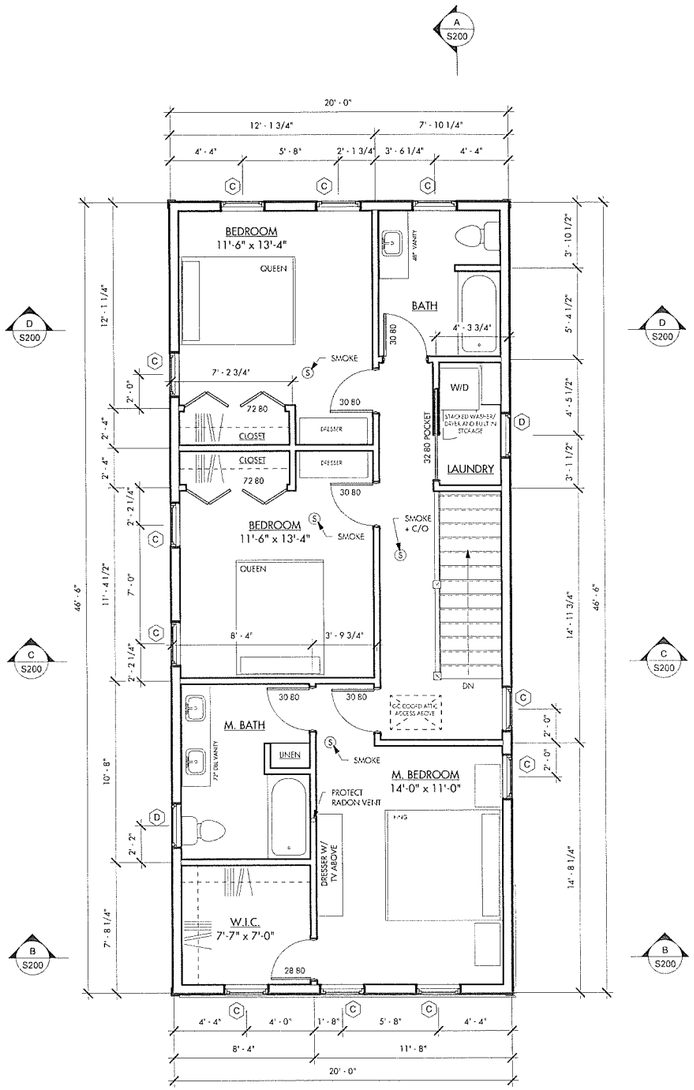
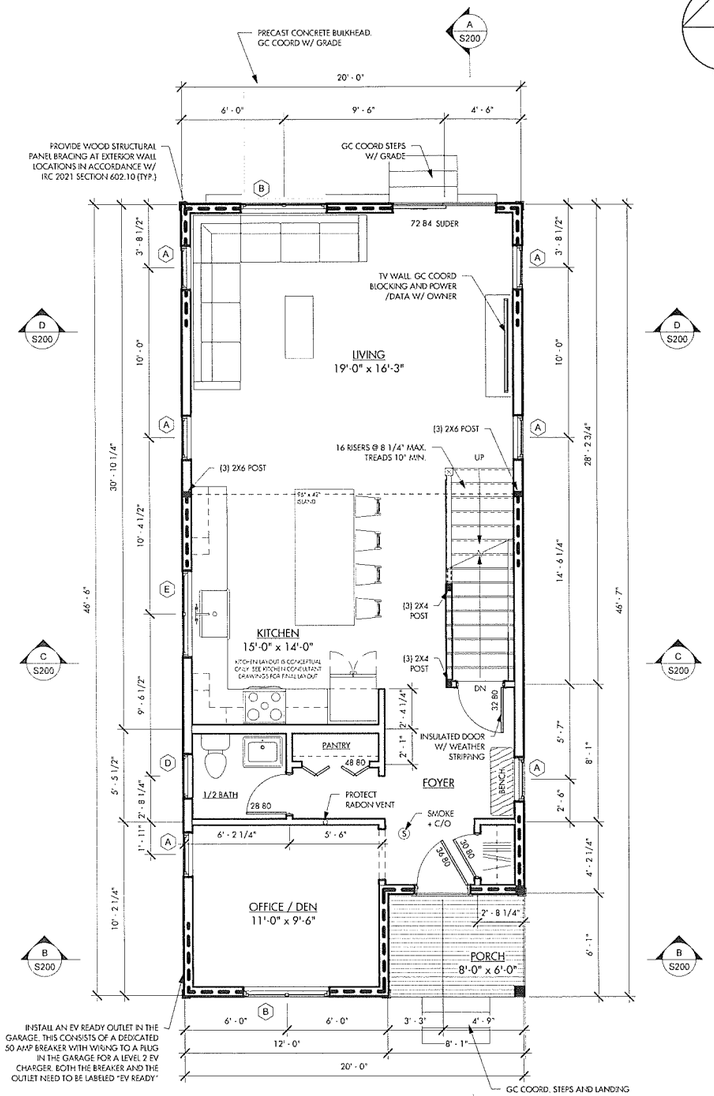


2 PROPOSED - SECOND FLOOR
1/4" = 1'-0"



1 PROPOSED - FIRST FLOOR
1/4" = 1'-0"

CALLED NORTH

FLOOR PLAN LEGEND

- EXISTING WALLS
- DEMO WALLS
- NEW WALLS
- SOFFIT / CEILING CHANGE OR CABINETS ABOVE
- SPOT ELEVATION
- Room name 101 — ROOM NAME AND NUMBER
- DOOR & DOOR TAG — DOOR HEIGHT (INCHES) — DOOR WIDTH (INCHES)
- REVISION
- WINDOW & WINDOW TAG
- SIM 1 A101 — WALL SECTION NUMBER AND SHEET
- SIM 1 A101 — BUILDING SECTION NUMBER AND SHEET

FLOOR PLAN NOTES

1. ALL UN-DIMENSIONED INTERIOR PARTITIONS ARE 3 1/2" ROUGH
2. ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
3. PROVIDE MINIMUM (3) 2X10'S HEADER AT ALL EXTERIOR WALL OPENINGS AND INTERIOR BEARING WALL OPENINGS (U.N.O.)
4. PROVIDE (3) 2X6'S MIN. AT THE END OF ALL BEAMS AND GIRDER TRUSSES (U.N.O.) ALL SUCH CONCENTRATED LOADS SHALL BE TRANSFERRED TO THE FOUNDATION VIA BEAMS, POSTS AND/OR SOLID BLOCKING.
5. ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS (U.N.O.)
6. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS HAS A CLEAR EGRESS OPENING OF 5.7sf. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH AND A SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FLOOR.
   (MA AMENDMENT:3.3sf CLEAR FOR DBL HUNG WINDOWS)
7. BALLOON FRAME ALL EXTERIOR WALLS (ABOVE 9'-1") TO UNDERSIDE OF ROOF SHEATHING-PROVIDED FIRE STOPPING EVERY 10'-0" VERTICALLY IN WALLS OVER 10'-0".
8. ALL ELECTRICAL AND MECHANICAL EQUIPMENT & METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS. CONTRACTOR TO VERIFY.
9. FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET
10. FOR ADDITIONAL REQUIREMENTS REVIEW ALL REFERENCED DETAILS AND ALL TYPICAL DETAILS
11. TYPICAL MAIN FLOOR WINDOW HEAD HEIGHT SHALL BE 8'-0" ABOVE FINISH FLOOR (U.N.O.)
12. TYPICAL UPPER FLOOR WINDOW HEAD HEIGHT SHALL BE 7'-0" ABOVE FINISH FLOOR (U.N.O.)
13. INTERIOR HANDRAIL, ALL BALUSTERS TO BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN BALUSTERS.
14. PROVIDE 5/8" TYPE "X" G.W.B. IN GARAGES AS REQUIRED BY CODE.
15. GC COORD. LIGHT FIXTURE, SWITCH, AND OUTLET QUANTITIES, LOCATION AND MODEL WITH OWNER AND CODE REQUIREMENTS.
16. GC COORD. ALL BLOCKING FOR MILLWORK, FURNITURE, SHELVING, MEP FIXTURES, HANGER RODS, ETC.
17. INSTALL ALL MATERIALS IN STRICT ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.
18. DO NOT SCALE DRAWINGS. CONTACT ARCHITECT FOR COORDINATION OF MISSING DIMENSIONS
19. ALL SMOKE AND C/O DETECTION IS TO BE INTERCONNECTED AS REQUIRED BY R314.5 OF THE MA AMENDMENTS. ALL SMOKE DETECTION TO BE PHOTOELECTRIC.

TYPICAL CONSTRUCTION ASSEMBLIES

A. TYPICAL ROOF CONSTRUCTION
- 25 YEAR ARCHITECTURAL SHINGLES ON
- 15# ROOFING FELT
- (36" ICE & WATER SHIELD @ EAVE, VALLEY, & RIDGE)
- EXPOSURE 1 SHEATHING. APA SPAN RATED TO COINCIDE WITH TRUSS/RAFTER SPACING.
- STRUCTURAL MEMBERS (SEE S DWGS.)

CEILING: 1/2" GYPSUM WALL BOARD ON 1X3 WOOD STRAPPING WITH INSULATION ABOVE WHERE APPLICABLE.

B. TYPICAL EXT. WALL CONSTRUCTION
- SIDING PER OWNER SPEC
- AIR INFILTRATION BARRIER
- EXPOSURE 1 OSB SHEATHING. APA SPAN RATED TO COINCIDE WITH STUD SPACING.
- 2"X6" WOOD STUDS, 16" O.C. (U.N.O.)
- INSULATION BY HERS RATER
- 6 MIL POLY VAPOR BARRIER
- 1/2" GYPSUM WALL BOARD (U.N.O.)

C. TYPICAL INT. WALL CONSTRUCTION
- 2X4 FRAMING @ 16" O.C. (U.N.O.)
- 1/2" GYPSUM WALL BOARD EACH SIDE.
- PROVIDE BLOCKING FOR FIXTURES WHERE NECESSARY.

D. TYPICAL FLOOR CONSTRUCTION
- FINISH FLOORING ON
- 18G-EXPOSURE 1 "STURD-I-FLOOR" SHEATHING. APA SPAN RATED TO COINCIDE WITH JOIST SPACING.
- STRUCTURAL MEMBERS (SEE "S" DWGS.)

CEILING: 1/2" GYPSUM WALL BOARD ON 1X3 WOOD STRAPPING WITH CEILING INSULATION ABOVE WHERE APPLICABLE.

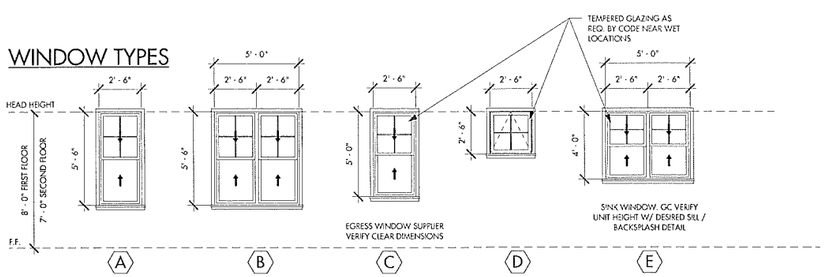
E. INTERIOR SLAB ON GRADE
- FINISH FLOOR
- 4" CONCRETE SLAB WITH 6x6 W1.4/W1.4 WELDED WIRE FABRIC REINFORCING OVER
- 10 MIL POLY VAPOR BARRIER OVER
- 8" COMPACTED GRAVEL
  (PROVIDE A 24" PERIMETER OF R-10 RIGID INSULATION BELOW SLAB IF AREA IS TO BE HEATED)

NOTE:
PROVIDE WATER RESISTANT GYPSUM THROUGHOUT RESTROOMS

INSULATE ALL WALL & CEILING CAVITIES AS LISTED BELOW:
(NOTE: MA SPECIALIZED ENERGY CODE REQUIRES HERS RATER APPROVAL OF BUILDING ENVELOPE.)

EXTERIOR WALLS: R-30 or R-20+5ci or R-13+10ci or R-20ci
FLOOR OVER UNCONDITIONED SPACE R-30
CEILING: R-49
PARTITIONS AROUND TOILET ROOMS: 3.5" BATT FOR SOUND ATTENUATION
IF BASEMENT IS TO BE CONDITIONED SPACE R15ci, R-19, OR R-13+5ci

WINDOW TYPES



WINDOW NOTES:
- WINDOW MANUFACTURER AND PRODUCT TO BE SPECIFIED BY OWNER.
- DIMENSIONS ARE GENERIC. REFER TO MANUFACTURERS SPEC. FOR UNIT SIZE AND R.O. DIMENSIONS
- PREPARE ALL OPENING PER ROUGH OPENINGS PREP DETAIL
- WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS HAS A CLEAR EGRESS OPENING OF 5.7sf. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH AND A SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FLOOR.
  (MA AMENDMENT: 3.3sf CLEAR FOR DBL HUNG WINDOWS)
- PROVIDE TEMPERED GLASS IN ALL BATHROOM WINDOWS
- PROVIDE TEMPERED GLASS IN ALL WINDOWS AS REQUIRED BY GOVERNING CODES.
- WINDOWS TO HAVE A MAX. U-VALUE OF 0.3
- ALL WINDOWS THAT ARE 24" OR LESS ABOVE FINISH FLOOR AND ARE 6'-0" ABOVE GRADE MUST CONTAIN WINDOW OPENING CONTROL DEVICE FOR CHILD SAFETY PER CODE.

Damon McQuaid Architect
Architecture - Interiors - Land Planning
49 Brookview Terr. Lunenburg, MA 01462
dm@dmcquaidarchitect.com
978-340-5922

NEW HOUSE

Hayward Mill Road Concord, MA 01742

prepared for: KYLE AND MELISSA MANN

location: Approver

title: FLOOR PLANS

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Mark	Date
	Revisions

Date	02/11/2026
Scale	1/4" = 1'-0"
Job No.	260204
Sheet No.	A101