OUTLINE CONSTRUCTION SPECIFICATION

A. GENERAL NOTES
1. All work and materials shall conform with state 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. N/A

C. FOUNDATION AND SLAB CONSTRUCTION:
1. N/A

D. FLOOR CONSTRUCTION:
1. Joists: Existing to remain
2. Decking: Existing to remain
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. Underside Finish: Finish underside of floor joists with UL-L501 Fire Rated Ceiling

E. WALL CONSTRUCTION:
1. Studs: 2x4 interior 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: Existing to remain
4. Siding: Patch Existing where exterior door & windows are being installed
5. Trimboards, casings, and soffits: Match Existing
6. Thermal barrier: Existing to remain
7. Finish: Install 1/2" Blueboard & plaster, prep, primed and painted with 2 finish coats. (colors selected by Owner)

F. ROOF CONSTRUCTION:
1. Framing: Existing to remain
2. Ties: Existing to remain
3. Sheathing: Existing to remain
4. Roof Shingles: Existing to remain
5. Trim: Existing to remain
6. Soffits and Porch ceiling: Existing to remain
7. Insulation: Existing to remain
8. Finish: Existing to remain

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: Fiberglass entry doors Thermatru or equal. (see window schedule for exterior glass doors)
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 per Owner's Selection
2. Install new Cabinetru by others

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:Assess existing overhead service, panel and breakers. Upgrade as needed for seperate meters. 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 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.

Additions & Renovations to the

# 6 Central Street

6 Central Street, Topsfield MA

## SHEET INDEX


T1 --------COVER SHEET
- OUTLINE CONSTRUCTION SPECS.
- EXTERIOR ELEVATIONS
- SHEET INDEX

**ARCHITECTURAL DRAWINGS:**

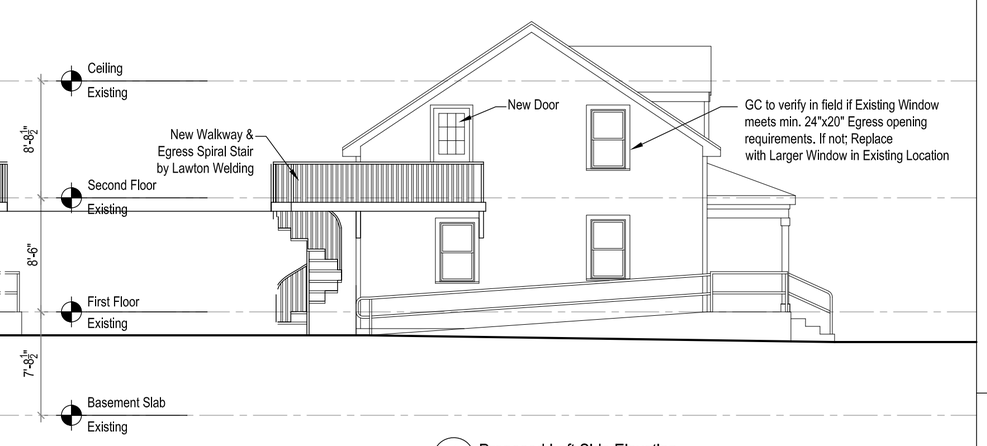
D1 -------- EXISTING/ DEMO PLANS
A1 -------- BASEMENT PLAN
- FIRST FLOOR PLAN
A2 -------- SECOND FLOOR PLAN


Unless Otherwise Noted, Existing to Remain

1 Proposed Front Elevation
Scale: 1/8" = 1'-0"

2 Proposed Right Side Elevation
Scale: 1/8" = 1'-0"

2 Proposed Rear Elevation
Scale: 1/8" = 1'-0"




4 Proposed Left Side Elevation
Scale: 1/8" = 1'-0"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Additions and Renovations to
6 Central Street
6 Central Street - Topsfield, MA

Cover Sheet
Exterior Elevations

Scale: As Noted

Date: REV 7-10-23

Drawing Number
T1

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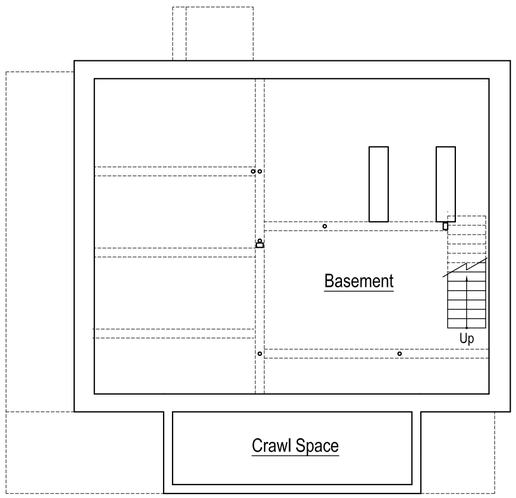
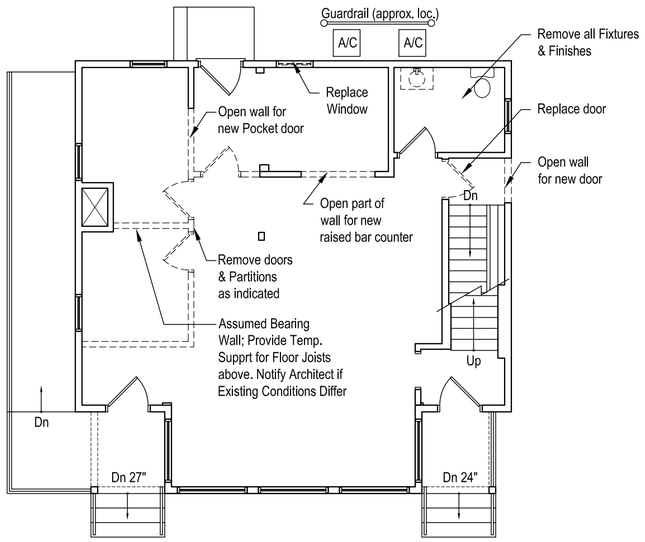
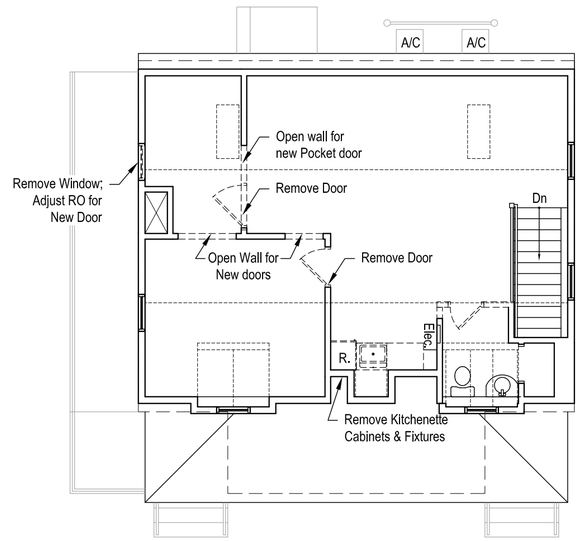
| Floor Plan Legend | |
|---|---|
| New Wall | |
| Existing Wall to Remain | |




1 Existing/ Demo Basement Plan
Scale: 1/8" = 1'-0"




2 Existing/ Demo First Floor Plan
Scale: 1/8" = 1'-0"




3 Existing/ Demo Second Floor Plan
Scale: 1/8" = 1'-0"

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Additions and Renovations to
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6 Central Street - Topsfield, MA

Existing/ Demo Plans

Scale: 1/8"=1'-0"

Date: REV 7-10-23

Drawing Number
D1

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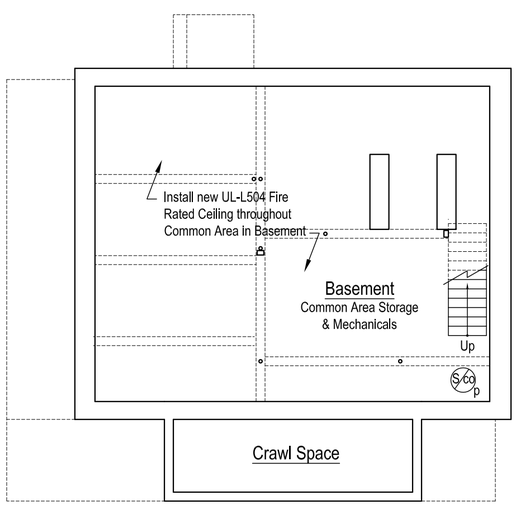
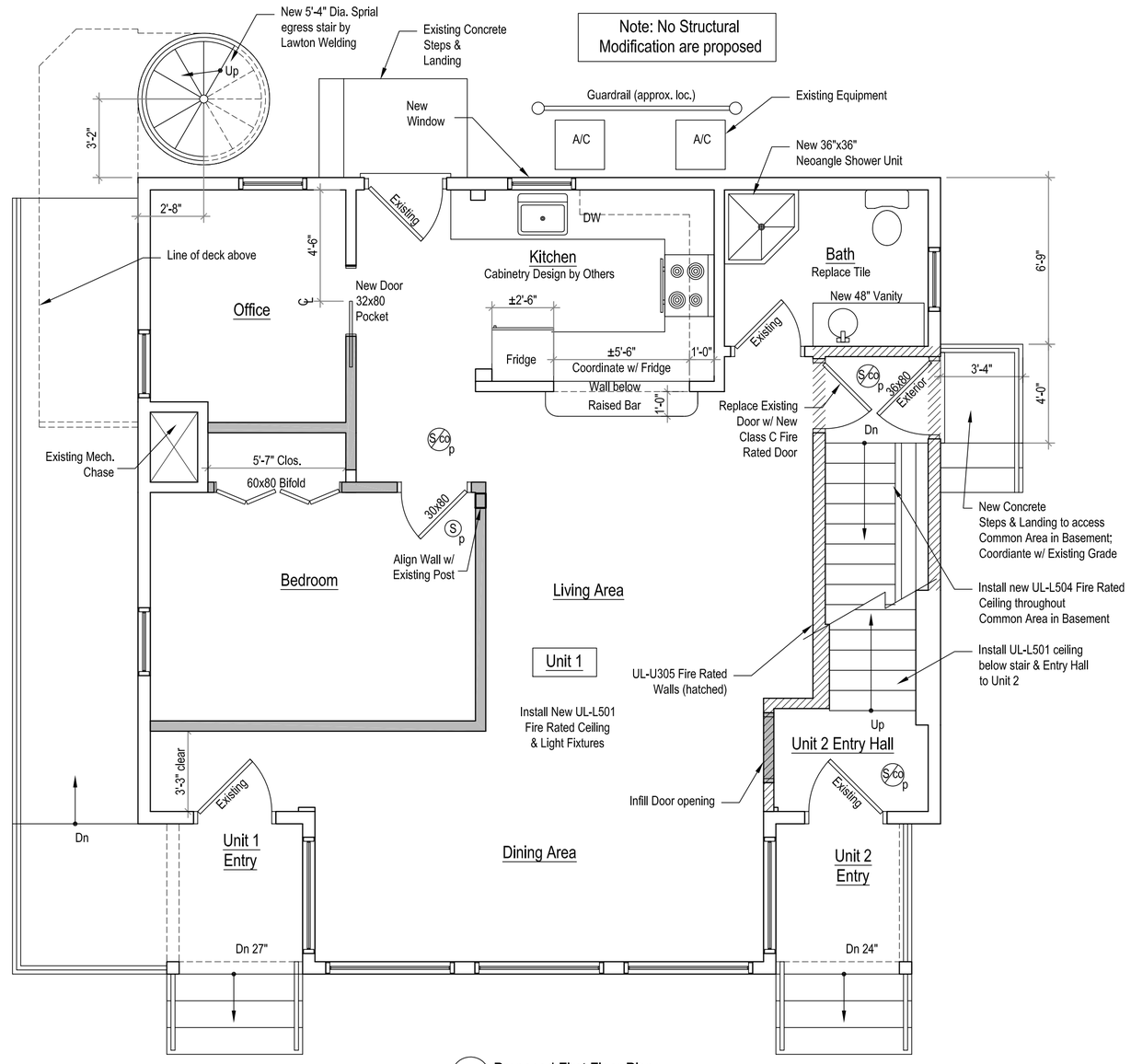
## Floor Plan Legend

| | |
|---|---|
| New Wall | |
| Existing Wall to Remain | |
| Demo Wall | |
| Photo sensitive smoke detector (hard wired) | (S) p |
| Combination photo sensitive smoke/carbon monoxide detector | (S/co) p |
| Heat detector | (H) |




1 Proposed Basement Plan
Scale: 1/8" = 1'-0"




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

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# Additions and Renovations to 6 Central Street

6 Central Street - Topsfield, MA

## First Floor Plan Proposed

Scale: As Noted

Date: Rev. 7-10-23

Drawing Number

A1

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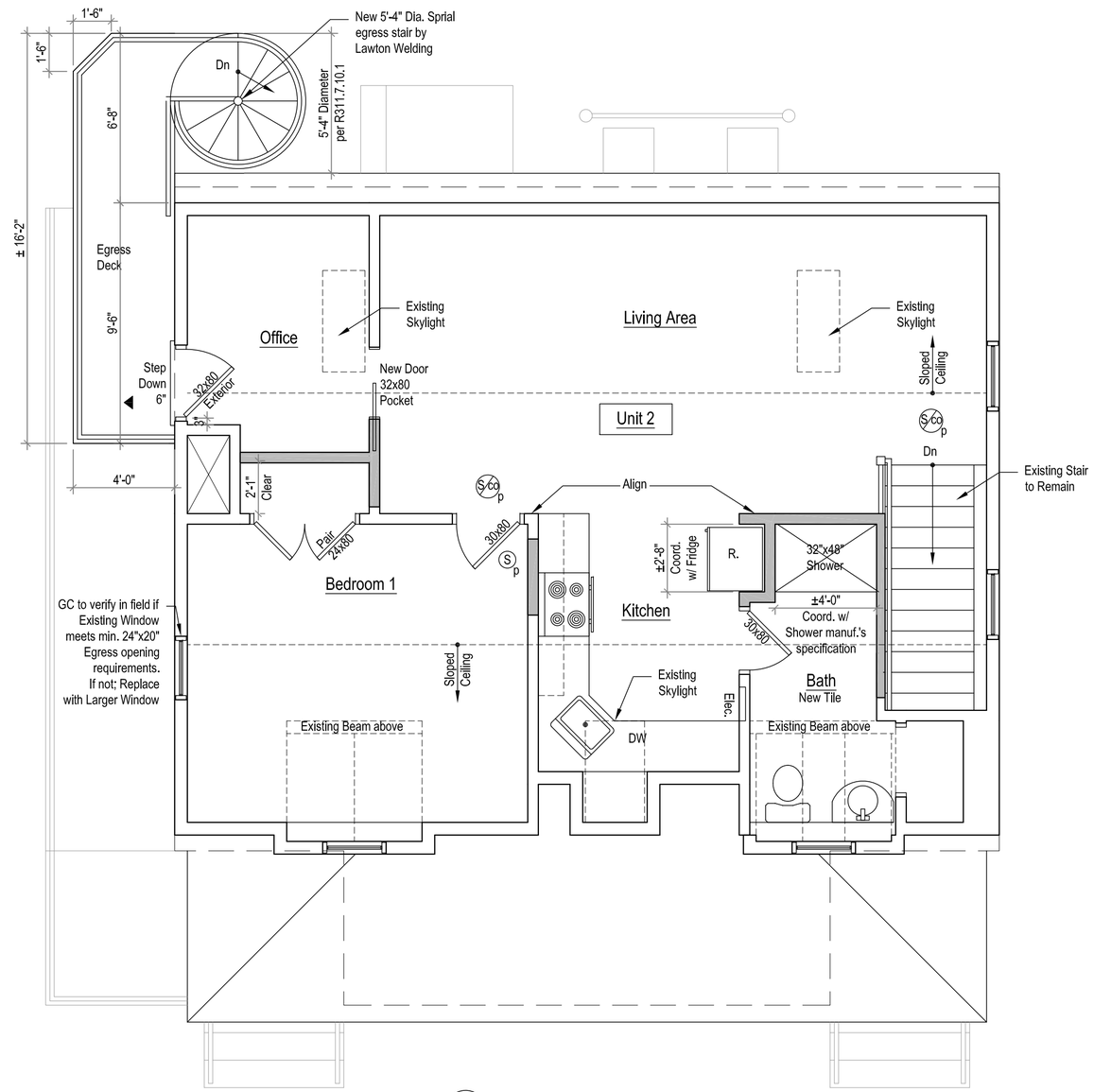
## Floor Plan Legend

| | |
|---|---|
| New Wall | |
| Existing Wall to Remain | |
| Demo Wall | |
| Photo sensitive smoke detector (hard wired) | (S) p |
| Combination photo sensitive smoke/carbon monoxide detector | (S-co) p |
| Heat detector | (H) |




1 Proposed Second Floor Plan UNIT 2
Scale: 1/4" = 1'-0"

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Additions and Renovations to
# 6 Central Street
6 Central Street - Topsfield, MA

## Second Floor Plan Proposed

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

Date: REV 7-10-23

Drawing Number
A2

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