

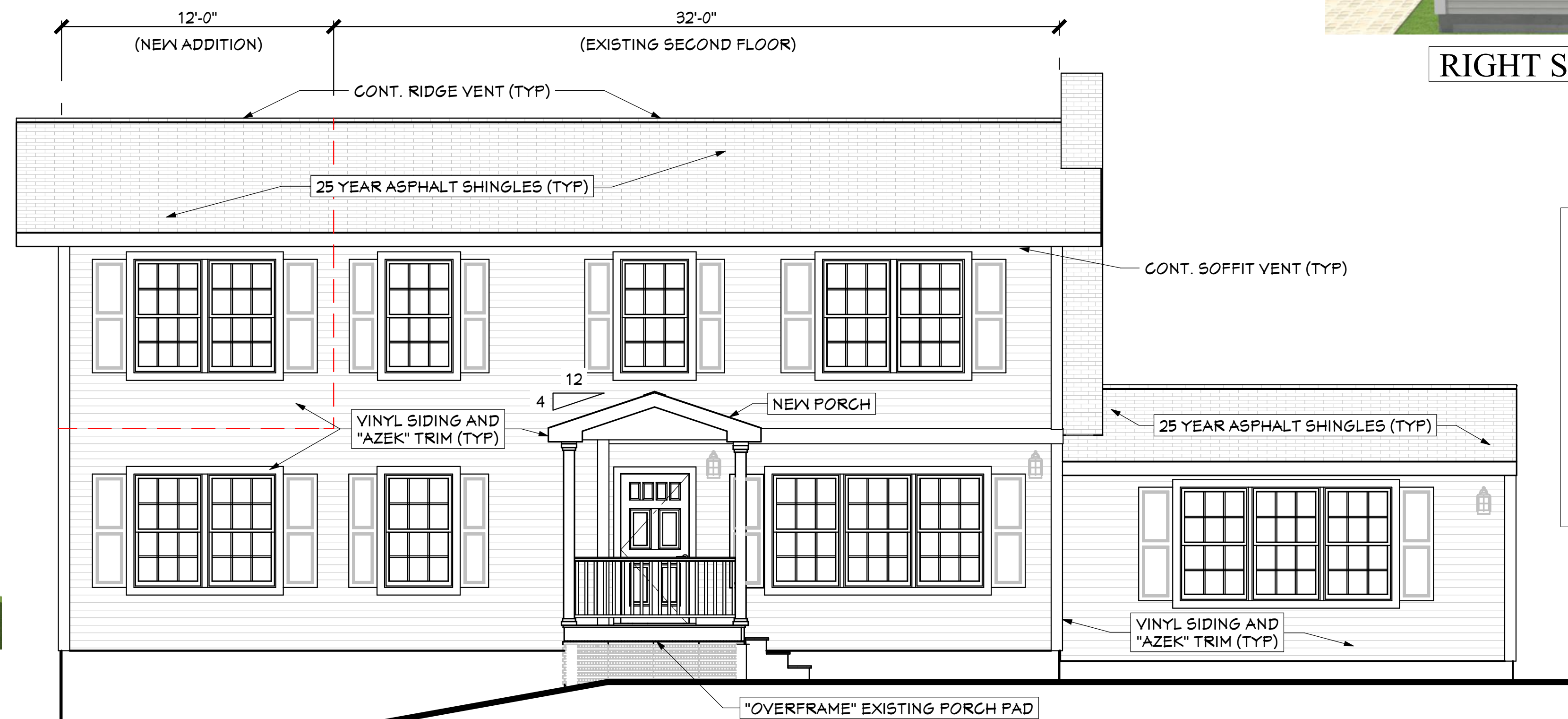
LEFT SIDE ELEVATION



BACK ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION

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

DISCLAIMER

The information contained in these construction documents is for the exclusive use of the client in construction of the building designated in the documents. The existing site conditions have been based upon visual and photographic information and is NOT an in-depth investigation into the existing site conditions. Golden Designs (as architect) has attempted to establish an accurate set of construction documents for the construction of the building based upon the owners requirements and that of state and local codes. It shall be the owners' responsibility to acquire in-depth investigations, and testing when unknown of hidden conditions become available. If the owner observes or becomes aware of any fault or defect in the project or nonconformance with construction documents, prompt written notice shall be given by the owner to the architect. The owner shall hold harmless the architect from all errors and omissions pertaining to plans and other documents related to the work(s) and as architect to the owner, unless the owner and architect enter into a separate agreement for additional services for administration of the construction contract and sit inspections during construction.

CONTRACTOR MUST VERIFY DIMENSIONS ON DRAWINGS AND COMPARE TO EXISTING CONDITIONS

GOLDEN



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| No. | Revision/Issue | Date |
|-----|----------------|------|
| | | |

Layouts and Views:

**EXTERIOR
ELEVATIONS
AND
PERSPECTIVES**

Project Name and Address:

**SINGLE FAMILY
RESIDENCE**
15 LANTERN LANE
BOXFORD, MA

Project # BALDASSARE 2020

Date: 1/9/2020

Scale: AS SHOWN

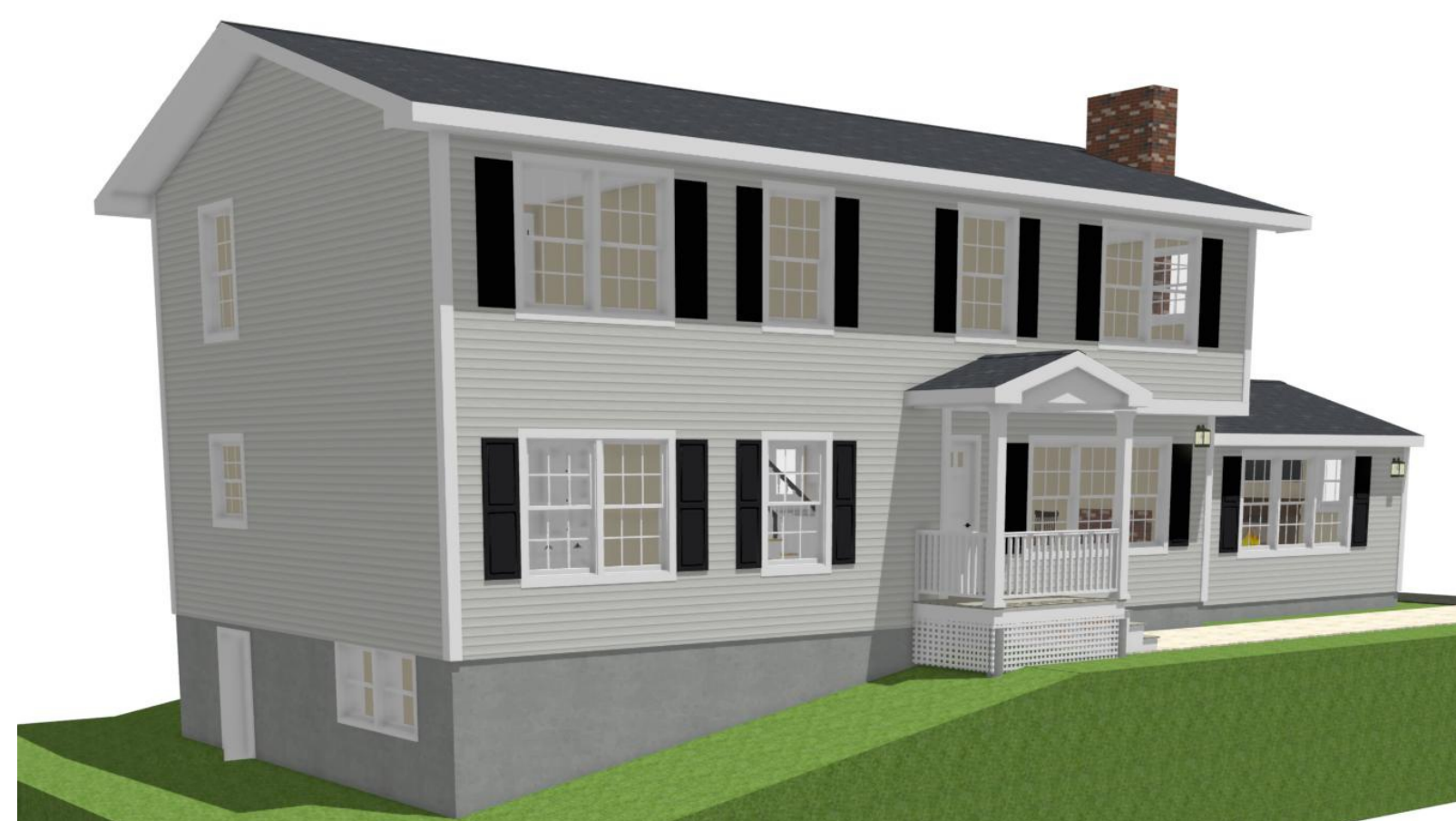
A1



RIGHT-BACK PERSPECTIVE



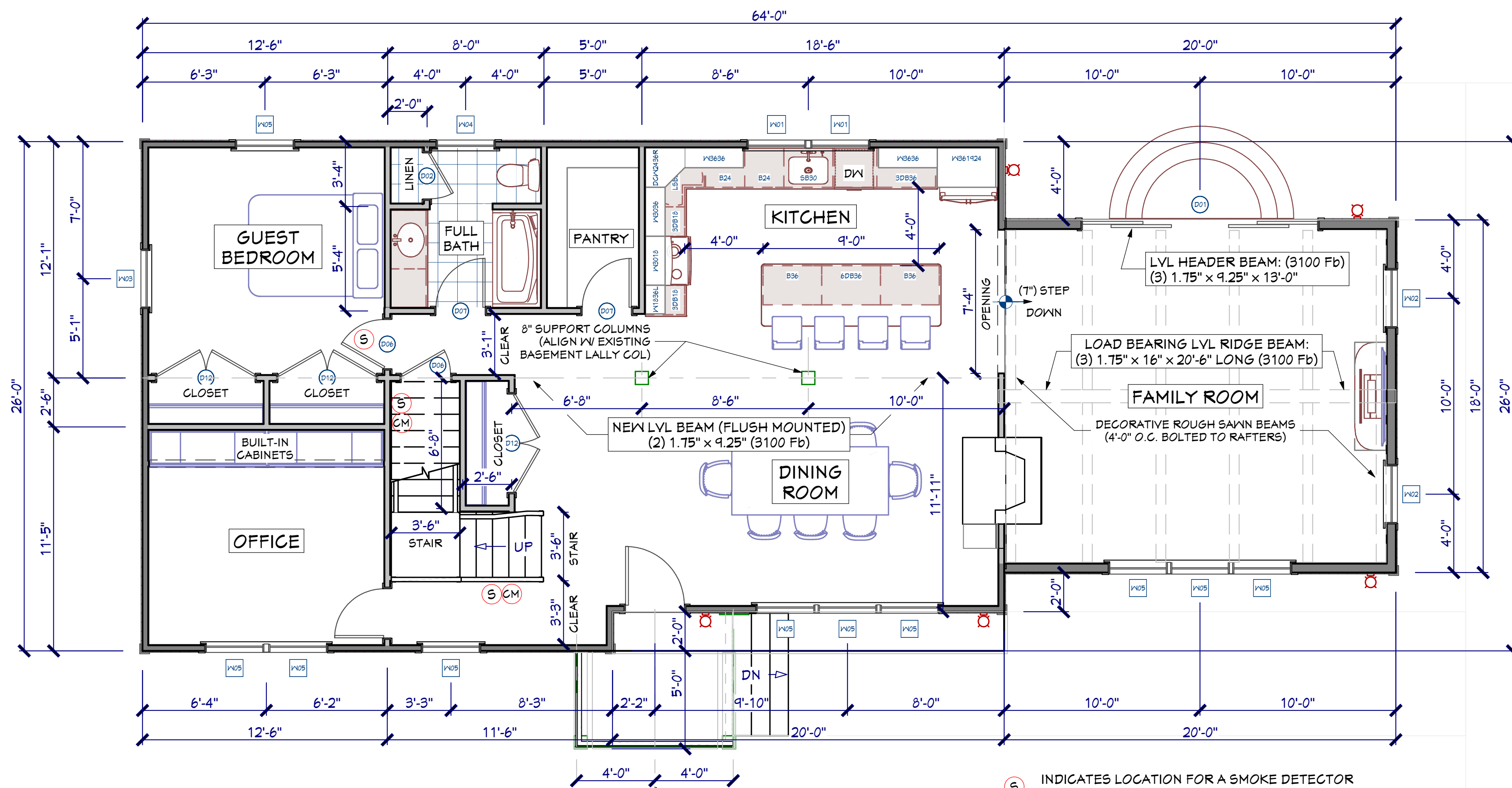
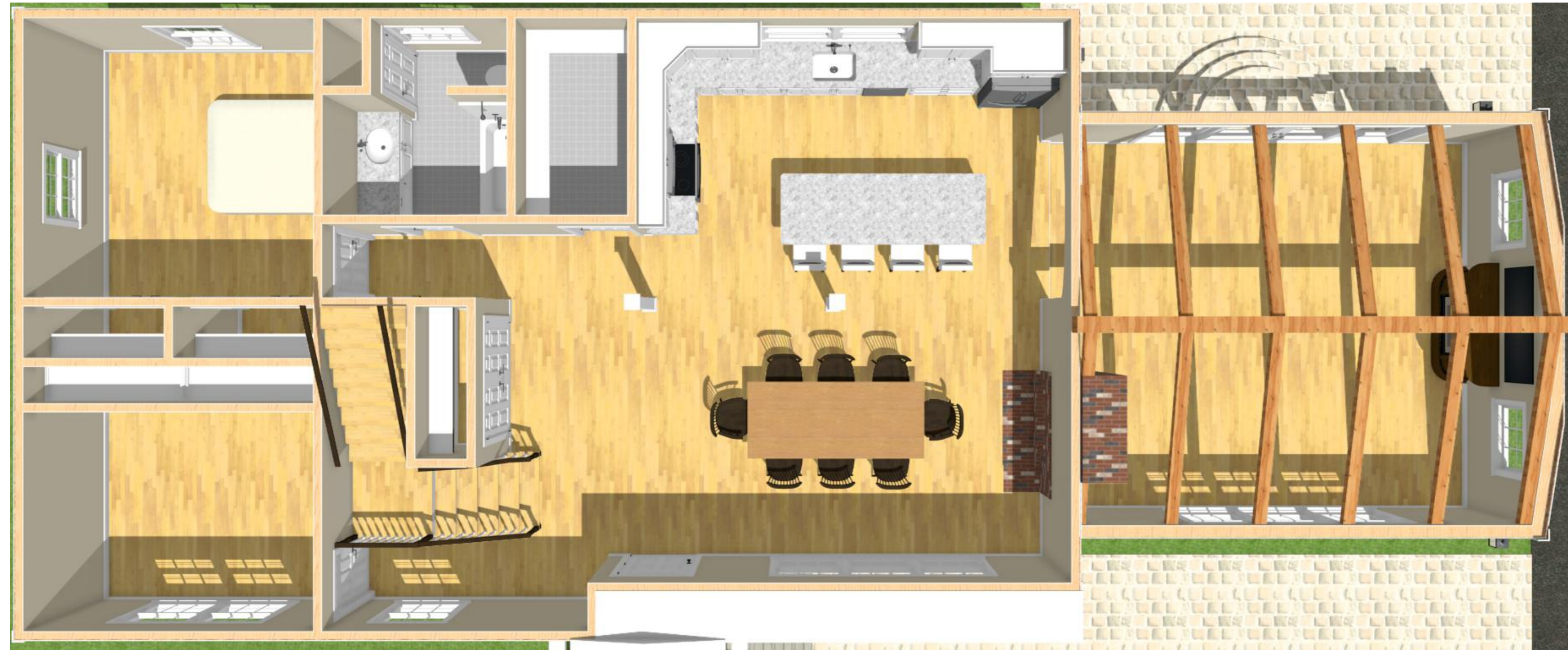
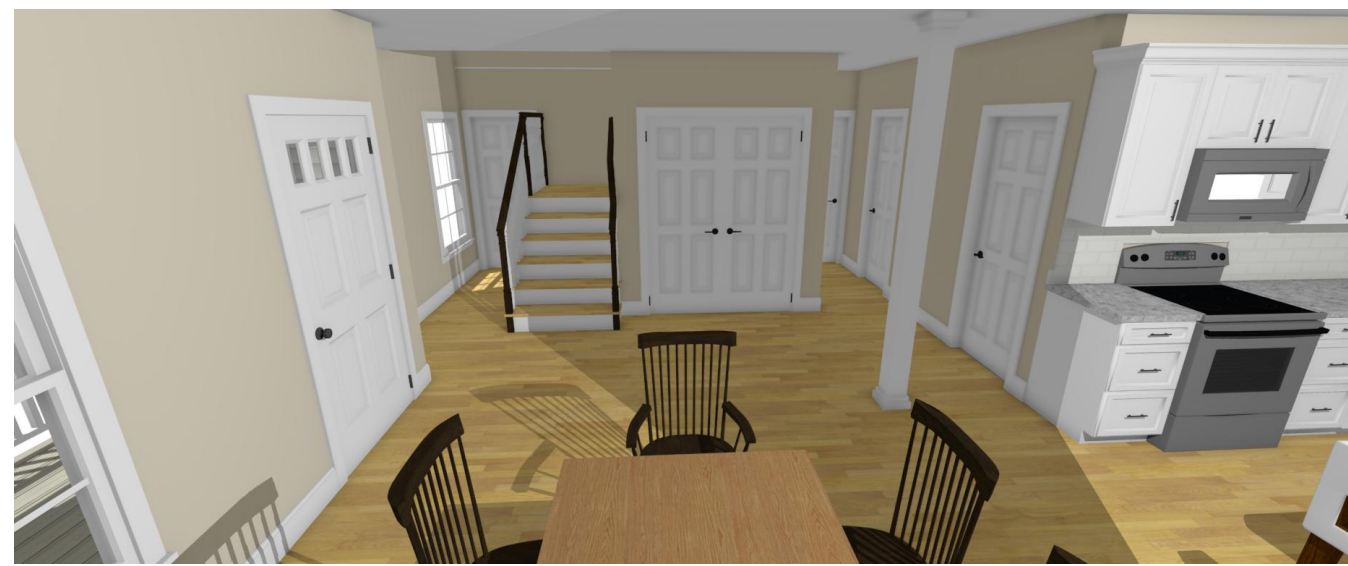
FRONT-RIGHT PERSPECTIVE



FRONT-LEFT PERSPECTIVE



FRONT ELEVATION



FIRST FLOOR PLAN

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

- Ⓢ INDICATES LOCATION FOR A SMOKE DETECTOR COMBINATION PHOTO-ELECTRIC IONIZATION
- ⓐ INDICATES LOCATION FOR A CARBON MONOXIDE DETECTOR

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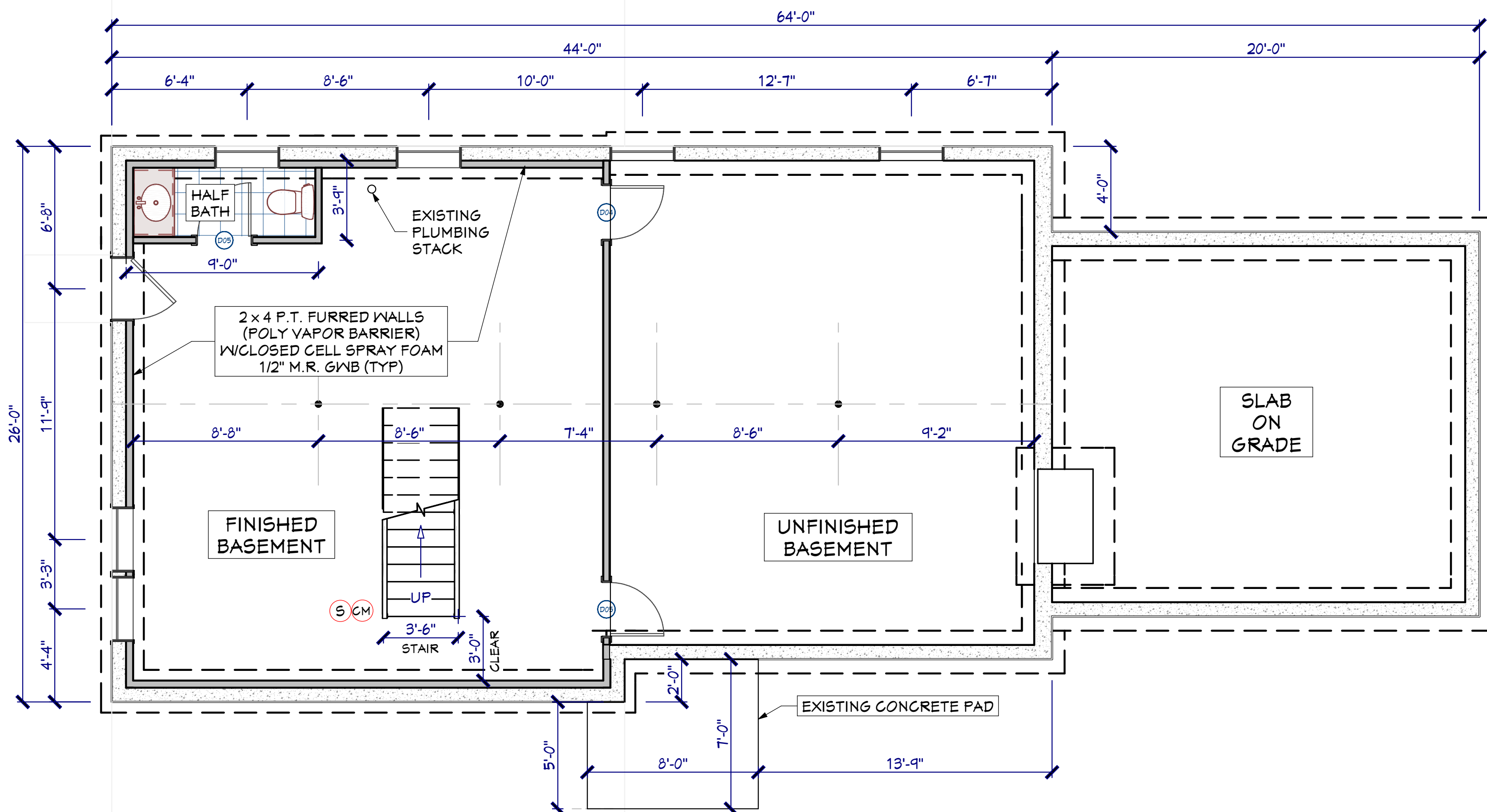
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|-----|----------------|------|
| | | |

Layouts and Views:
 FIRST FLOOR PLAN
 FIRST FLOOR 3D
 OVERVIEW
 AND
 FIRST FLOOR 3D
 INTERIOR IMAGES

Project Name and Address:
**SINGLE FAMILY
 RESIDENCE**
 15 LANTERN LANE
 BOXFORD, MA

Project # BALDASSARE 2020
 Date: 1/9/2020
 Scale: AS SHOWN

A2



BASEMENT PLAN

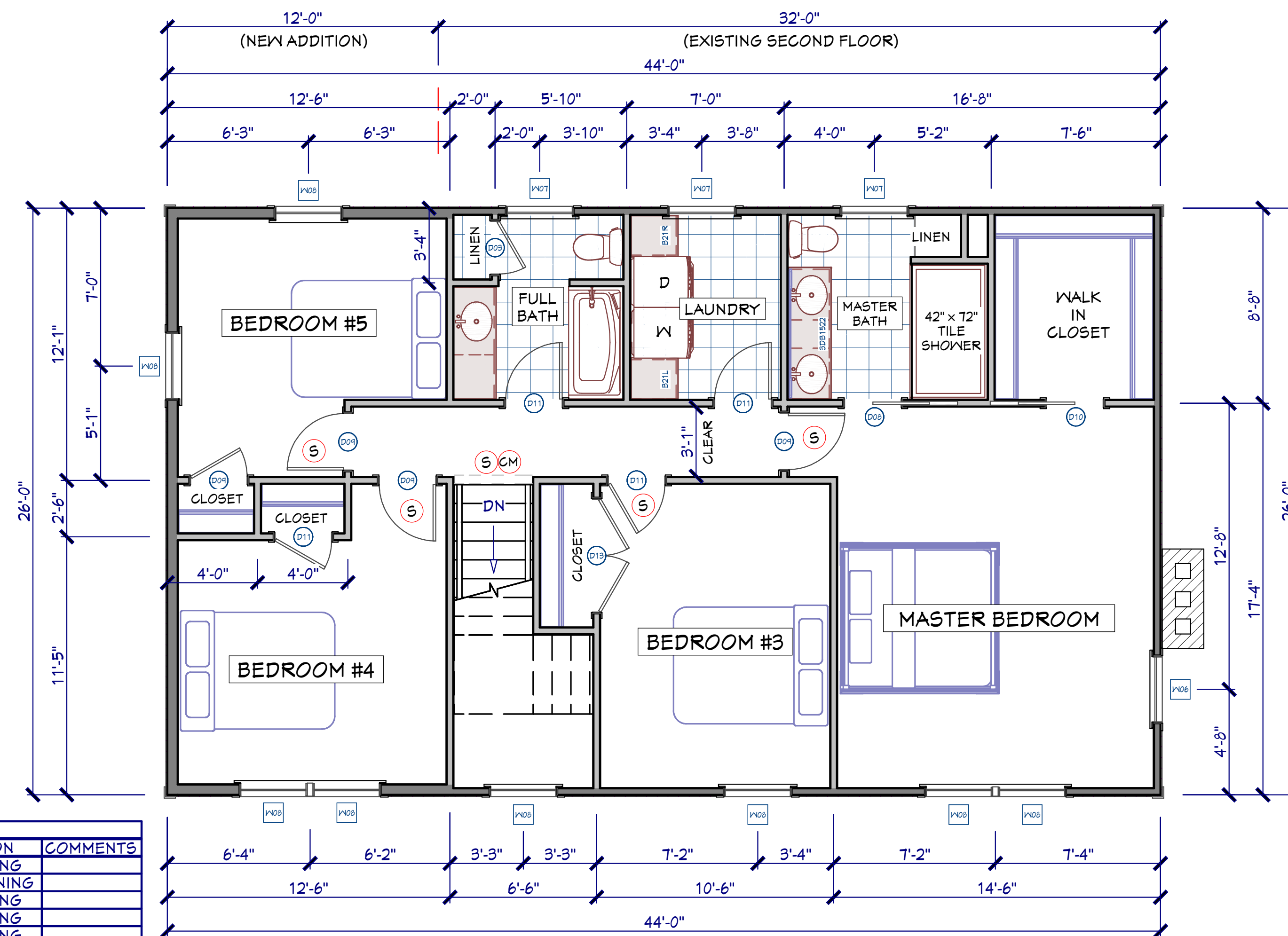
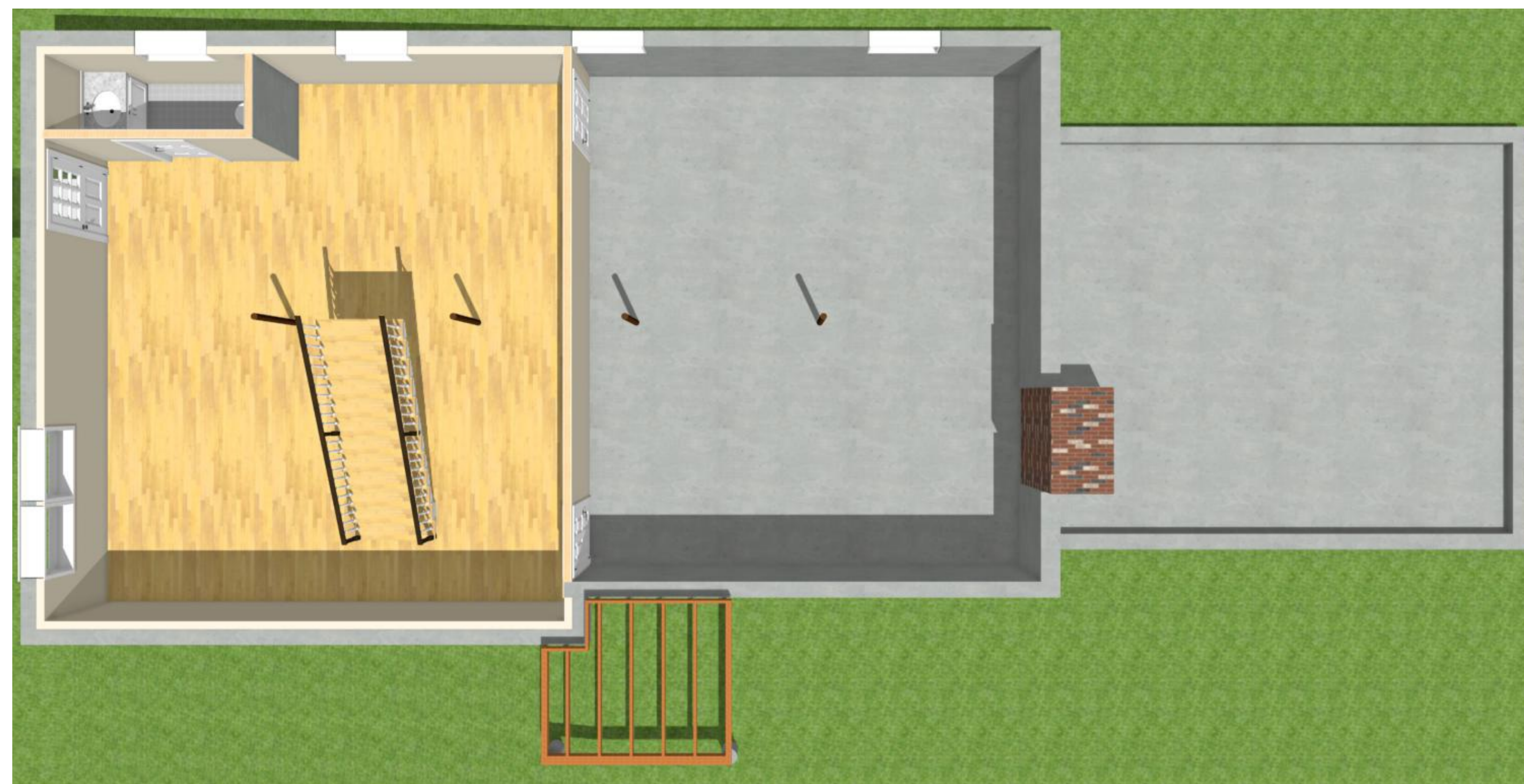
SCALE: 1/4" = 1'-0"



MASTER BATH



MASTER BEDROOM



SECOND FLOOR PLAN

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

| DOOR SCHEDULE | | | | | | | | |
|---------------|-----|-------|--------------|-------|--------|-------------|------------------------------|----------|
| NUMBER | QTY | FLOOR | SIZE | WIDTH | HEIGHT | R/O | DESCRIPTION | COMMENTS |
| D01 | 1 | 1 | 12068 L/R EX | 144" | 80" | 146"X89" | EXT. QUAD SLIDER-GLASS PANEL | |
| D02 | 1 | 1 | 2468 L IN | 28" | 80" | 30"X82 1/2" | HINGED-DOOR P04 | |
| D03 | 1 | 2 | 2468 L IN | 28" | 80" | 30"X82 1/2" | HINGED-DOOR P04 | |
| D04 | 1 | 0 | 2668 L IN | 30" | 80" | 32"X82 1/2" | HINGED-DOOR P04 | |
| D05 | 2 | 0 | 2668 R IN | 30" | 80" | 32"X82 1/2" | HINGED-DOOR P04 | |
| D06 | 2 | 1 | 2668 L IN | 30" | 80" | 32"X82 1/2" | HINGED-DOOR P04 | |
| D07 | 2 | 1 | 2668 R IN | 30" | 80" | 32"X82 1/2" | HINGED-DOOR P04 | |
| D08 | 1 | 2 | 2668 L | 30" | 80" | 62"X82 1/2" | POCKET-DOOR P04 | |
| D09 | 4 | 2 | 2668 L IN | 30" | 80" | 32"X82 1/2" | HINGED-DOOR P04 | |
| D10 | 1 | 2 | 2668 R | 30" | 80" | 62"X82 1/2" | POCKET-DOOR P04 | |
| D11 | 4 | 2 | 2668 R IN | 30" | 80" | 32"X82 1/2" | HINGED-DOOR P04 | |
| D12 | 3 | 1 | 5068 L/R IN | 60" | 80" | 62"X82 1/2" | DOUBLE HINGED-DOOR P04 | |
| D13 | 1 | 2 | 5068 L/R IN | 60" | 80" | 62"X82 1/2" | DOUBLE HINGED-DOOR P04 | |

| WINDOW SCHEDULE | | | | | | | |
|-----------------|-----|-------|-------|--------|---------|-------------|----------|
| NUMBER | QTY | FLOOR | WIDTH | HEIGHT | R/O | DESCRIPTION | COMMENTS |
| W01 | 2 | 1 | 36" | 36" | 37"X37" | DOUBLE HUNG | |
| W02 | 2 | 1 | 36" | 36" | 37"X37" | SINGLE HUNG | |
| W03 | 1 | 1 | 36" | 40" | 37"X41" | DOUBLE HUNG | |
| W04 | 1 | 1 | 36" | 42" | 37"X43" | DOUBLE HUNG | |
| W05 | 10 | 1 | 36" | 60" | 37"X61" | DOUBLE HUNG | |
| W06 | 1 | 2 | 36" | 40" | 37"X41" | DOUBLE HUNG | |
| W07 | 3 | 2 | 36" | 42" | 37"X43" | DOUBLE HUNG | |
| W08 | 8 | 2 | 36" | 60" | 37"X61" | DOUBLE HUNG | |

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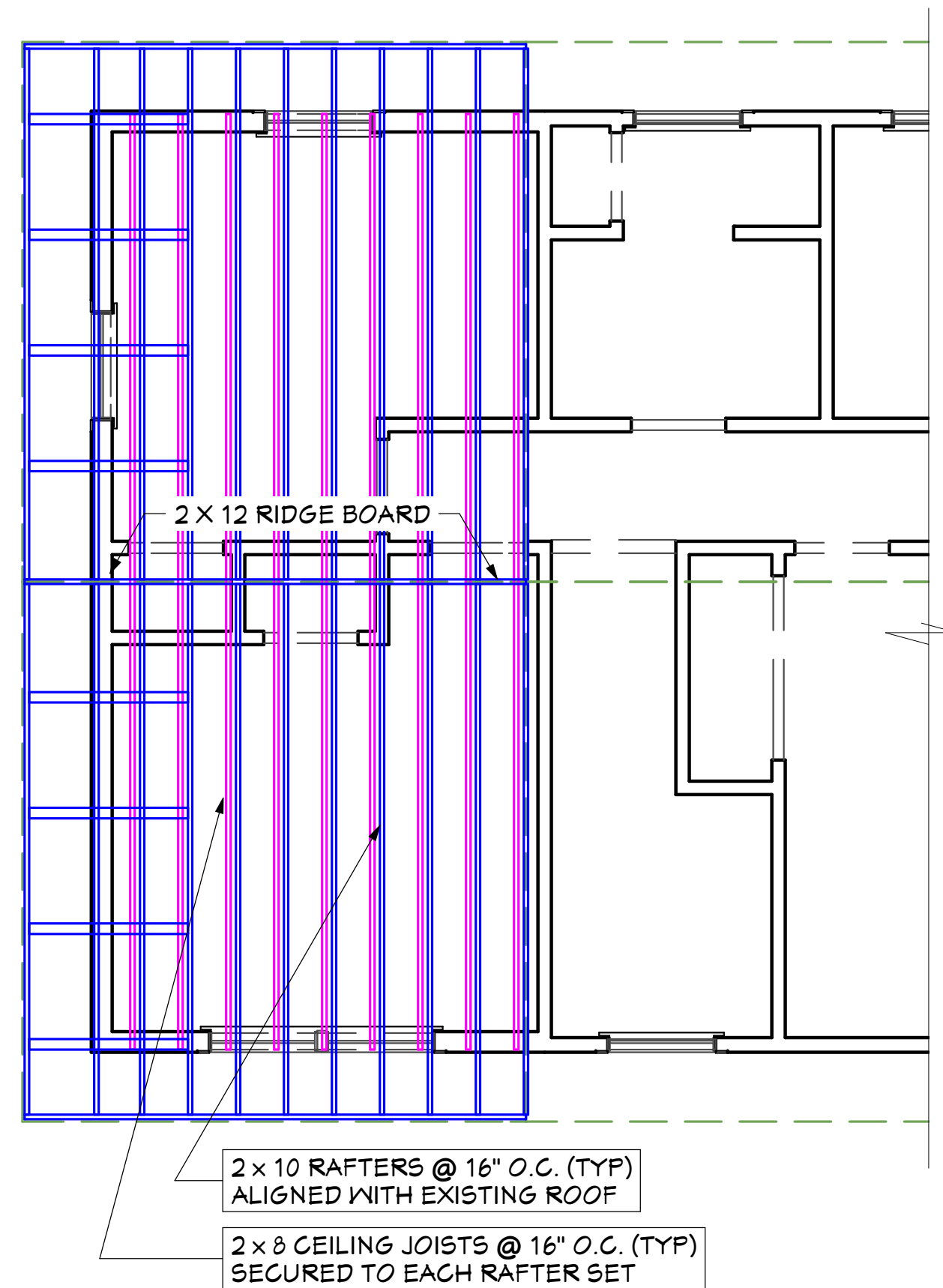
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| | | |

Layouts and Views:
SECOND FLOOR PLAN
BASEMENT PLAN
3D FLOOR PLAN
OVERVIEWS
SCHEDULES
AND
SECOND FLOOR 3D
INTERIOR IMAGES

Project Name and Address:
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BOXFORD, MA

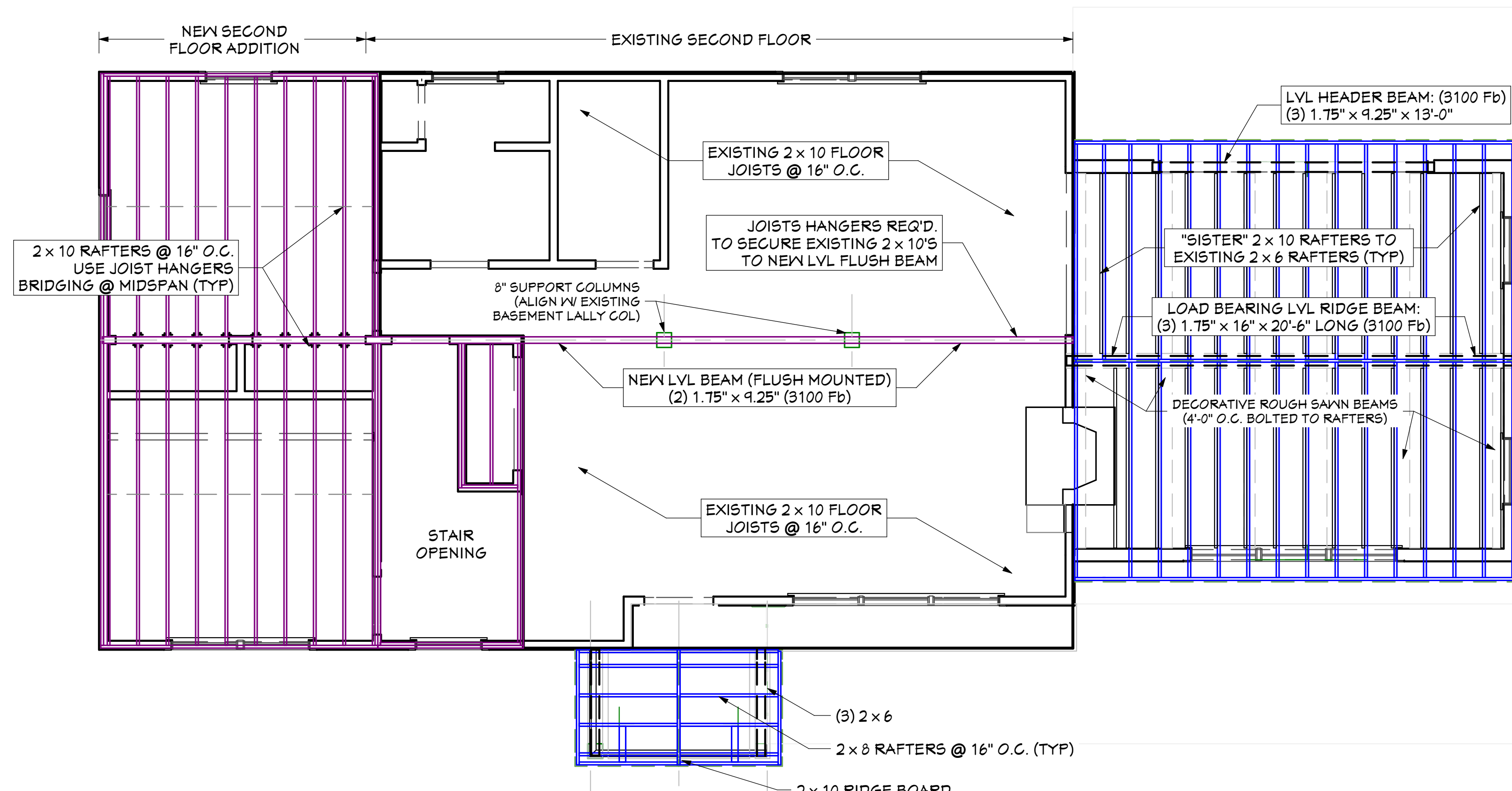
Project # BALDASSARE 2020
Date: 1/9/2020
Scale: AS SHOWN

A3



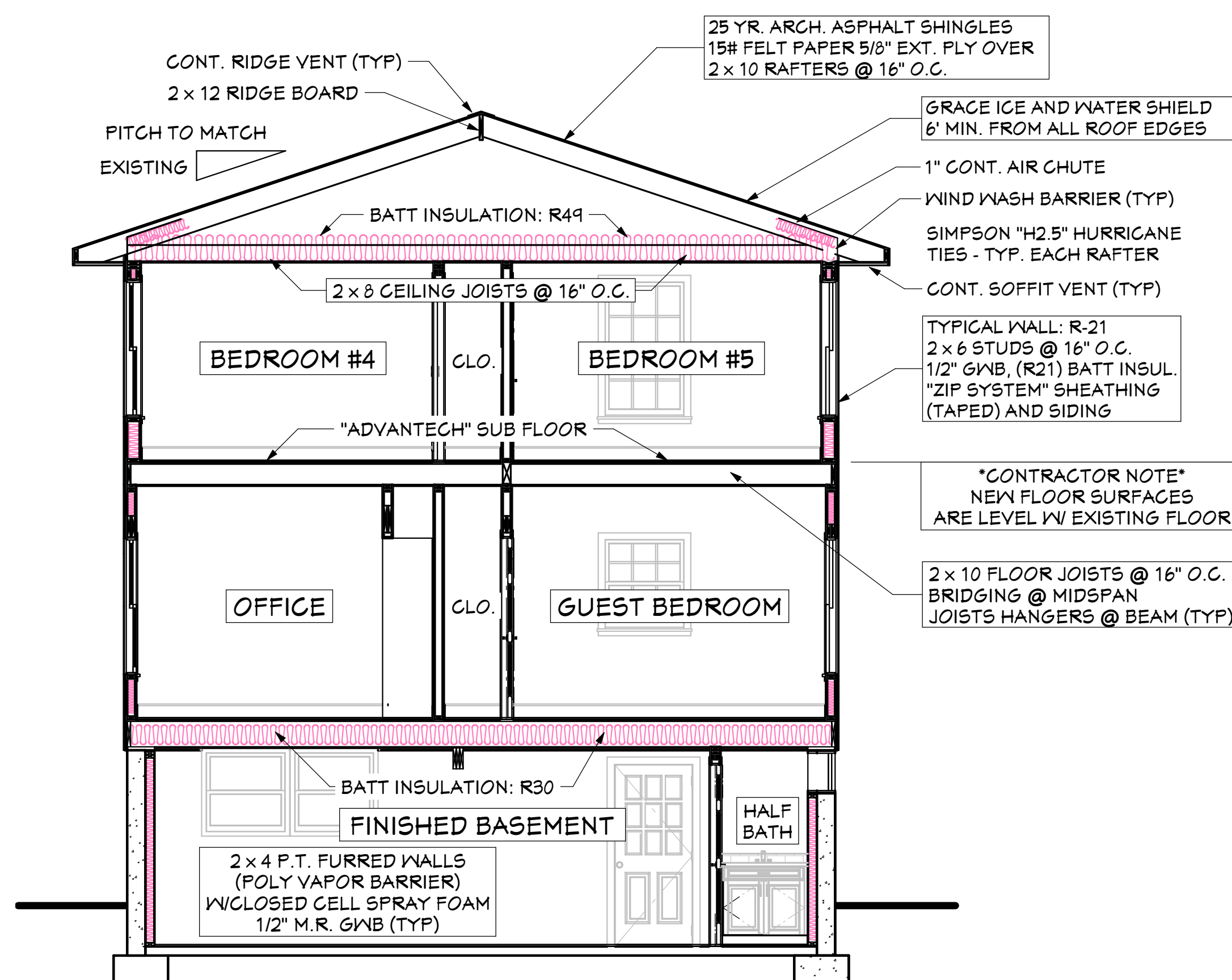
ROOF FRAMING PLAN

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



SECOND FLOOR AND LOWER ROOF FRAMING PLAN

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



CROSS SECTION

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

STRUCTURAL

DESIGN LOADS:
 FLOOR @ LIVING SPACE 40 PSF LIVE/ 15 PSF DEAD
 FLOOR @ SLEEPING SPACE 30 PSF LIVE/ 15 PSF DEAD
 ROOF GROUND SNOW 55 PSF LIVE/ 15 PSF DEAD

ALLOWABLE DEFLECTION: FLOOR 1/360
 ROOF 1/240

SOIL BEARING CAPACITY: 2000 PSF

NOTE: DESIGN LOADS AND SITE CONDITIONS SHOULD BE VERIFIED WITH LOCAL BUILDING CODES AND OFFICIALS. SPECIAL CONDITIONS SUCH AS SEISMIC, SNOW, WIND OR HYDROSTATIC LOADING MAY REQUIRE ENGINEERING PROFESSIONAL REVIEW.

MISCELLANEOUS

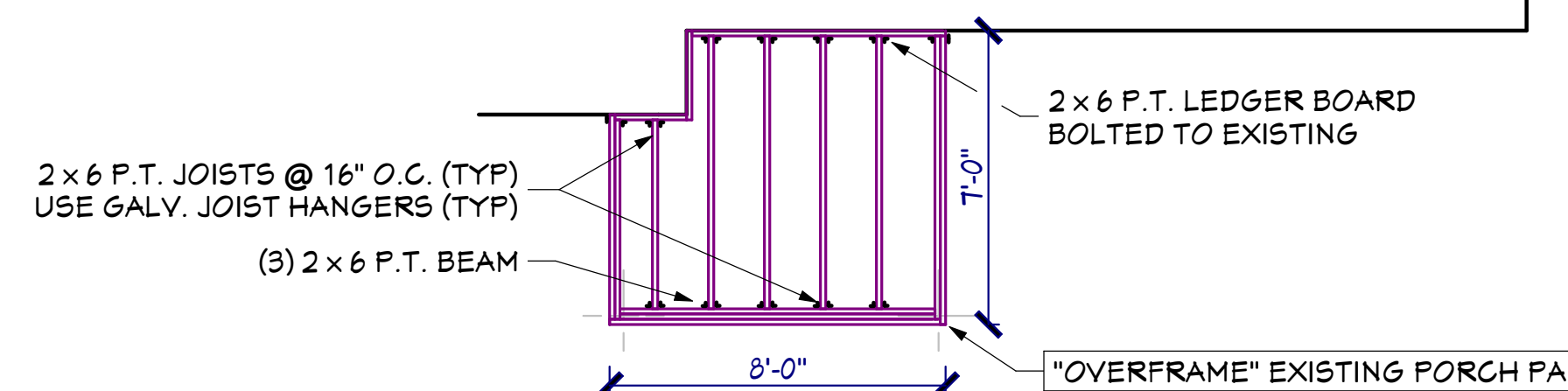
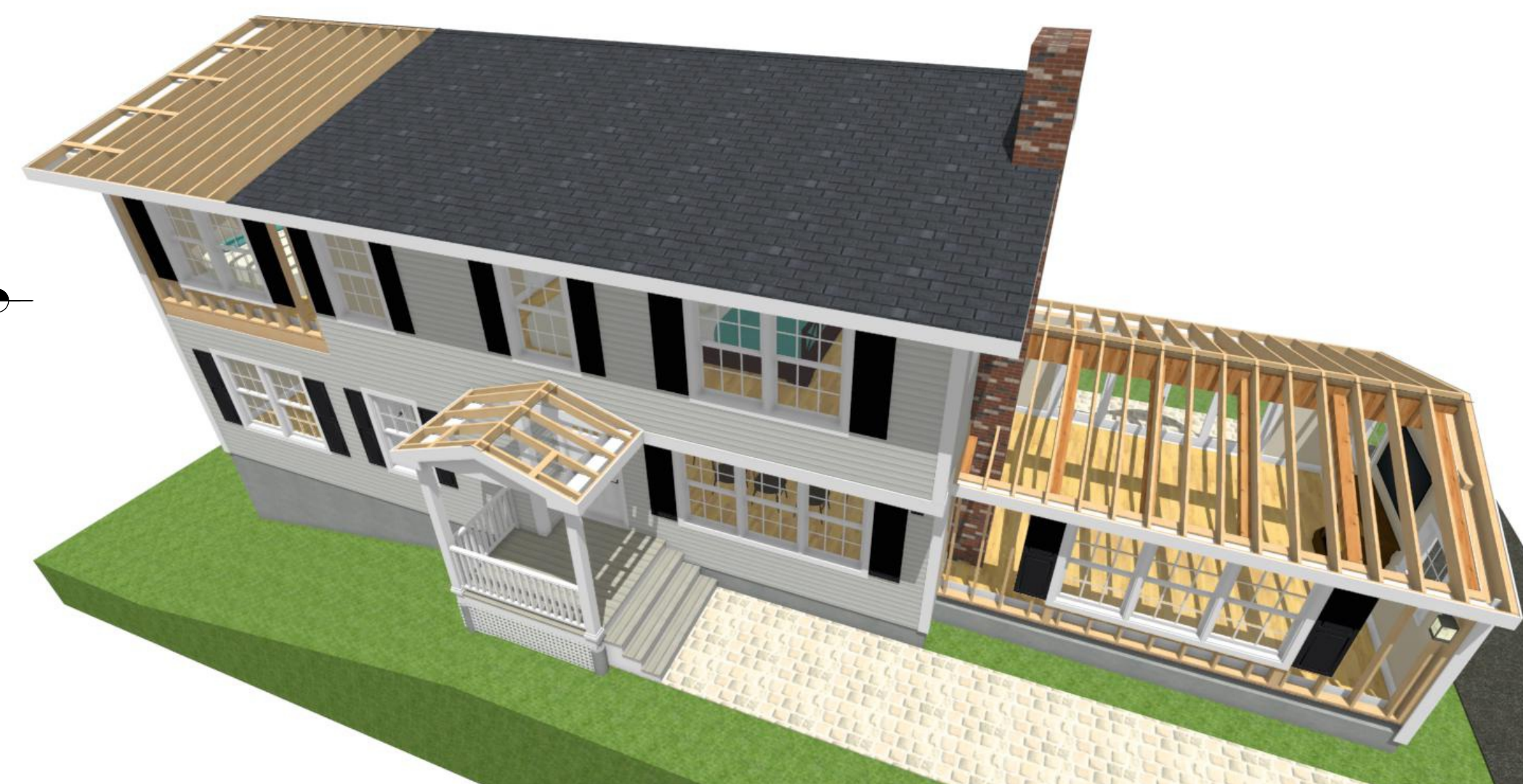
- INSULATION**
- 2 x 4 EXTERIOR WALLS
 - 2 x 6 EXTERIOR WALLS
 - FLOORS OVER UNHEATED SPACE
 - CEILING/ROOF
 - CATHEDRAL CEILING
- VAPOR BARRIER**
 INSTALL A 2 MIL. POLY VAPOR BARRIER ON WARM SIDE OF ALL INSULATION
- GLASS**
- DOUBLE GLAZED ARGON GAS FILLED W/LOW E 28 U-FACTOR MIN.
 - TEMPERED GLASS REQ'D. LESS THAN 18" ABOVE FLOOR

ROOF CONSTRUCTION

- CONTRACTOR TO PROVIDE 250# SELF-SEALING ARCHITECTURAL STYLE ASPHALT ROOF ON 15# FIBERGLASS REINFORCED ROOF PAPER ON 5/8" EXTERIOR GRADE CDX PLYWOOD. ROOF SHINGLES TO BE FASTENED WITH GALVANIZED METAL ROOF NAILS (TYPICAL)
- NO AREAS OF ROOFING TO BE FASTENED USING STAPLES
 - RAFTERS AND COLLAR TIES - SPF #2 (MIN. Fb 875 - E 1.3)
 - ALL ROOF VALLEY AREAS TO BE PROVIDED WITH METAL FLASHING
 - ALL ROOF EAVES TO BE PROVIDED WITH CONTINUOUS SOFFIT STRIP VENTS THRU 1" CONTINUOUS AIR CHUTE TO RIDGE VENT

CARPENTRY

- FRAMING LUMBER**
- STUDS #3 OR STUD GRADE
 - JOISTS AND RAFTERS - SPF #2 (Fb 875 - E 1.3)
 - SOLID SAWN BEAMS AND GIRDERS - SPF #2 (Fb 875 - E 1.3)
 - BEAMS - L.V.L.'S (Fb 2800 OR BETTER)
 - UNLESS OTHERWISE NOTED:
 - DOUBLE HEADER JOISTS AND TRIMMER @ ALL OPNGS.
 - DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS.
 - METAL OR SOLID BRIDGING @ JOIST BAY CENTERS
- FLOOR CONSTRUCTION**
- SUB FLOORS - 3/4" T & G PLYWOOD (GLUED & SCREWED)
 - BATH AND TOILET AREAS - USE WATER RESISTANT PLY.
- EXTERIOR SHEATHING**
- WALLS - 1/2" PLYWOOD (CDX EXTERIOR GRADE)
 - ROOF - 5/8" PLYWOOD (CDX EXTERIOR GRADE)
- INTERIOR FINISH**
- GENERAL WALLS - 1/2" GYWB W/ REINFORCED CORNERS TAPED AND SANDED.
 - BATHROOMS AND WET AREAS - USE WATER RESIST. GYWB.



FRONT PORCH DECK AND SIDE PORCH FRAMING PLAN

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

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Layouts and Views:

CROSS SECTION
 FRAMING PLANS
 3D FRAMING IMAGES
 AND
 GENERAL NOTES

Project Name and Address:

SINGLE FAMILY RESIDENCE
 15 LANTERN LANE
 BOXFORD, MA

Project # BALDASSARE 2020

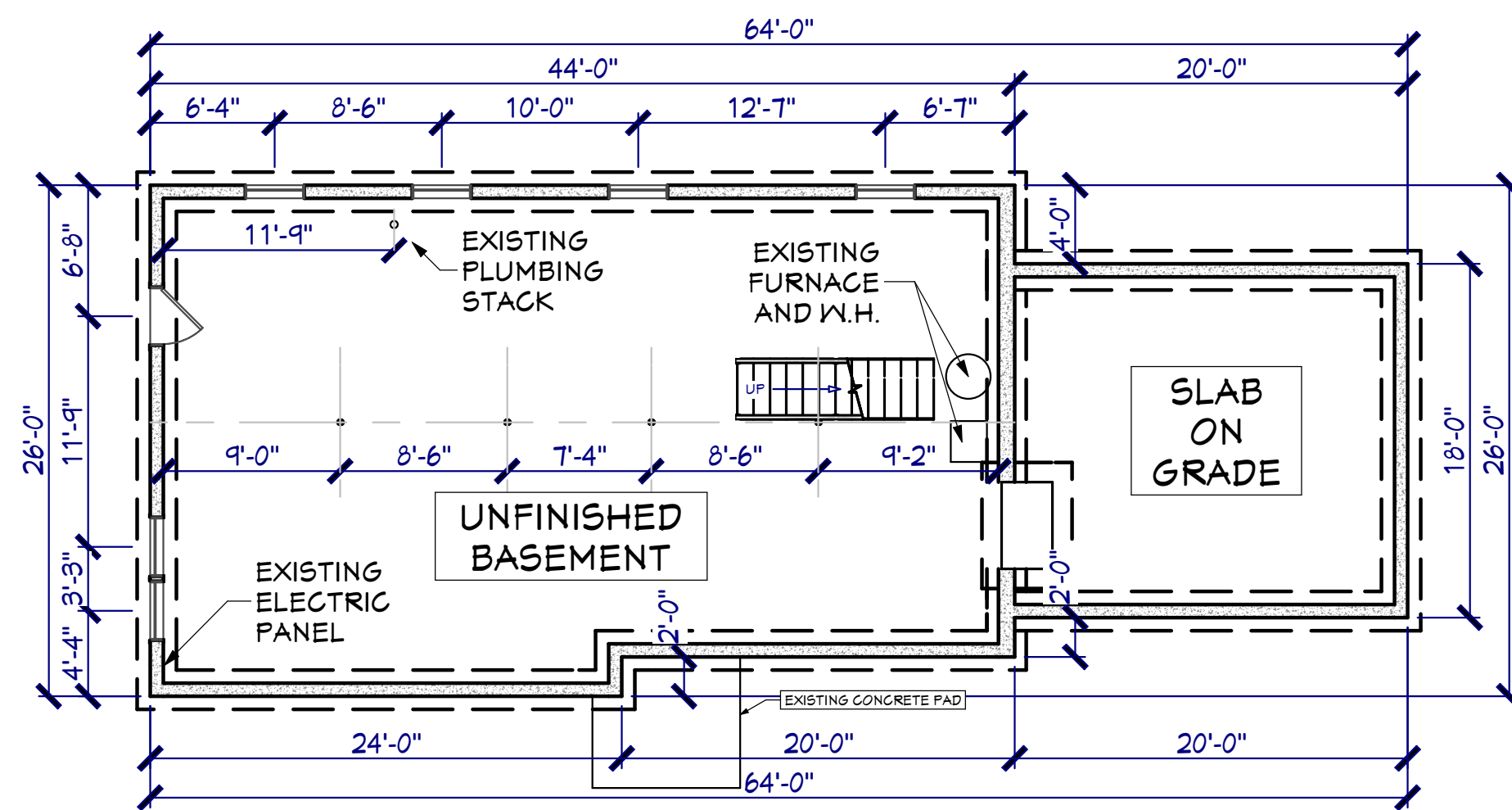
Date: 1/9/2020

Scale: AS SHOWN

A4

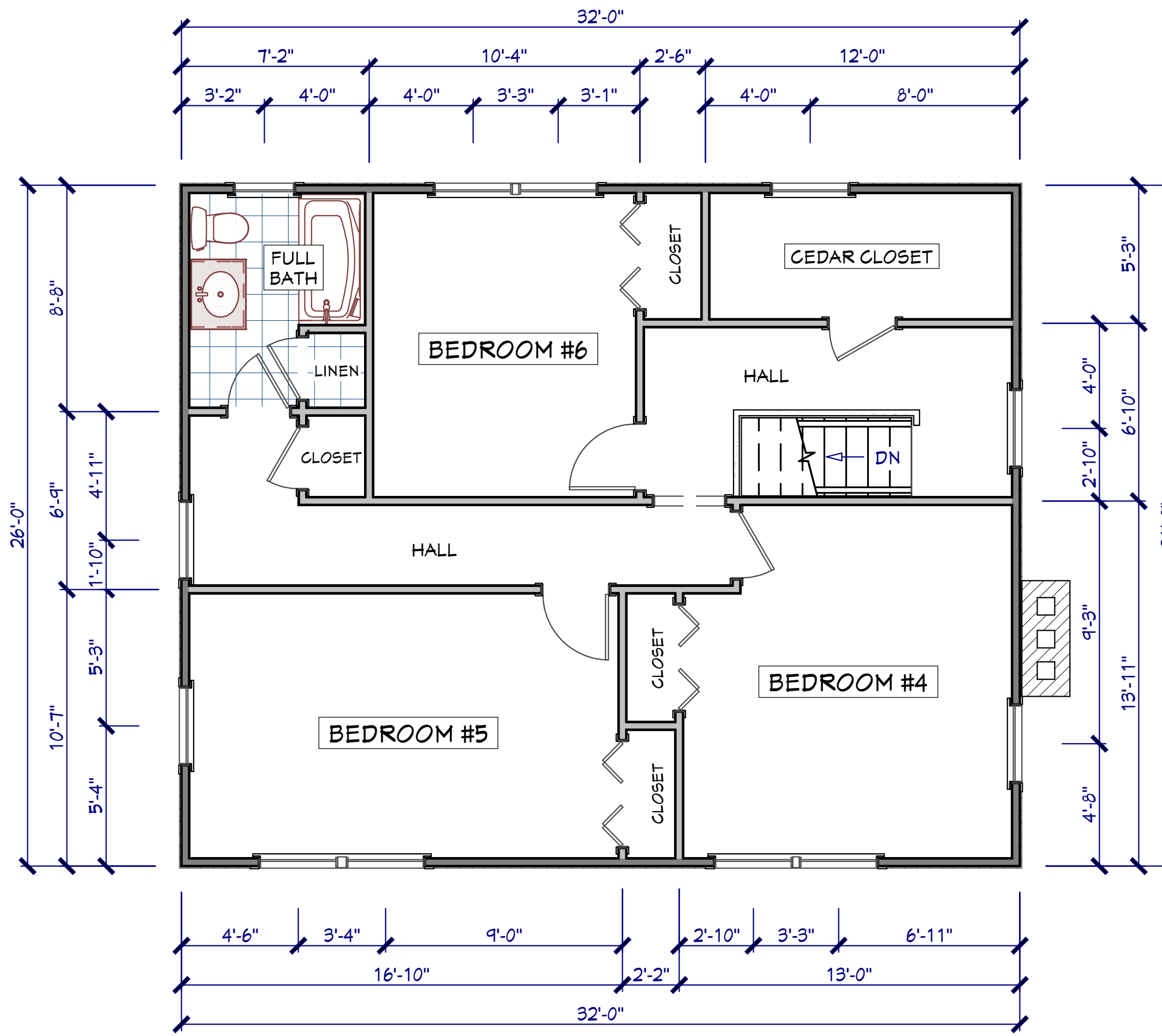


EXISTING CONDITIONS PHOTO



EXISTING BASEMENT PLAN

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



EXISTING SECOND FLOOR PLAN

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



EXISTING CONDITIONS PHOTO



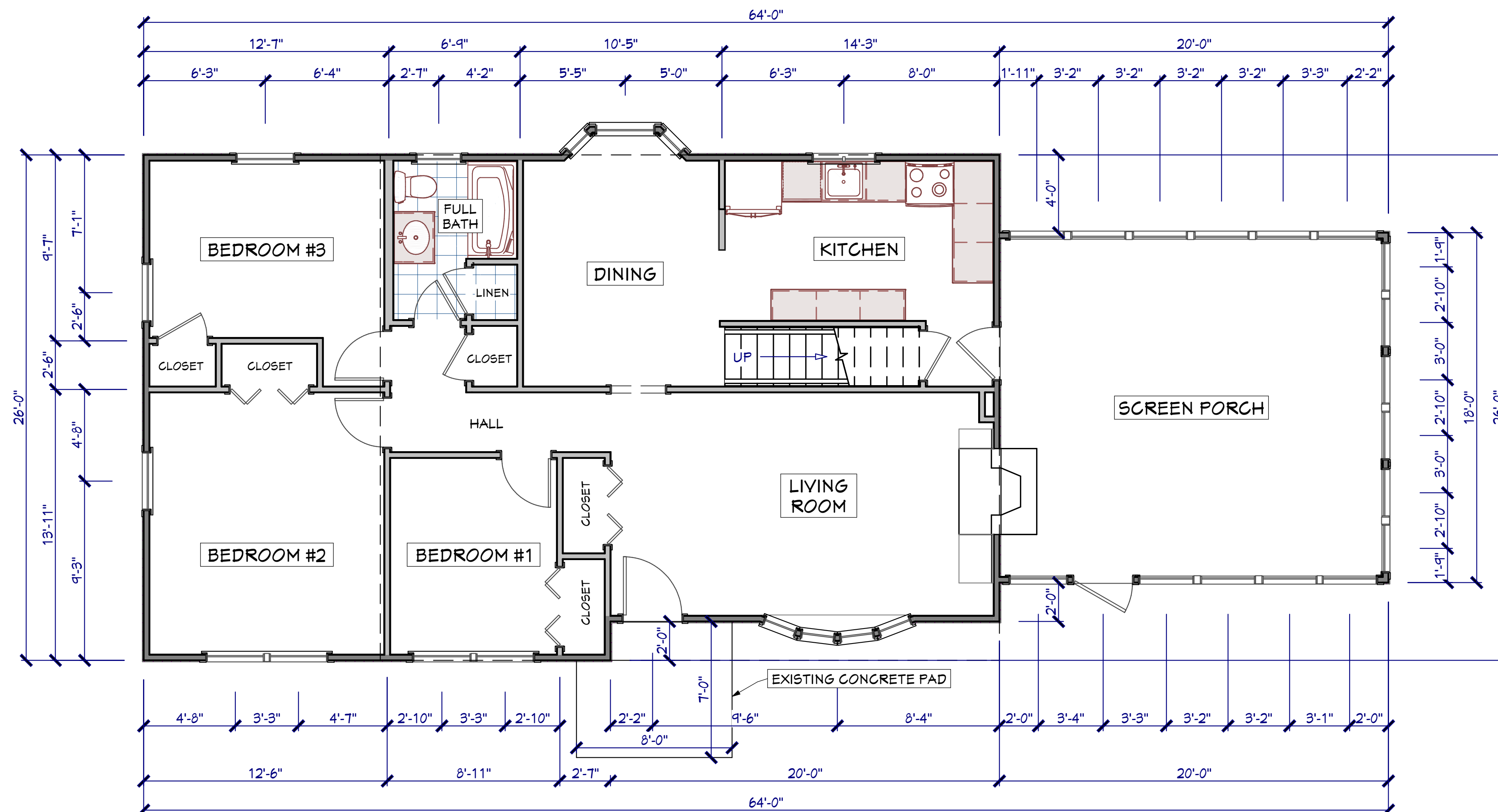
EXISTING CONDITIONS PHOTO



EXISTING CONDITIONS PHOTO



EXISTING CONDITIONS PHOTO



EXISTING FIRST FLOOR PLAN

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

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|-----|----------------|------|
| | | |

Layouts and Views:
EXISTING PLANS AND EXISTING CONDITIONS PHOTOS

Project Name and Address:
SINGLE FAMILY RESIDENCE
15 LANTERN LANE
BOXFORD, MA

Project # BALDASSARE 2020
Date: 1/9/2020
Scale: AS SHOWN

A5