Plan
Scale: 1/4" = 1'-0"

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Ground Floor Plan

Scale: As Noted

Date:

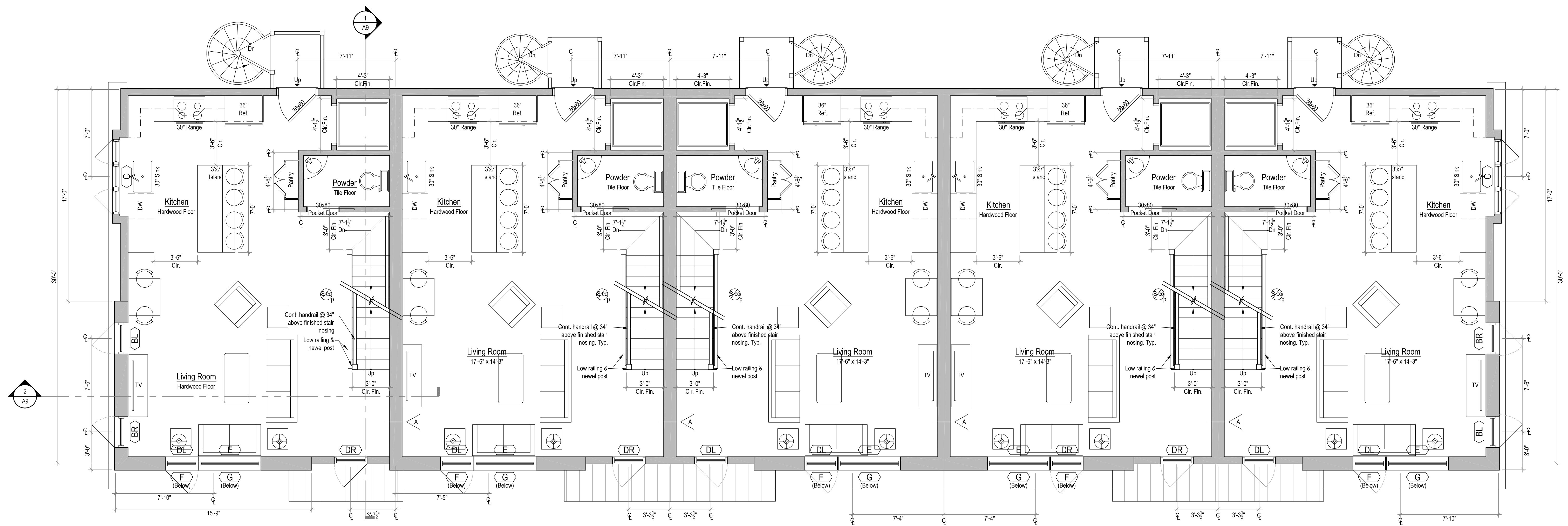
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Floor Plan Legend

-  Photo sensitive smoke detector (hard wired)
-  Combination photo sensitive smoke/carbon monoxide detector
-  Heat detector

Notes:

1. For Low Voltage Systems, A voice driver to activate both Smokes and COs shall be provided.
2. All areas that house mechanical equipment, whether habitable or not, shall be equipped with a heat detector.






1 Second Floor Plan
Scale: 1/4" = 1'-0"

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Second Floor Plan
Scale: As Noted

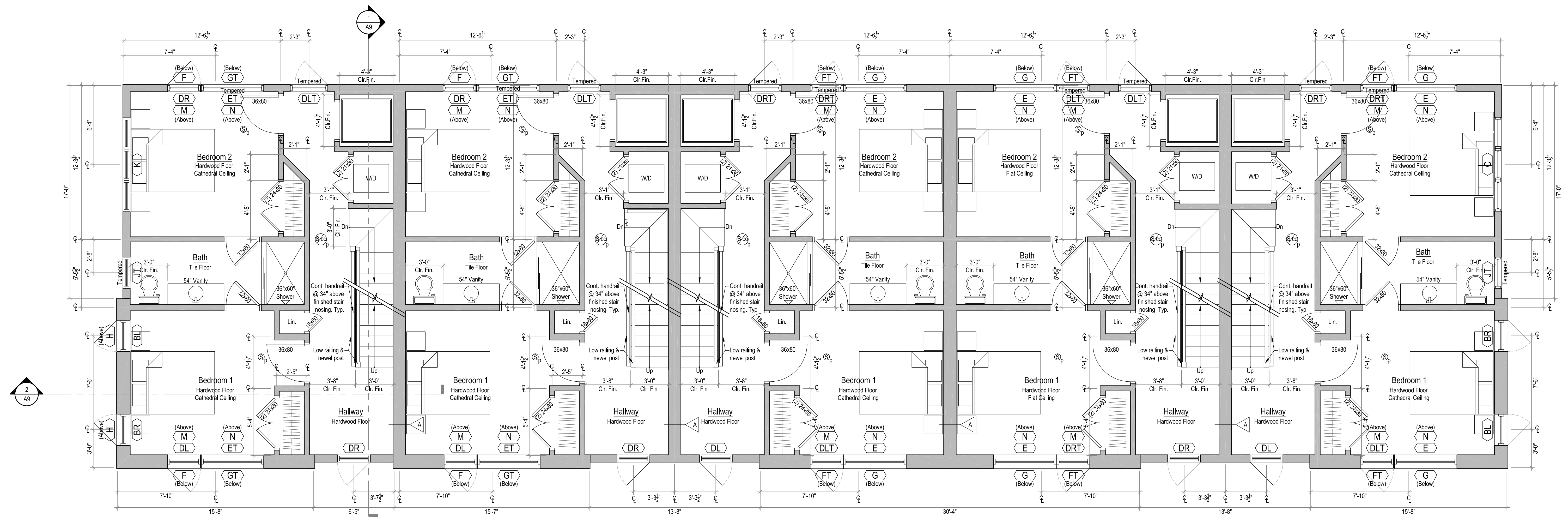
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Drawing Number
A3

Floor Plan Legend

-  Photo sensitive smoke detector (hard wired)
-  Combination photo sensitive smoke/carbon monoxide detector
-  Heat detector

Notes:

1. For Low Voltage Systems, A voice driver to activate both Smokes and COs shall be provided.
2. All areas that house mechanical equipment, whether habitable or not, shall be equipped with a heat detector.



1 Third Floor Plan
Scale: 1/4" = 1'-0"

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Third Floor Plan
Scale: As Noted




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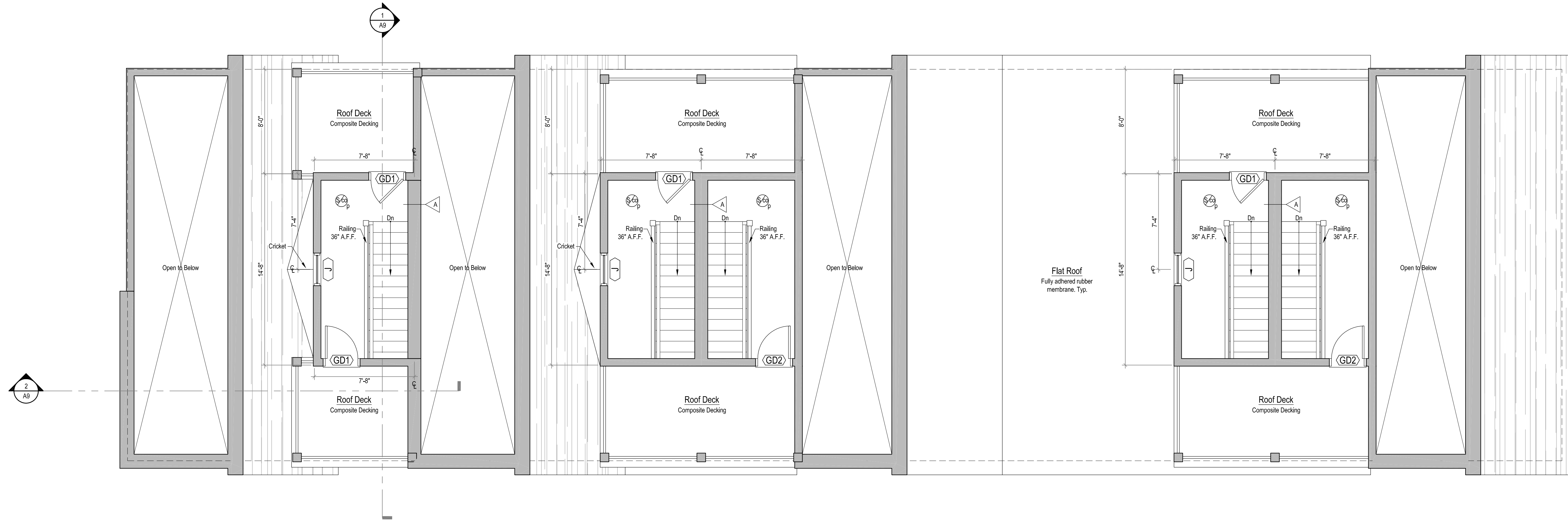
A4

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Floor Plan Legend

-  Photo sensitive smoke detector (hard wired)
-  Combination photo sensitive smoke/carbon monoxide detector
-  Heat detector

- Notes:**
1. For Low Voltage Systems, A voice driver to activate both Smokes and COs shall be provided.
 2. All areas that house mechanical equipment, whether habitable or not, shall be equipped with a heat detector.



1 Roof Deck Plan
Scale: 1/4" = 1'-0"

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Roof Deck Plan

Scale: As Noted

Date:

Drawing Number

A5



1 Front - Northwest Elevation
Scale: 1/4" = 1'-0"

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Front Elevation

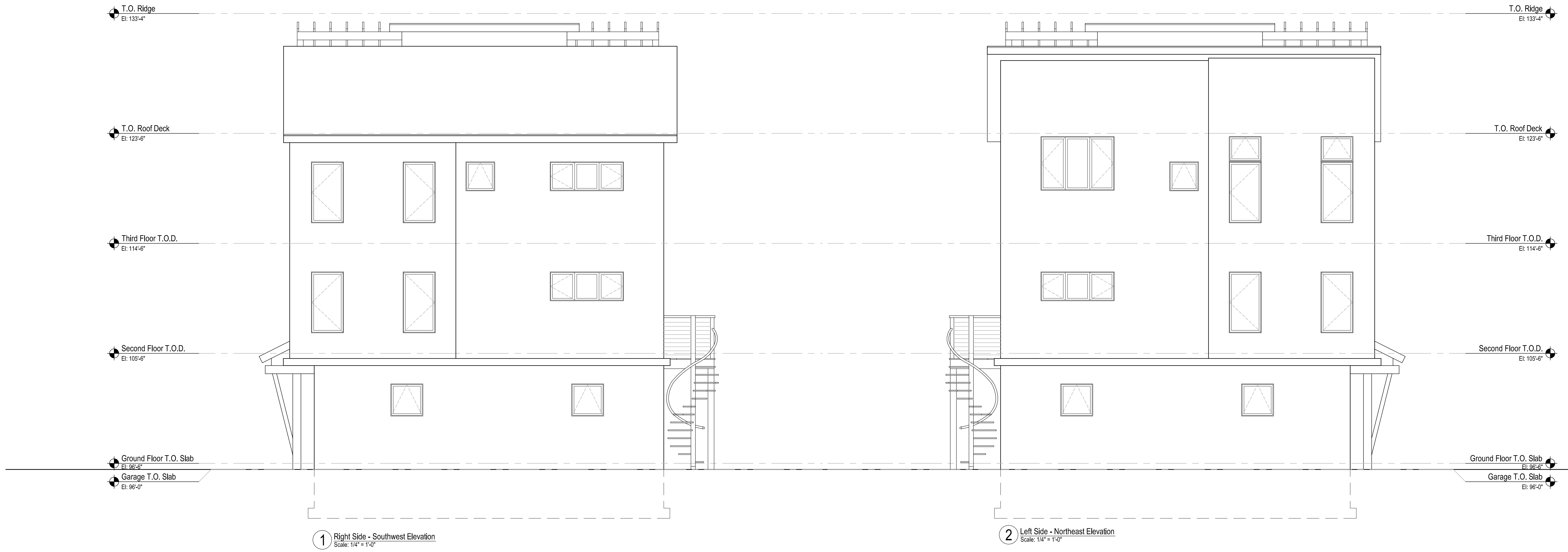
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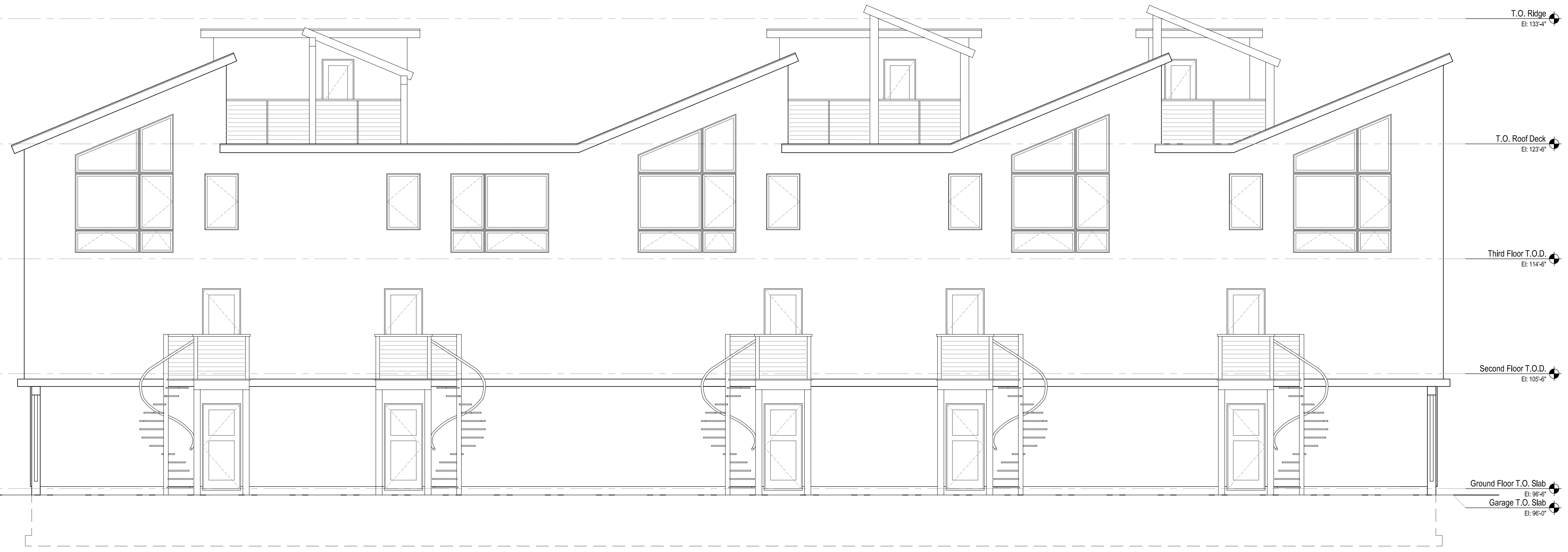
Side Elevations

Scale: As Noted

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Drawing Number

A7



1 Rear - Southeast Elevation
Scale: 1/4" = 1'-0"

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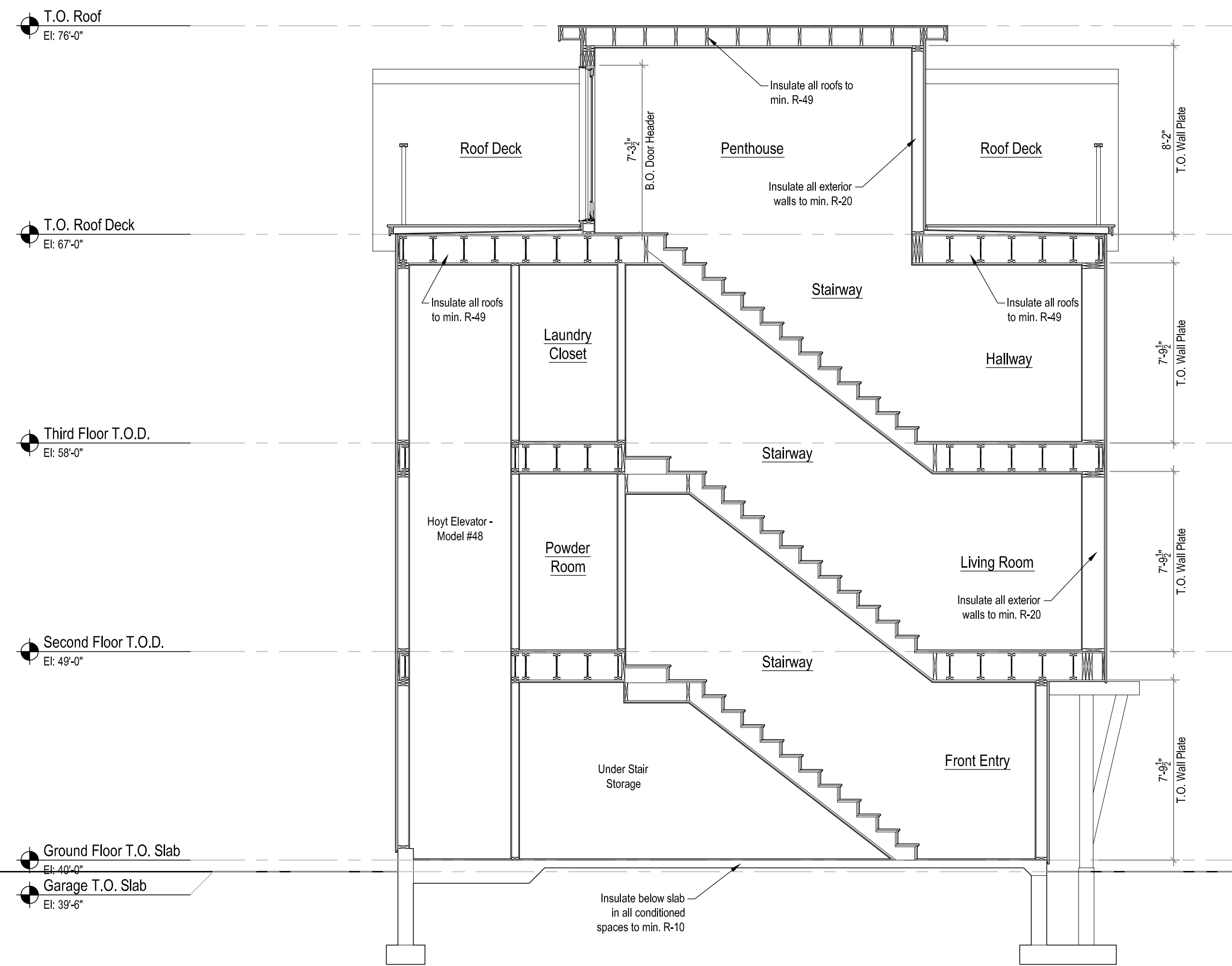
Rear Elevations

Scale: As Noted

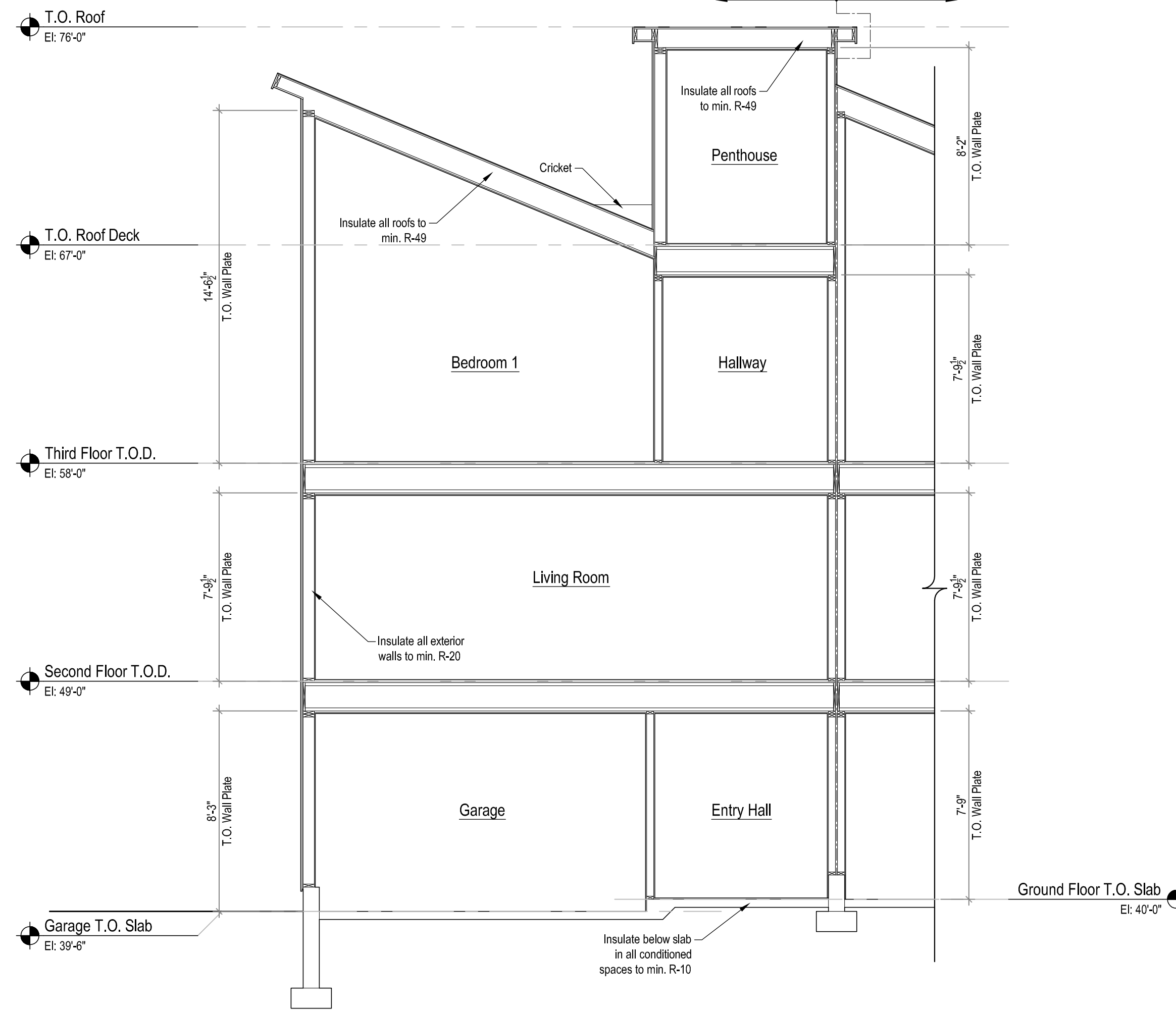
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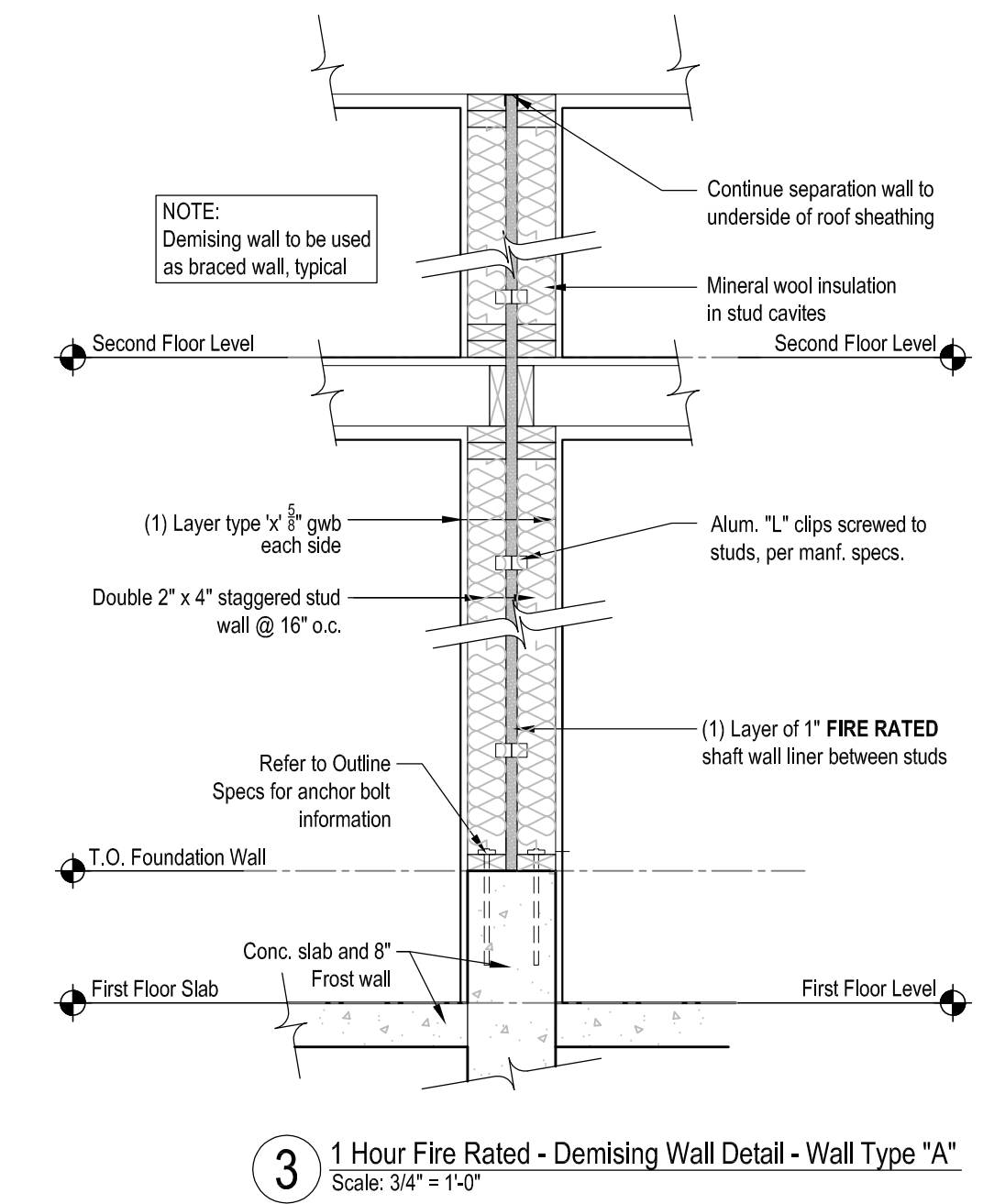
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1 Section @ Stair
Scale: 1/4" = 1'-0"



2 Section @ Front Entry
Scale: 1/4" = 1'-0"



WINDOW & GLASS DOOR SCHEDULE																		
TYPE	STYLE	MANUFACTURER CATALOG NO.	WINDOWS				SDI PATTERN	SWING HAND	TEMP.	EGRESS	EXT. COLOR	CASING				NOTES		
			WD.	HST.	TYPE	THK.						EXT.	INT.	JAMB	SILL		JAMB	SILL
A	Andersen 400 Series Awning Window	AX281	2'-8"	2'-8"	Low E	II Pane	Clad	Wood	1 Light	Awning	No	No	T.B.D.	None	None	None	None	
AT	Andersen 400 Series Awning Window	AX281	2'-8"	2'-8"	Low E	II Pane	Clad	Wood	1 Light	Awning	Yes	No		None	None	None	None	Tempered Window
BR	Andersen 400 Series Casement Window	CX15	2'-8"	5'-0-3/8"	Low E	II Pane	Clad	Wood	1 Light	Right	No	Yes		None	None	None	None	
BL	Andersen 400 Series Casement Window	CX15	2'-8"	5'-0-3/8"	Low E	II Pane	Clad	Wood	1 Light	Left	No	Yes		None	None	None	None	
C	Andersen 400 Series Triple Casement Window	C325	6'-0-3/8"	2'-4-7/8"	Low E	II Pane	Clad	Wood	1 Light	1 Ea.	No	No		None	None	None	None	
DR	Andersen 400 Series Casement Window	CX145	2'-8"	4'-5-3/8"	Low E	II Pane	Clad	Wood	1 Light	Right	No	Yes		None	None	None	None	
DL	Andersen 400 Series Casement Window	CX145	2'-8"	4'-5-3/8"	Low E	II Pane	Clad	Wood	1 Light	Left	No	Yes		None	None	None	None	
DRT	Andersen 400 Series Casement Window	CX145	2'-8"	4'-5-3/8"	Low E	II Pane	Clad	Wood	1 Light	Right	Yes	Yes		None	None	None	None	Tempered Window
DLT	Andersen 400 Series Casement Window	CX145	2'-8"	4'-5-3/8"	Low E	II Pane	Clad	Wood	1 Light	Left	Yes	Yes		None	None	None	None	Tempered Window
E	Andersen 400 Series Casement Picture Window	P5045	5'-0-3/8"	4'-5-3/8"	Low E	II Pane	Clad	Wood	1 Light	Stationary	No	No		None	None	None	None	
ET	Andersen 400 Series Casement Picture Window	P5045	5'-0-3/8"	4'-5-3/8"	Low E	II Pane	Clad	Wood	1 Light	Stationary	Yes	No		None	None	None	None	Tempered Window
F	Andersen 400 Series Awning Window	AN281	2'-8"	1'-9"	Low E	II Pane	Clad	Wood	1 Light	Awning	No	No		None	None	None	None	
FT	Andersen 400 Series Awning Window	AN281	2'-8"	1'-9"	Low E	II Pane	Clad	Wood	1 Light	Awning	Yes	No		None	None	None	None	Tempered Window
G	Andersen 400 Series Awning Window	AN51	5'-0-3/8"	1'-9"	Low E	II Pane	Clad	Wood	1 Light	Awning	No	No		None	None	None	None	
GT	Andersen 400 Series Awning Window	AN51	5'-0-3/8"	1'-9"	Low E	II Pane	Clad	Wood	1 Light	Awning	Yes	No		None	None	None	None	Tempered Window
H	Andersen 400 Series Awning Window	A281	2'-8"	2'-0-5/8"	Low E	II Pane	Clad	Wood	1 Light	Awning	No	No		None	None	None	None	
J	Andersen 400 Series Awning Window	AW251	2'-4-7/8"	2'-4-7/8"	Low E	II Pane	Clad	Wood	1 Light	Awning	No	No		None	None	None	None	
JT	Andersen 400 Series Awning Window	AW251	2'-4-7/8"	2'-4-7/8"	Low E	II Pane	Clad	Wood	1 Light	Awning	Yes	No		None	None	None	None	
K	Andersen 400 Series Triple Casement Window	C345	6'-0-3/8"	4'-5-3/8"	Low E	II Pane	Clad	Wood	1 Light	1 Ea.	No	No		None	None	None	None	
M	Andersen 400 Series Specialty Trapezoid Window	Custom	See Window Elevations		Low E	II Pane	Clad	Wood	1 Light	Stationary	No	No		None	None	None	None	
N	Andersen 400 Series Specialty Trapezoid Window	Custom	See Window Elevations		Low E	II Pane	Clad	Wood	1 Light	Stationary	No	No		None	None	None	None	
GLASS DOORS																		
GD1	Andersen 400 Series Inswing Hinged Patio Door	FWH2768	2'-7"	6'-8"	Low E	II Pane	Clad	Wood	1 Light	Left	Yes	Yes		None	None	None	None	
GD2	Andersen 400 Series Inswing Hinged Patio Door	FWH2768	2'-7"	6'-8"	Low E	II Pane	Clad	Wood	1 Light	Right	Yes	Yes		None	None	None	None	

- Additional Notes:**
- All operable windows 6'-0" above finished exterior grade shall be equipped with sash limiting hardware for fall protection.
 - Provide screens for all new operable windows.
 - General contractor to verify window quantities.
 - General contractor to provide architect with draft of window order before order is finalized.

