



www.KWHdesign.net

KWH design, inc.  
Keith Hinzman, LEED AP BD+C  
PO BOX 51644  
BOSTON, MA 02205  
(617) 913-4714  
keith@kwhdesign.net  
www.KWHdesign.net



CLARKE Construction Inc.  
Trevor Clarke  
9 Edgewood Ave.  
South Attleboro MA 02703  
Cell (617) 838-7661  
trevor@clarkegc7.com  
www.clarkegc7.com

## GENERAL NOTES:

- CONSTRUCTION SHALL BE CONSISTENT WITH THE 2015 EDITION OF INTERNATIONAL RESIDENTIAL CODE WITH MASSACHUSETTS AMENDMENTS IN THE 9TH EDITION.
- INSULATION AND CONSTRUCTION JOINT SEALING TO BE CONSISTENT WITH THE NEW HAMPSHIRE STATE ENERGY CODE. (AND THE 2015 INTERNATION ENERGY EFFICIENCY CODE WITH NEW MASSACHUSETTS AMENDMENTS).
- G.C. SHALL ALERT STRUCTURAL ENGINEER AND ARCHITECT TO ANY DISCREPANCIES BETWEEN STRUCTURAL AND ARCHITECTURAL DRAWINGS OR SITE CONDITIONS, AS THEY ARE DISCOVERED IN A TIMELY FASHION SO THEY MAY BE PROPERLY ADDRESSED.
- IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE RESPECTIVE SUBCONTRACTORS TO ENSURE THAT ALL INSTALLATIONS ARE DONE IN A WORKMANLIKE MANNER AND COMPLY WITH APPLICABLE CODE REQUIREMENTS.

## CODE SUMMARY:

**EXISTING SINGE-FAMILY RESIDENTIAL STRUCTURE:**  
THE SINGLE-FAMILY HOME AT 35 DECOTA DRIVE WAS ORIGINALLY BUILT IN 1964 ACCORDING TO THE ASSESSOR'S RECORDS.

**ALL OF THE NEW WORK WILL BE WITHIN THE EXISTING BASEMENT.**

### PROJECT SCOPE:

- NEW BEDROOM
- EXPAND AND RENOVATE EXISTING HALF-BATH AND CONVERT TO FULL BATH
- INSTALL NEW KITCHENETTE
- RENOVATE AND RECONFIGURE EXISTING CLOSET UNDER EXISTING STAIR
- NEW REAR ATTIC BEDROOM WITH A NEW EMERGENCY RESCUE OPENING (IBC § 903.3.1.2 WITH MASSACHUSETTS AMENDMENTS) WILL BE PROVIDED IN THE NEW BASEMENT REAR BEDROOM.
- NEW WINDOWS AS INDICATED ON PLANS AND ELEVATION

**STRUCTURAL DESIGN OF HEADERS INCLUDED IN MEMBER REPORTS GENERATED IN WEYERHAUSER'S FORTE WEB PORTAL FOR STRUCTURAL DESIGN**

## ZONING SUMMARY:

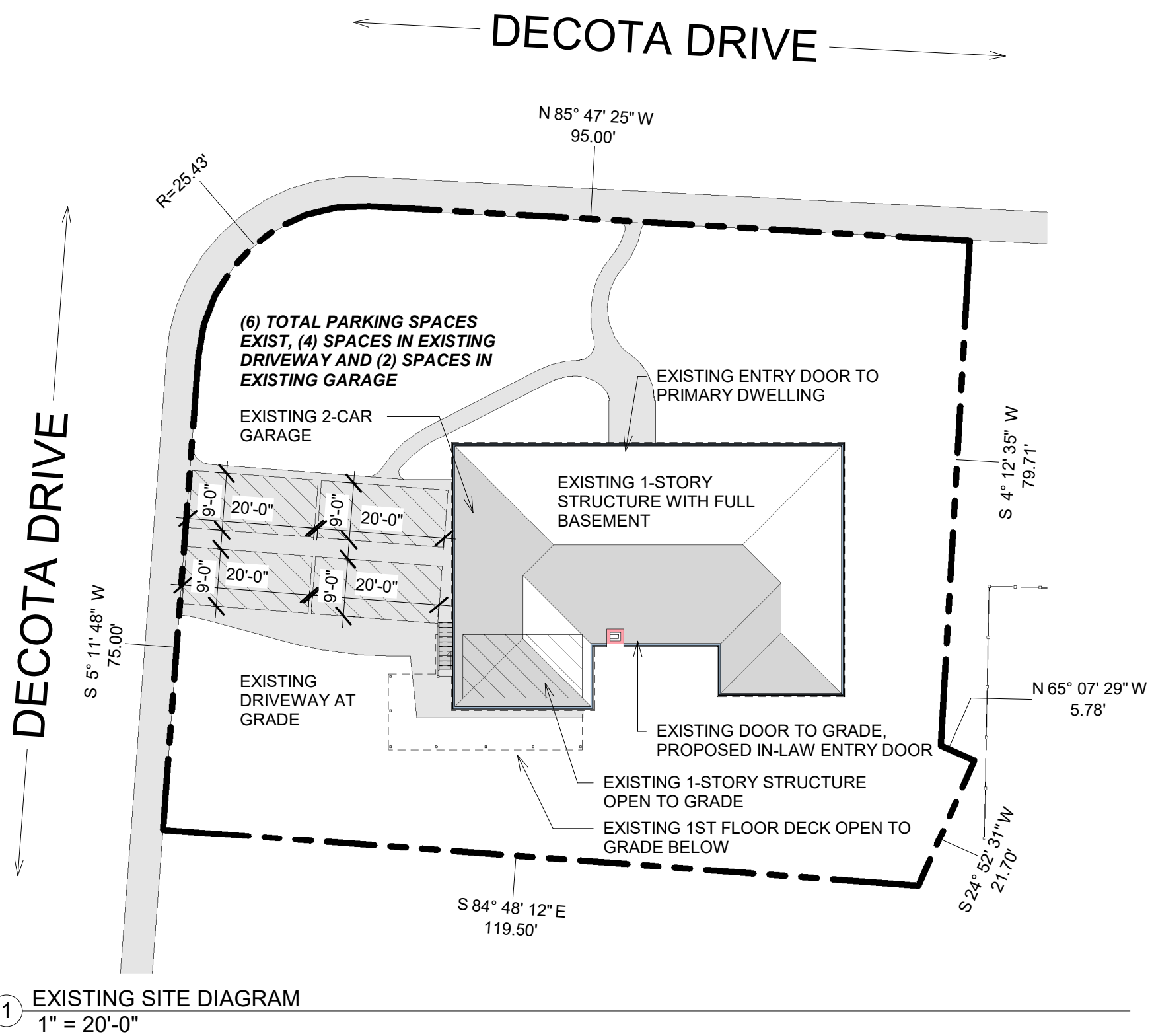
**SPECIAL PERMITTING: CHAPTER 200. ZONING. ARTICEL VIII. SPECIAL PERMITS**  
THE PROPOSED IN-LAW APARTMENT USE REQUIRES APPROVAL BY THE RANDOLPH PLANNING BOARD.

## LIMITED STRUCTURAL DESIGN SCOPE:

THESE DRAWINGS AND DESIGNS CONTAINED HEREIN ARE NOT INTENDED TO MAKE A COMPLETE INVENTORY OF EVERY EXISTING CONDITION AND DO NOT REPRESENT AN OFFICIAL CERTIFICATION OF THE EXISTING STRUCTURE.

## DRAWING LIST

SHEET NO.	DRAWING TITLE
A001	PROGRESS SITE PLAN
A002	BASEMENT PLANS



### SITE PLAN NOTES:

THE LOCATION OF ALL SITE FEATURES IS APPROXIMATE BASED ON THE FOLLOWING SOURCES:

- SUBDIVISION OF LAND CHESTNUT PARK RANDLOPH ~ MASS. SCALE 1" = 40', DATED OCT. 15, 1964 PREPARED BY L.W. DECELLE SURVEYORS INC.
- DEED RECORDED IN BOOK 36511 ON PAGE 77 IN THE NORFOLK COUNTY REGISTREY OF DEEDS.
- POINT CLOUD GENERATED FROM LASER SCANS OF THE LOT AND EXTERIOR OF THE EXISTING HOUSE.

PLEASE NOTE THE FOLLOWING QUALIFICATIONS:

- THE SITE DIAGRAM INCLUDED IN THESE DRAWINGS IS NOT THE RESULT OF AN INSTRUMENT SURVEY.
- THE EXISTING LOT LINES REPRESENTED ON THE SITE DIAGRAM ARE BASED ON THE L.W. DECELLE SUBDIVISION PLAN AND THE LOCATION OF THE BACK OF THE SIDEWALK AS IT APPEARS IN THE POINT CLOUD.
- MONUMENTS WERE NOT LOCATED IN THE FIELD
- A TOTAL STATION WAS NOT USED TO PREPARE THE SITE DIAGRAM.

### BATH VENTILATION NOTES: R303.3

- MECHANICAL VENTILATION REQUIRED AT BATHROOMS.
- MINIMUM LOCAL EXHAUST RATES PER M1507.
- FOR NEW CONSTRUCTION ONLY:** IF A BLOWER DOOR TEST INDICATES LESS THAN 5 AIR CHANGES PER HOUR, A WHOLE HOUSE VENTILATION FAN SHALL BE INSTALLED. (NOTE: THIS ONLY APPLIES TO NEW CONSTRUCTION)

### VENTILATION FAN NOTES:

- USE ONLY FANS WITH A NOISE LEVEL OF 1.0 SONES OR LESS
- USE AUTOMATIC CONDENSATION SENSORS
- USE HUMIDISTATS
- SELECT A FAN WITHOUT AN INTEGRAL LIGHT
- USE PANASONIC WHISPERGREEN® SELECT™ VENTILATION FANS
- AT ALL 3/4 AND FULL BATHROOMS USE WHISPERGREEN® SELECT™ CEILING MOUNTED VENTILATION FAN/LED LIGHT FV-11-15VKL1 WHISPERGREEN SELECT™ – 110-130-150 CFM FAN/WITHOUT LIGHT

## TRUE HALFSIZE SET (WHEN ON 11x17 SHEETS)

No.	Description	Date

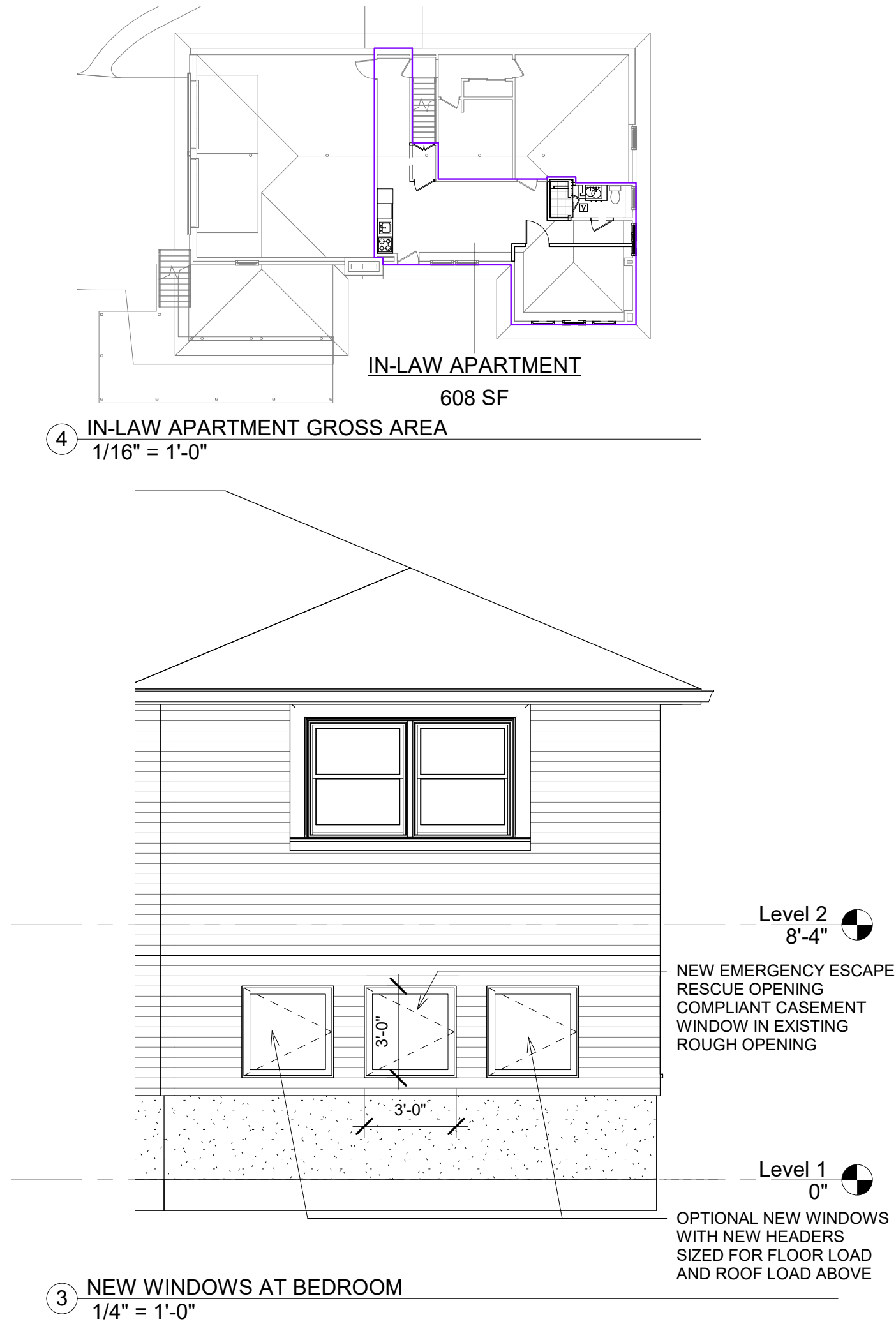
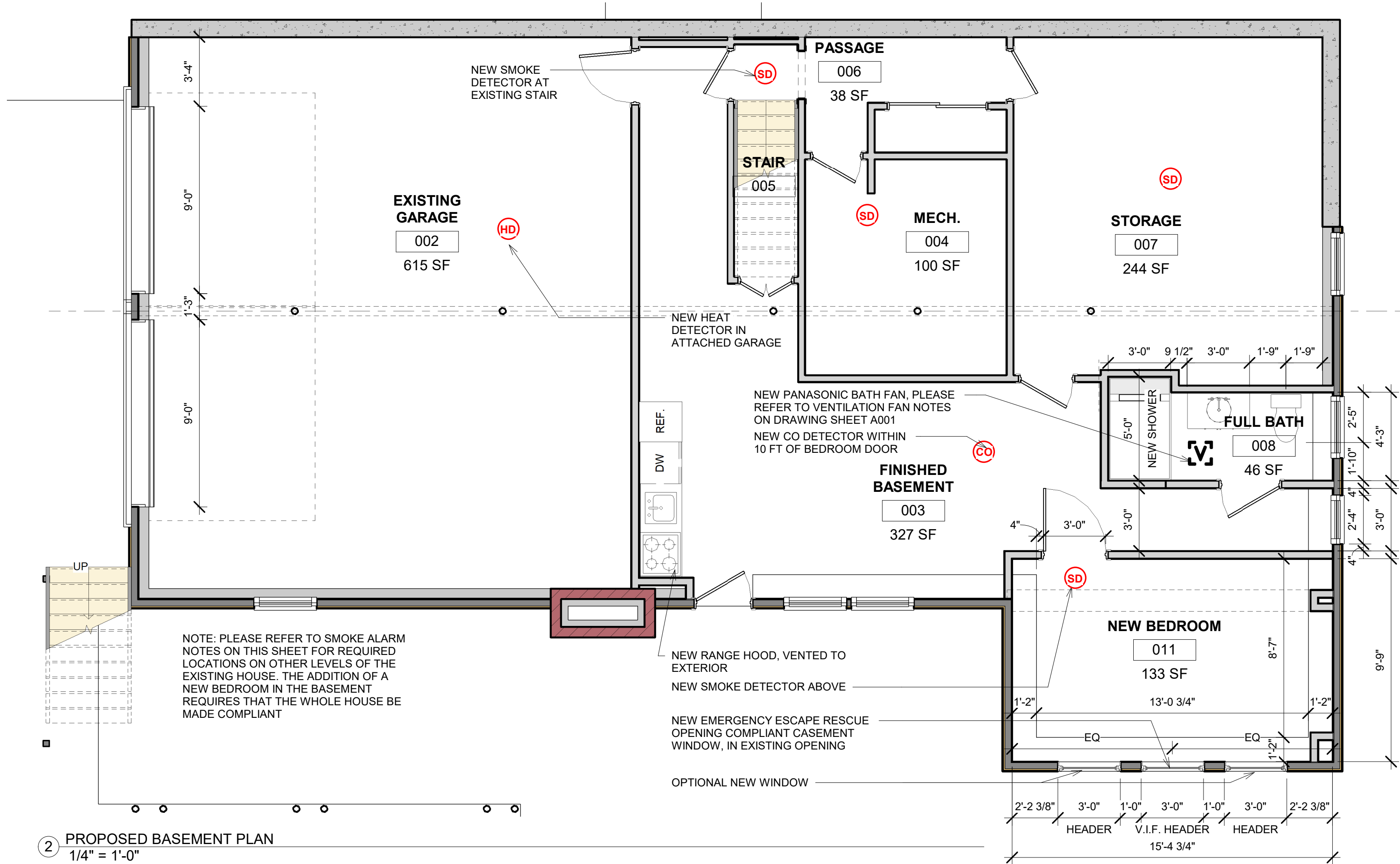
## 35 DECOTA DRIVE PROGRESS SITE PLAN

Project number	Project Number
Date	2021-11-23
Drawn by	Author
Checked by	Checker

A001

Scale 1" = 20'-0"



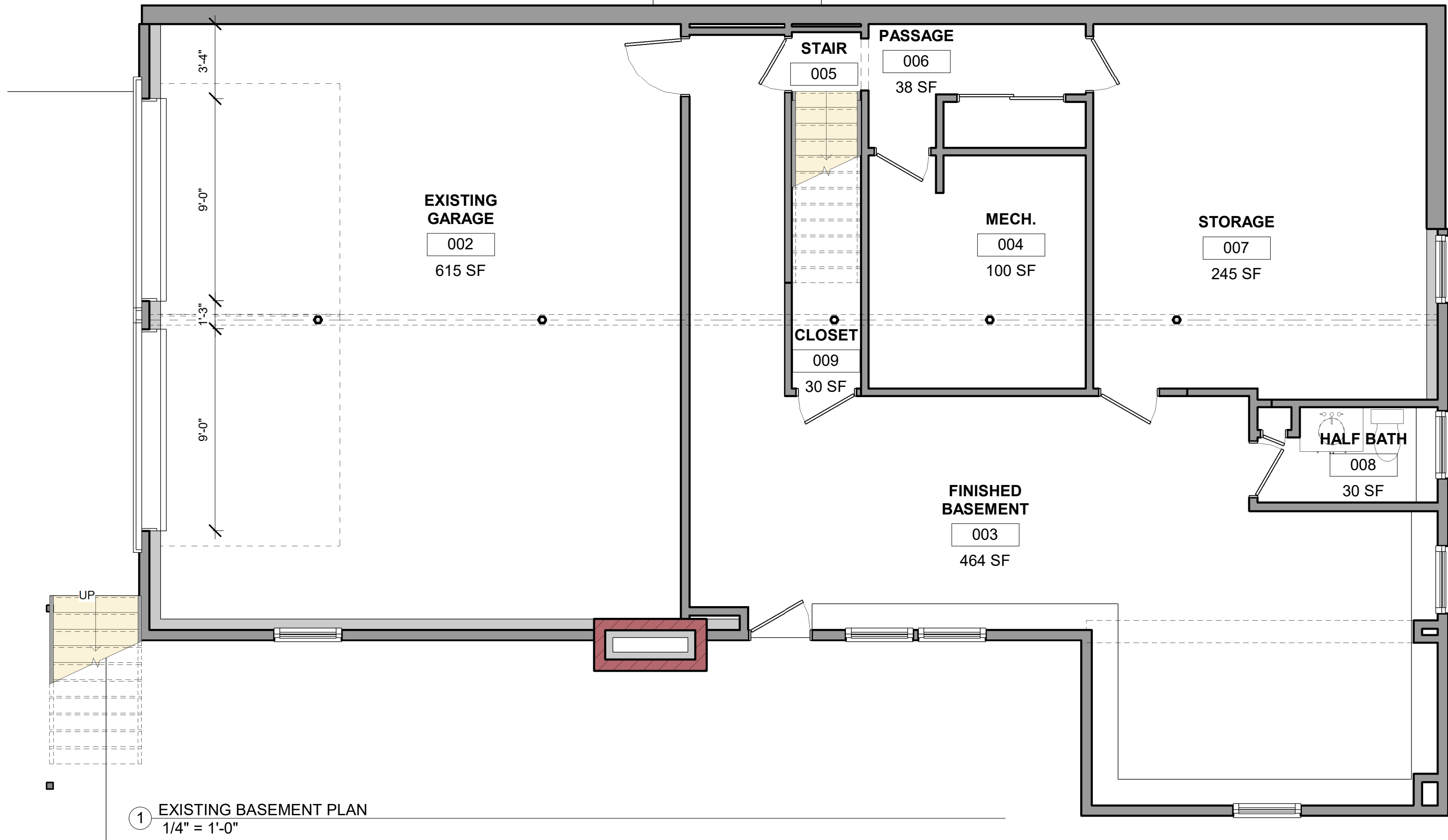


**SMOKE ALARM KEY:**

- (CO) CARBON MONOXIDE DETECTOR
- (HD) HEAT DETECTOR
- (SD) SMOKE DETECTOR

**SMOKE ALARM NOTES**

1. INSTALL AT A MINIMUM ONE SMOKE ALARM IN EACH BEDROOM
2. INSTALL A SMOKE ALARM IN THE IMMEDIATE VICINITY OF ALL BEDROOMS
3. PROTECT ALL STAIRS WITH A SMOKE ALARM AT THE TOP OF THE STAIRS
4. PROTECT ALL STAIRS WITH A SMOKE ALARM AT THE BOTTOM OF ALL STAIRS
5. SELECT AND INSTALL AN ALARM SYSTEM IN CONFORMANCE WITH ALL STATE, LOCAL AND NATIONAL CODES INCLUDING BUT NOT LIMITED TO THE 8TH EDITION OF THE MASSACHUSETTS STATE BUILDING CODE, NFPA 72 AND UL 217
6. SMOKE ALARMS MUST PROVIDE 70 dB MINIMUM PRESSURE AT THE PILLOW OF EACH BEDROOM
7. INSTALL A MINIMUM OF ONE SMOKE DETECTOR ON EACH LEVEL INCLUDING THE ATTIC AND BASEMENT LEVELS
8. THE BUILDING WIRING SYSTEM SHALL PROVIDE POWER TO THE INTEGRATED ALARM SYSTEM AND THE SYSTEM SHALL HAVE BATTERIES TO SUPPLY BACKUP POWER WHEN PRIMARY POWER IS INTERRUPTED.
9. THE SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT THE ACTIVATION OF ONE ALARM WILL SOUND ALL OF THE ALARMS
10. LOCATE CO (CARBON MONOXIDE) DETECTORS OUTSIDE OF BEDROOMS IN A CENTRAL LOCATION
11. LOCATE ALL DETECTORS PER BEST PRACTICES AND CODE REQUIREMENTS TO AVOID NUISANCE ALARMS
12. INSTALL DETECTORS AS REQUIRED IN MECHANICAL AND ELECTRIC CLOSETS IN THE BASEMENT AND THROUGHOUT



**WINDOW NOTES:**

**NOTE:** REFER TO WINDOW SCHEDULE AND PLANS FOR TYPE AND LOCATION, TYP.

**ALL WINDOWS TO BE INSTALLED PER 2015 IRC AND 9TH EDITION MASSACHUSETTS AMENDMENTS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:**

1. ALL WINDOWS MORE THAN 72 INCHES ABOVE THE SURROUNDING GRADE SHALL HAVE A 24 INCH MINIMUM SILL HEIGHT UNLESS AN OPENING LIMITING DEVICE INSTALLED COMPLYING WITH SECTION R612.3.
2. EXIT AND RESCUE OPENING LOCATIONS SHALL HAVE A MINIMUM OPENING OF 5.7 SQUARE FEET (EXCEPT NOTE 4)
3. MAXIMUM SILL HEIGHT AT RESCUE OPENING SHALL BE 44 INCHES ABOVE THE FINISH FLOOR OF THE ROOM THEY ARE LOCATED IN
4. PER MASSACHUSETTS AMENDMENT TO THE IRC, R310.1.1, DOUBLE HUNG WINDOWS AT REQUIRED EERO (EMERGENCY ESCAPE AND RESCUE OPENING) LOCATIONS SHALL HAVE A NET CLEAR OPENING OF 3.3 SQUARE FEET
5. PER MASSACHUSETTS AMENDMENT TO THE IRC, R310.1.2, THE MINIMUM NET CLEAR OPENING DIMENSIONS SHALL BE 20 INCHES BY 24 INCHES IN EITHER DIRECTION FOR EERO DOUBLEHUNG WINDOWS
6. INSTALL TEMPERED GLASS AT ALL LOCATIONS REQUIRING SAFETY GLASS INCLUDING WITHIN 24 INCHES OF SWINGING DOORS, 60 INCHES OF STAIRS, LESS THAN 60 INCHES ABOVE A TUB OR SHOWER FLOOR, AND WINDOWS LESS THAN 18 INCHES ABOVE THE FLOOR. **REFER TO 'R308.4 (IBC 2406.4) HAZARDOUS LOCATIONS'**

**MASSACHUSETTS AMENDMENT TO EERO MINIMUM OPENING AREA SECTION R310.2.1:**

**R310.2.1 Minimum Opening Area.** Emergency and escape rescue openings shall have a net clear opening of not less than 5.7 ft² (0.530 m²). The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height opening shall be not less than 24 inches (610 mm) and the net clear width shall be not less than 20 inches (508 mm).

**Exceptions:**

1. Grade floor or below grade openings shall have a net clear opening of not less than five ft² (0.465 m²).
2. Single-hung and/or double-hung windows shall have a minimum net clear opening of 3.3 ft² (0.31 m²). In such cases, the minimum net clear opening dimensions shall be 20 inches (508 mm) by 24 inches (610 mm) in either direction.



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(WHEN ON 11x17 SHEETS)

No.	Description	Date

35 DECOTA DRIVE  
BASEMENT PLANS

Project number	Project Number
Date	2021-11-23
Drawn by	Author
Checked by	Checker

A002

Scale As indicated