

GENERAL NOTES:

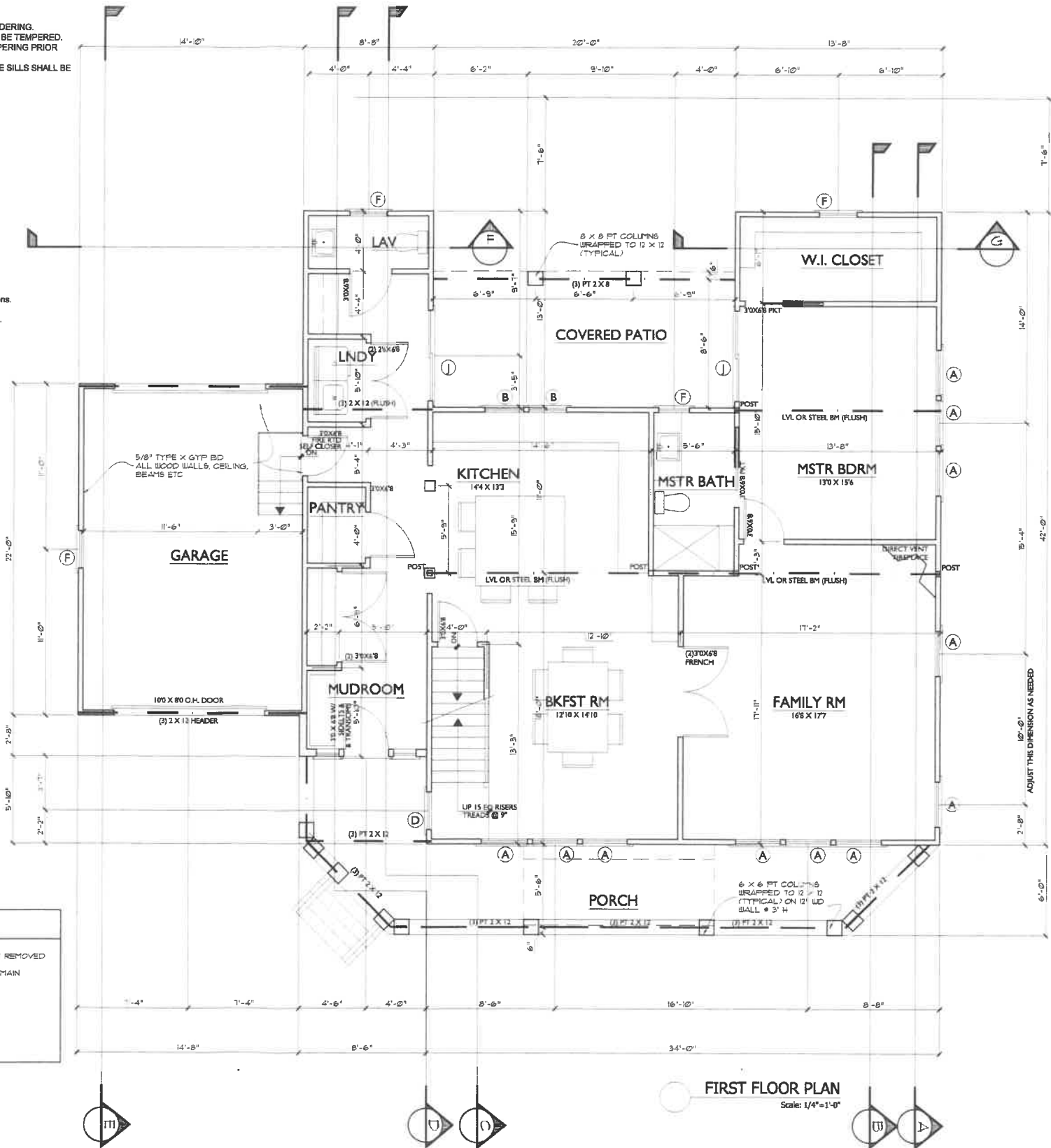
- The following notes are typical for all drawings of the contract documents.
- All work should be done in accordance with the Massachusetts Building Code, NFPA Life Safety Code 101, and all other applicable Federal, State and local codes, regulations, ordinances, laws, etc.
- The Contractor is responsible for field verification of dimensions and conditions prior to the commencement of the work. In addition, the Contractor is responsible for notifying the Architect of any discrepancy or conflict between the contract documents and actual field conditions which may affect the scope of the work, prior to the commencement of the work.
- Dimensions, conditions and instructions indicated in the drawings describe the intent and scope of the work, actual field conditions may vary from these contract document descriptions.
- Do not scale these drawings. If dimensions are in question, the Contractor shall be responsible for obtaining clarification from the Architect before continuing the work.
- In the case of discrepancies:
  - Dimensions shall take precedence over scale measurement of drawings.
  - Larger scale drawings and details shall take precedence over smaller scale drawings and details.
  - Drawings and notes are supplementary to each other, in the case of discrepancies, the more restrictive and costly shall apply, unless otherwise approved by the Architect.
- When a material or item is indicated on the drawings, the material or item shall be used unless otherwise noted as follows:
  - Throughout the entire length and height of walls, partitions, panels, windows, etc.
  - In the detail for which it occurs in other similar functional areas and other similar locations throughout the project.
  - In the detail for which it occurs in the other similar locations throughout the project.
- All sprinkler, plumbing, mechanical and electrical systems shown on these drawings are for the purposes of general information and coordination purposes only. The design of these systems shall be by others. All work shall be in accordance with the Massachusetts State Building Code, NFPA Life Safety Code 101, and all other applicable regulations, codes, etc.
- All work to be done in accordance with ALL current building codes.
- All fire safety devices to be installed per manufacturers recommendations and specs.

WINDOW NOTES:

- ALL WINDOWS TO BE CASED WITH A MINIMUM OF 1X4 CASING AND LONG HORN SILLS.
- ALL WINDOWS TO INCLUDE SCREENS, LOW-E GLASS AND HARDWARE COLOR AS SELECTED BY OWNER.
- VERIFY WITH ELEVATIONS CASEMENT SWINGS AND GRILLE LAYOUT.
- VERIFY QUANTITIES BEFORE ORDERING.
- ARCHITECT TO REVIEW SHOP DRAWINGS BEFORE ORDERING.
- GLASS LESS THAN 18" FROM FINISHED FLOOR, SHALL BE TEMPERED.
- CONTRACTOR TO VERIFY ALL SIZES, R.O.'S, AND TEMPERING PRIOR TO ORDERING.
- FOR ALL WINDOWS MORE THAN 5' ABOVE GRADE, THE SILLS SHALL BE MORE THAN 24" ABOVE FINISHED FLOOR.

FRAMING NOTES:

- All framing is shown schematically. Verify all framing prior to ordering and framing.
- Double all joists parallel to walls above.
- All wood beams to be supported by solid wood posts.
- All headers to be (2) 2 x 10 at all walls unless noted. If header size is questionable, verify with architect.
- Provide flashing at all roof wall intersections. Flash min. 8" in both directions.
- Provide "ice and water shield" at all hips, valleys, first three feet of eave, and on all pitches of less than 4:12.
- All trim to be primed on all sides and edges prior to installation.
- T.J.I. (or similar) to be installed per manufacturers specifications.
- T.J.I. (or similar) to be fire rated w/ paint or "type x" gyp board.
- All framing to be done in accordance with the ALL current Building Codes.



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Project Title:  
ADDITIONS & RENOVATIONS FOR:  
LISA NOLLET & PAULA AYERS  
28 BRANDMERE WAY  
WEYMOUTH, MA

Job #:  
Date Issued: 3.27.19  
Drawn By: GEN  
Reviewed By:  
Dwg. Scale: 1/4" = 1'-0"  
Revisions:  
5.28.19  
6.6.19

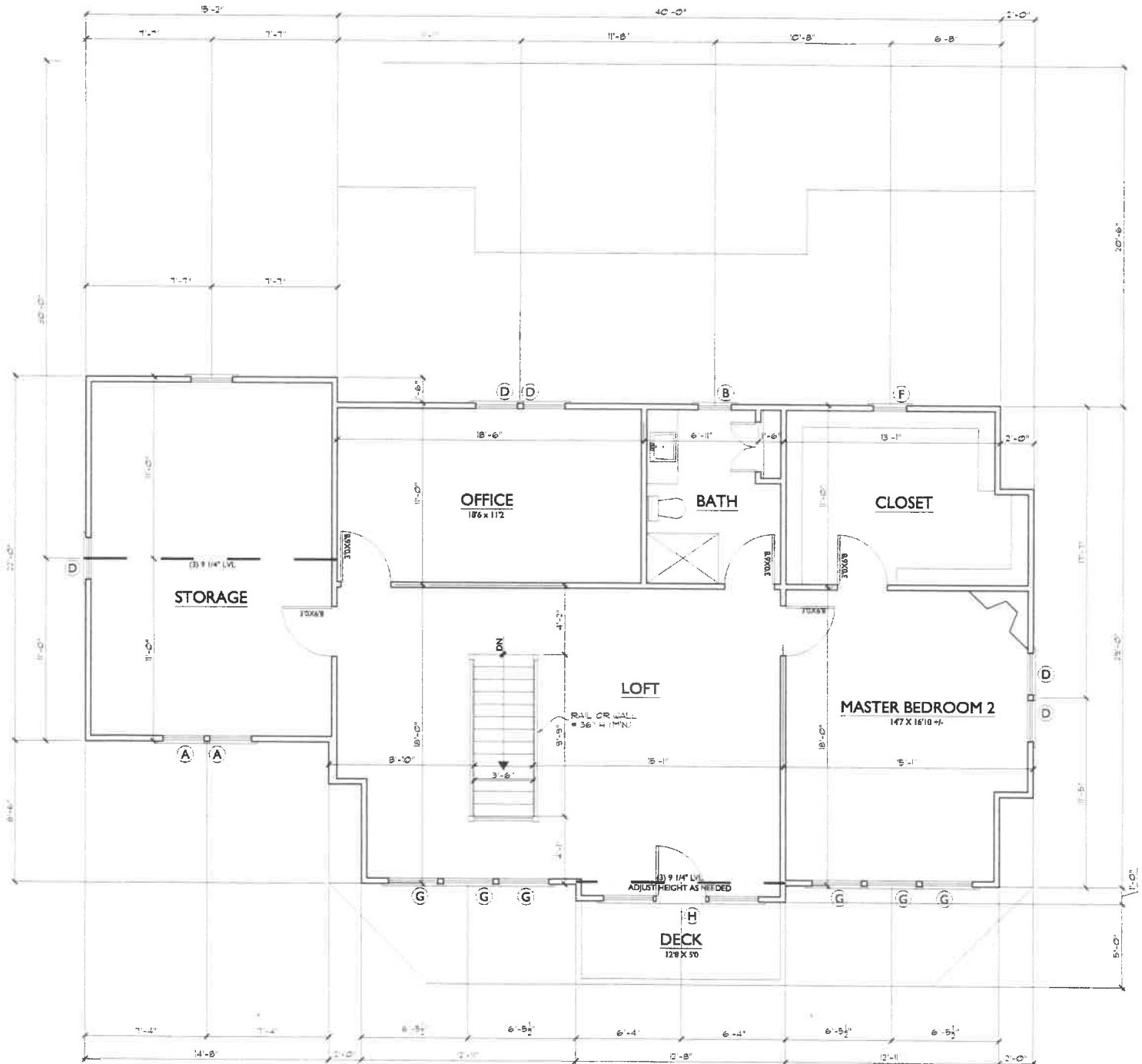
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- WINDOW NOTES:
- 1. ALL WINDOWS TO BE CASED WITH A MINIMUM OF 1X4 CASING AND LONG HORN SILLS.
  - 2. ALL WINDOWS TO INCLUDE SCREENS, LOW-E GLASS AND HARDWARE COLOR AS SELECTED BY OWNER.
  - 3. VERIFY WITH ELEVATIONS CASEMENT SWINGS AND GRILLE LAYOUT.
  - 4. VERIFY QUANTITIES BEFORE ORDERING.
  - 5. ARCHITECT TO REVIEW SHOP DRAWINGS BEFORE ORDERING.
  - 6. GLASS LESS THAN 18" FROM FINISHED FLOOR, SHALL BE TEMPERED.
  - 7. CONTRACTOR TO VERIFY ALL SIZES, R.O.'S, AND TEMPERING PRIOR TO ORDERING.
  - 8. FOR ALL WINDOWS MORE THAN 6" ABOVE GRADE, THE SILLS SHALL BE MORE THAN 24" ABOVE FINISHED FLOOR. USE OPENING CONTROL DEVICE WHERE DISTANCE IS LESS THAN 24".

WINDOW SCHEDULE

#	TYPE	MANUFACT.	CATALOG #	R.O.	REMARKS
A	D.H.	HARVEY	3052	3'-2" X 5'-5 1/2"	
B	D.H.		2432	2'-6" X 3'-5 1/2"	
C	D.H.		34410	3'-6" X 5'-1 1/2"	
D	D.H.		2446	2'-6" X 4'-9 1/2"	
E			NOT USED		
F	AWNING		AWN???	APPROX. 2'-4" X 2'-8"	
G	CSMNT		284	2'-8" X 4'-0"	
H	PATIO DR		????	APPROX 9'-0" X 6'-8"	
I	CIRCLE		????	2'-0" DIA	
J	SLIDER		????	APPROX 6'-0" X 6'-8"	



SECOND FLOOR PLAN  
Scale: 1/4"=1'-0"

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A2



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



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

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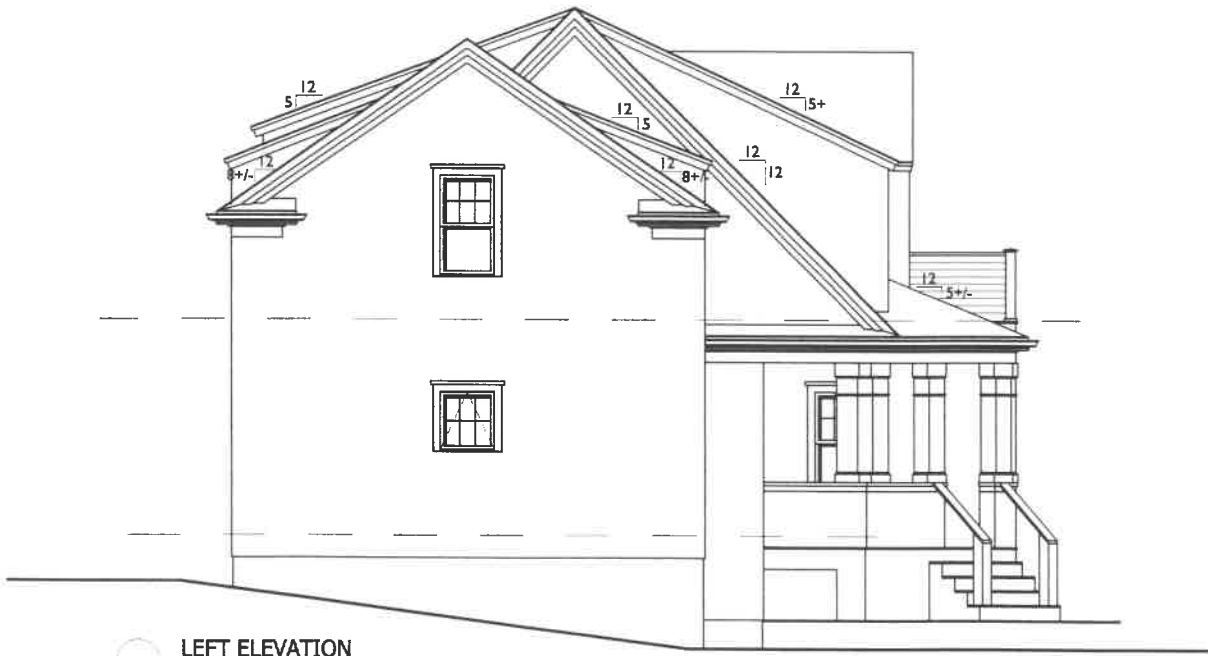
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REAR ELEVATION  
Scale: 1/4"=1'-0"



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

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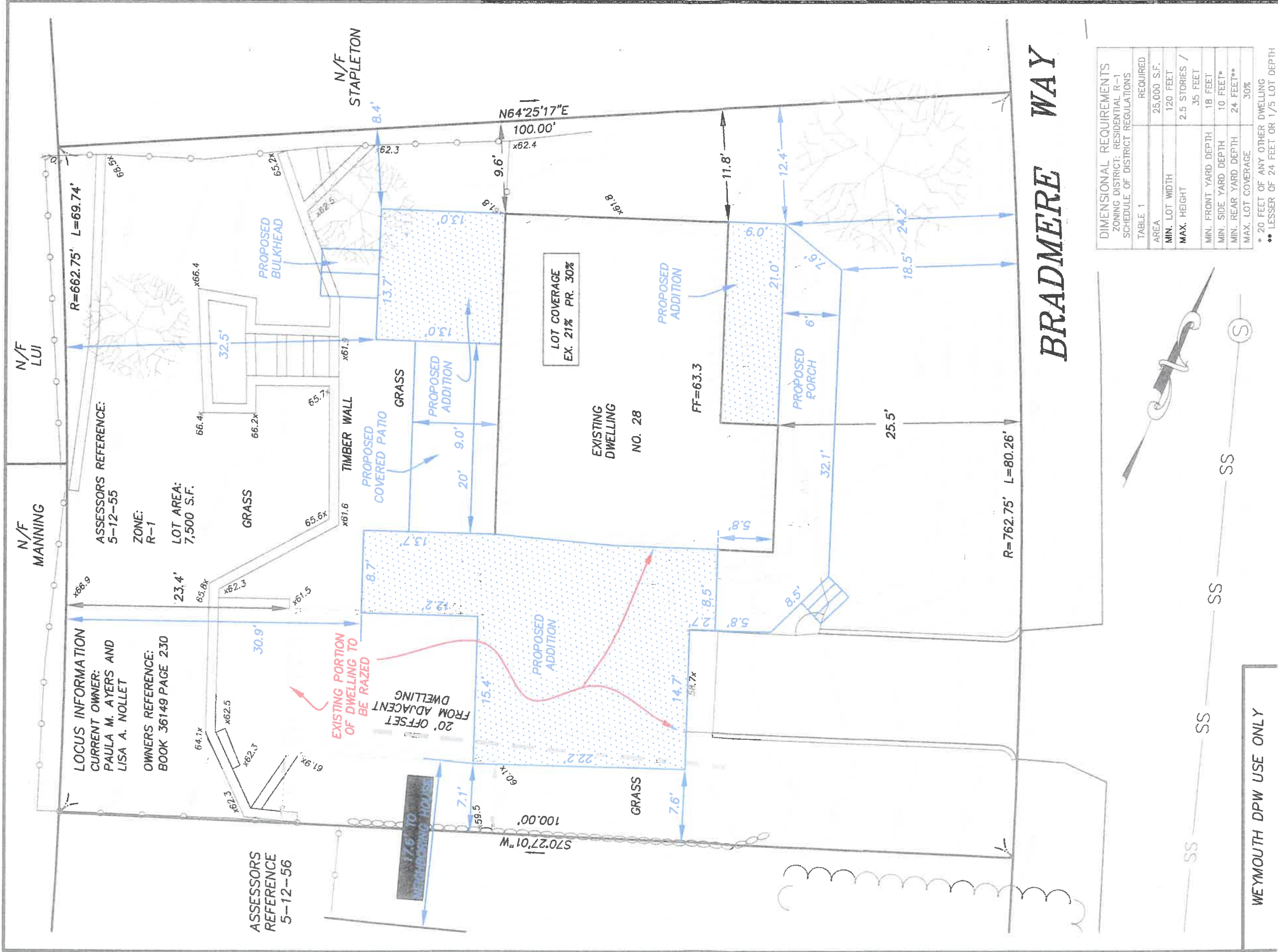
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DIMENSIONAL REQUIREMENTS  
ZONING DISTRICT: RESIDENTIAL R-1  
SCHEDULE OF DISTRICT REGULATIONS

TABLE 1	REQUIRED
AREA	25,000 S.F.
MIN. LOT WIDTH	120 FEET
MAX. HEIGHT	2.5 STORIES / 35 FEET
MIN. FRONT YARD DEPTH	18 FEET
MIN. SIDE YARD DEPTH	10 FEET*
MIN. REAR YARD DEPTH	24 FEET**
MAX. LOT COVERAGE	30%

\* 20 FEET OF ANY OTHER DWELLING  
\*\* LESSER OF 24 FEET OR 1/5 LOT DEPTH

