

ALL EXTERIOR LIGHTING ARE
RECESSED DOWNLIGHTS INTO THE
PORCH CEILING. CATALOG CUTS
TO BE PROVIDED BY OWNER



WEST ELEVATION

3/16"=1'-0"

ALL EXTERIOR LIGHTING ARE
RECESSED DOWNLIGHTS INTO THE
PORCH CEILING. CATALOG CUTS
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SOUTH ELEVATION

3/16"=1'-0"

MAYNARD POINT
42 SUMMER STREET, MAYNARD, MA
MACDONALD DEVELOPMENT INC.

9-4-19

Issue Description Date

PJKA

PETER J. KARB
ARCHITECT

13 HILLCREST AVE.
STOW, MA
508-308-8770



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ARCHITECT.

Architect: PETER J. KARB

Drawn: PJK Check:

Job No: 19010 Scale: 3/16" = 1'-0"

ELEVATIONS

Title:

A-1

Sheet:

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EAST ELEVATION

3/16"=1'-0"

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NORTH ELEVATION

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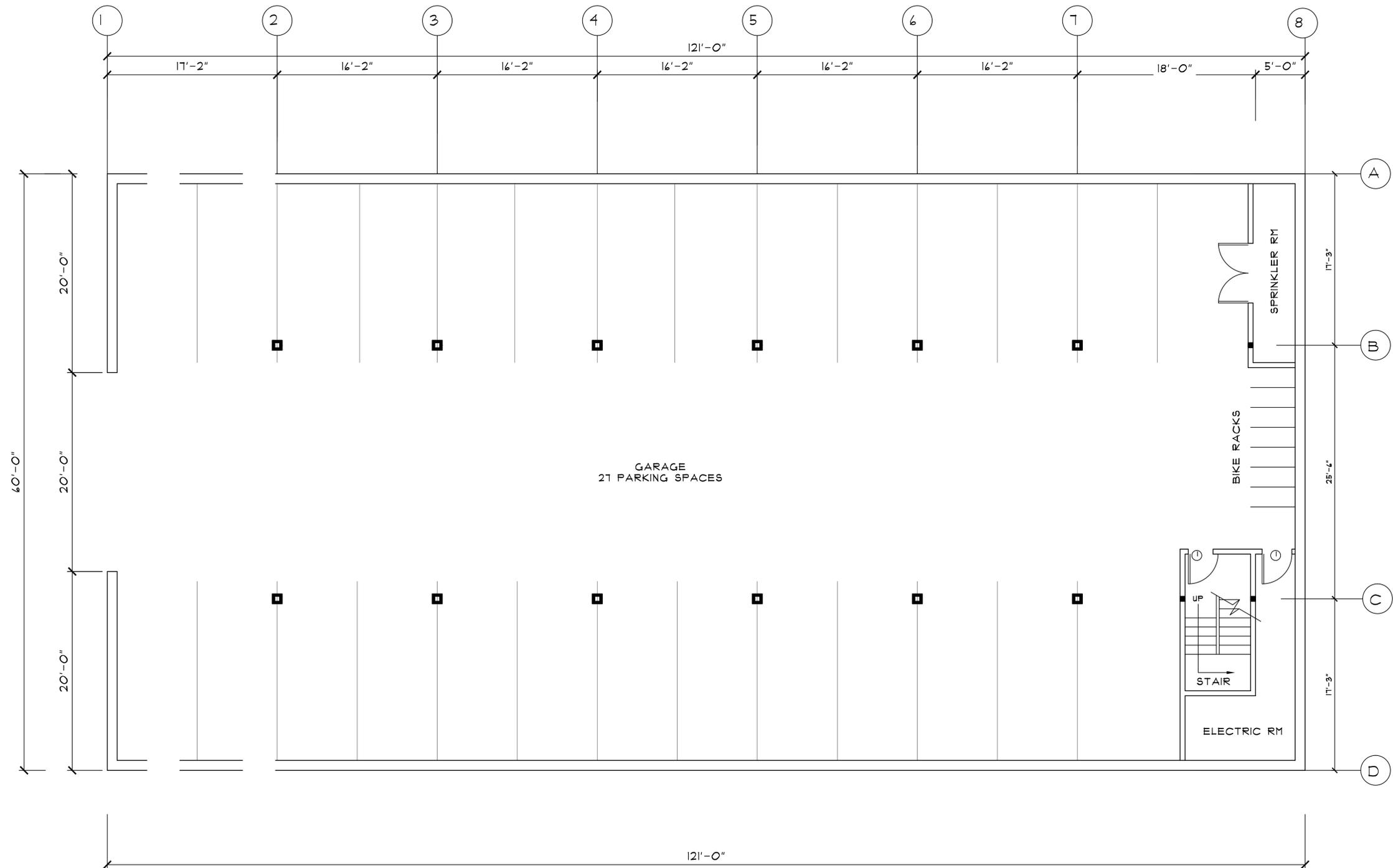
Job No: 19010 Scale: 3/16" = 1'-0"

ELEVATIONS

Title:

A-2

Sheet:



GARAGE, PLAN

3/16" = 1'-0"

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GARAGE PLAN

Title:

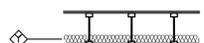
A-3

Sheet:

PARTITION/ CEILING SCHEDULE

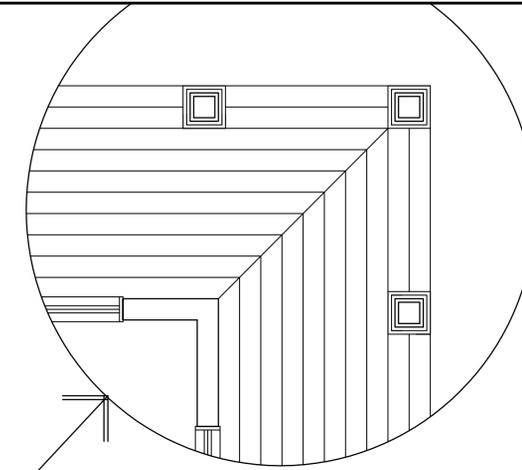
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TYPICAL DEMISING, CORRIDOR AND BEARING WALL:
 1/2" PLYWOOD ON ONE SIDE (WALL BRACING)
 1 LAYER 5/8" FIRE RATED GWB EACH SIDE OF 2x4@ 14" O.C.
 3 1/2" SOUND BATT INSULATION- UL-U305 - 1HR RATED
- 

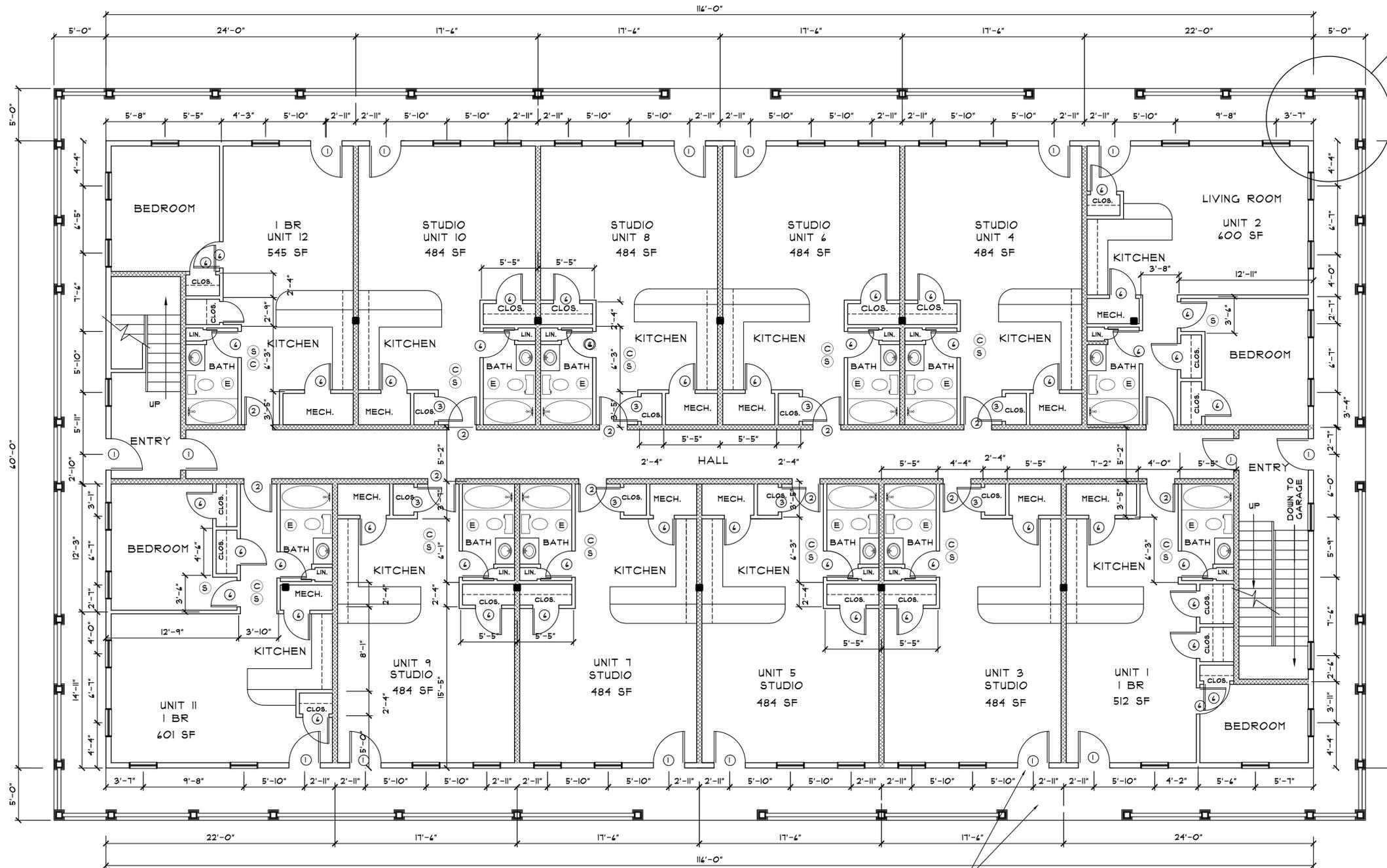
TYPICAL INTERIOR UNIT WALL:
 1 LAYER 5/8" GWB EACH SIDE OF 2x4@ 14" O.C.
 ALL WALLS ARE TYPE 'C' UNLESS NOTED OTHERWISE.
- 

TYPICAL FLOOR CEILING CONSTRUCTION:
 FINISH FLOOR ON 3/4" T&G PLYWOOD ON 11/2" JOISTS 14" O.C.
 3 1/2" BATT SOUND INSULATION, 2 LAYERS 5/8" FIRE RATED GWB
- 

TYPICAL PLUMBING WALL:
 1 LAYER 5/8" GWB EACH SIDE OF 2x4@ 14" O.C.



PORCH FLOORING DETAIL 1/2"=1'-0"



FIRST FLOOR PLAN 6960 SF

3/16"=1'-0"

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FIRST FLOOR PLAN

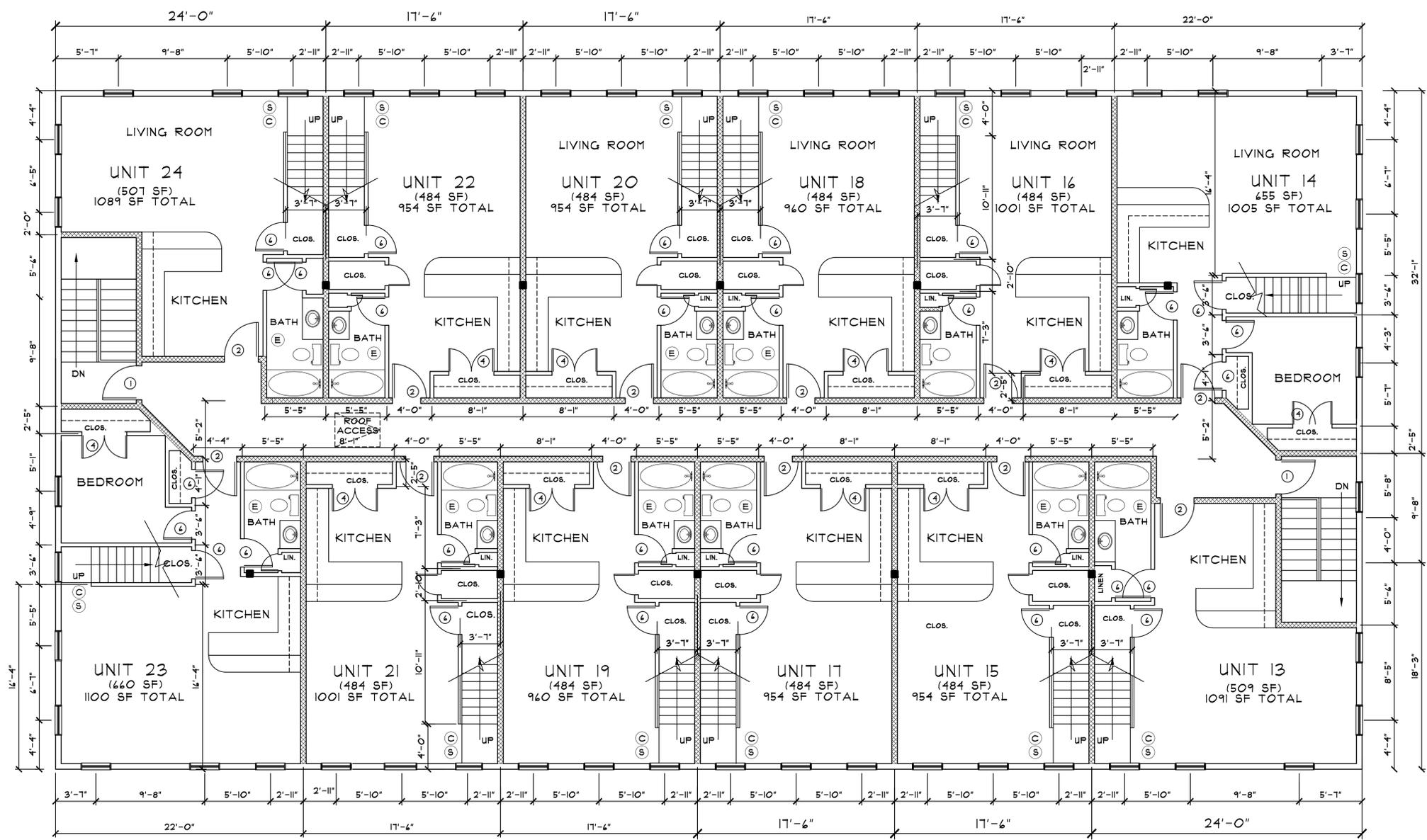
Sheet: **A-4**

DOOR SCHEDULE					WINDOW SCHEDULE			
SYMBOL	SIZE	MATERIAL AND TYPE	FRAME MATERIAL	REMARKS	SYMBOL	SIZE	MATERIAL	REMARKS
(1)	3'-0" x 7'-0" x 1 3/4"	SOLID CORE METAL EXTERIOR	HOLLOW METAL	1 HR LABEL, WEATHER SEAL, AUTOMATIC CLOSER	(A)	3'-0" x 5'-0"	VINYL	ANDERSON 100 SERIES
(2)	3'-0" x 7'-0" x 1 3/4"	SOLID CORE METAL EXTERIOR	HOLLOW METAL	1 HR LABEL, AUTOMATIC CLOSER	(B)	3'-0" x 4'-0"	VINYL	ANDERSON 100 SERIES
(3)	2'-4" x 4'-8" x 1 3/4"	MASONITE INTERIOR	WOOD					
(4)	PAIR 2'-0" x 4'-8" x 1 3/4"	MASONITE INTERIOR	WOOD					
(5)	1'-4" x 4'-8" x 1 3/4"	MASONITE INTERIOR	WOOD					
(6)	2'-4" x 4'-8" x 1 3/4"	MASONITE INTERIOR	WOOD					
(7)	PR OF 2'-4" x 4'-8" x 1 3/4"	MASONITE INTERIOR	WOOD					
(8)		MASONITE INTERIOR	WOOD					
(9)	3'-0" x 4'-8" BIFOLD	MASONITE INTERIOR	WOOD					

LEGEND	
(S)	SMOKE ALARM/DETECTOR PER 180 CHR 5100 SECTION R314
(C)	CARBON MONOXIDE ALARM/DETECTOR PER 180 CHR 5100 SECTION R315
(H)	HEAT ALARM/DETECTOR PER 180 CHR 5100 MASSACHUSETTS SECTION R314.5
(E)	TOILET AND BATHROOM MECHANICAL VENTILATION PER 180 CHR 5100 SECTION M1501 (M1501.1)

WINDOW NOTES:
 WINDOWS ARE ANDERSEN 100 SERIES
 SINGLE HUNG
 1/2 SIMILUNG DIVIDED LITE
 ALL EXTERIOR PARTS ARE BLACK
 LOW E
 U= .29

NOTES:
 1. ENTIRE BUILDING TO BE FULLY SPRINKLERED FOR FIRE PROTECTION



SECOND FLOOR PLAN 6960 SF

3/16"=1'-0"

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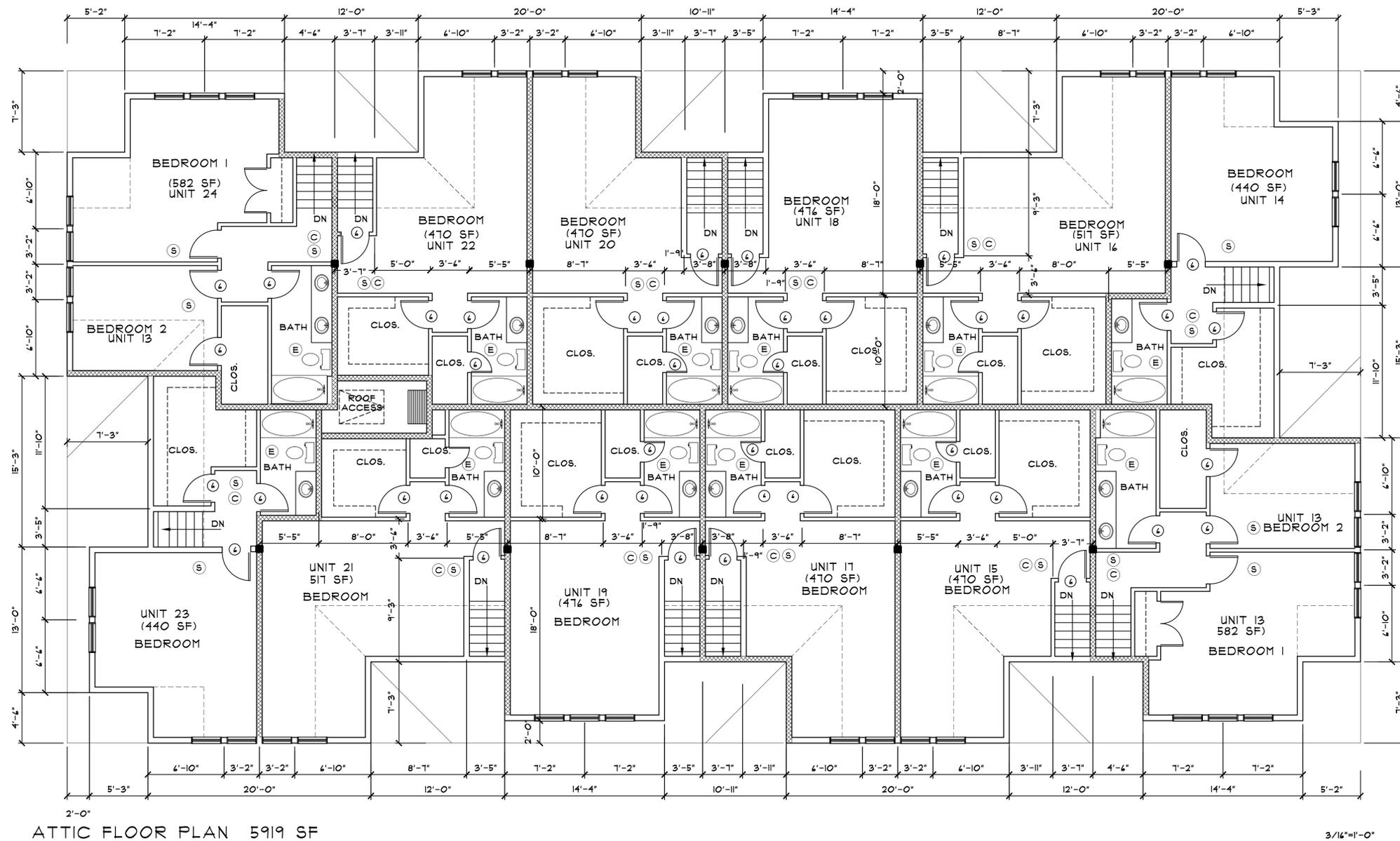
Job No: 19070 Scale: 3/16" = 1'-0"

SECOND FLOOR PLAN

Title:

A-5

Sheet:



MAYNARD POINT
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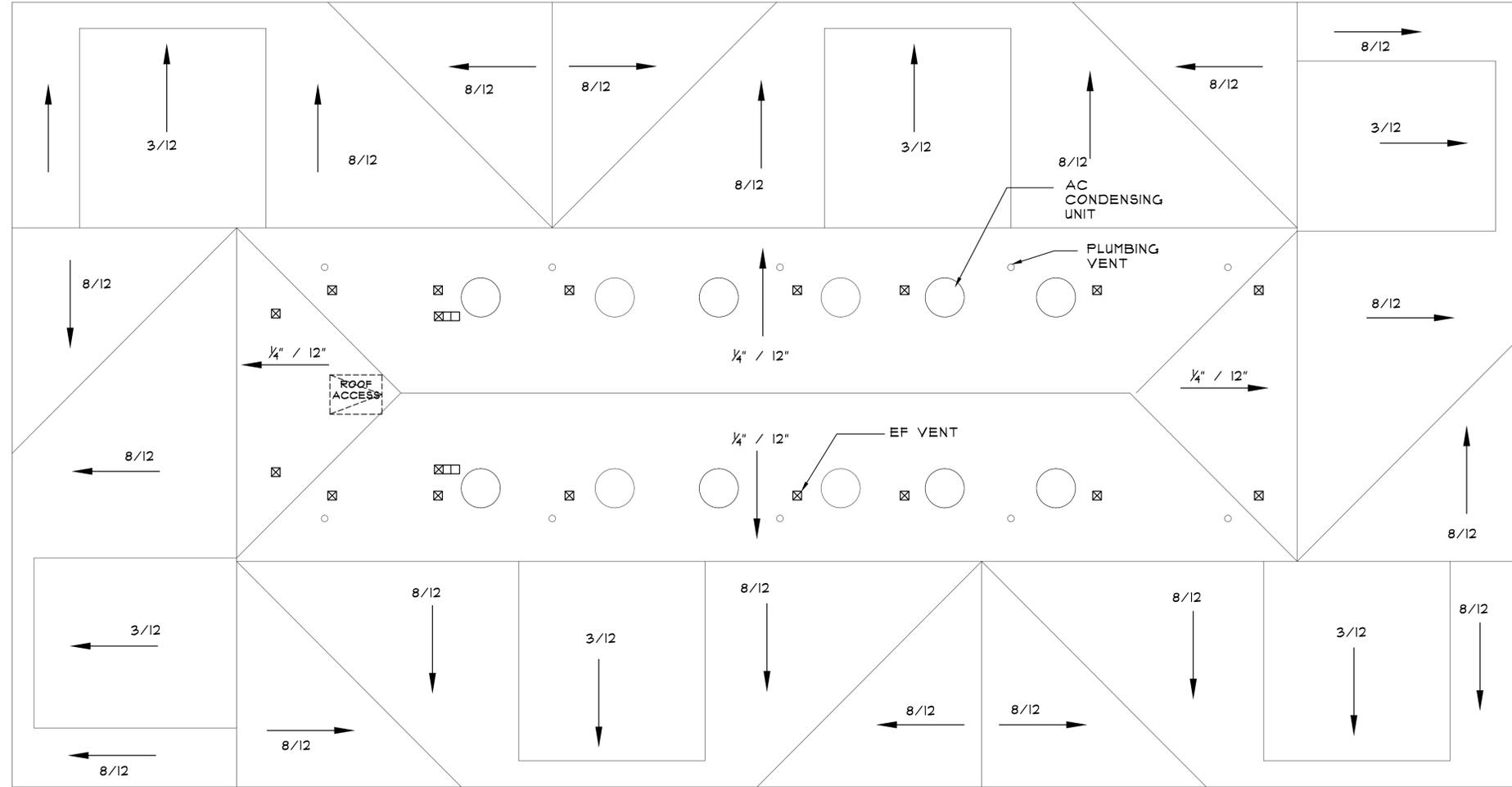
Architect: PETER J. KARB

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Job No: 19010 Scale: 3/16" = 1'-0"

THIRD FLOOR PLAN

Sheet: A-6



ROOF PLAN

3/16"=1'-0"

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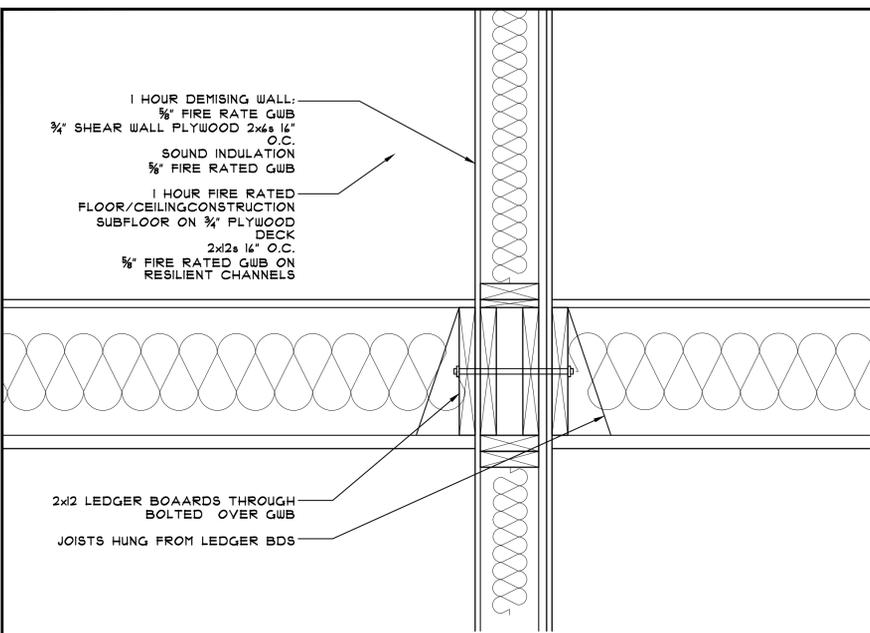
Job No: 19010 Scale: 3/16" = 1'-0"

ROOF PLAN

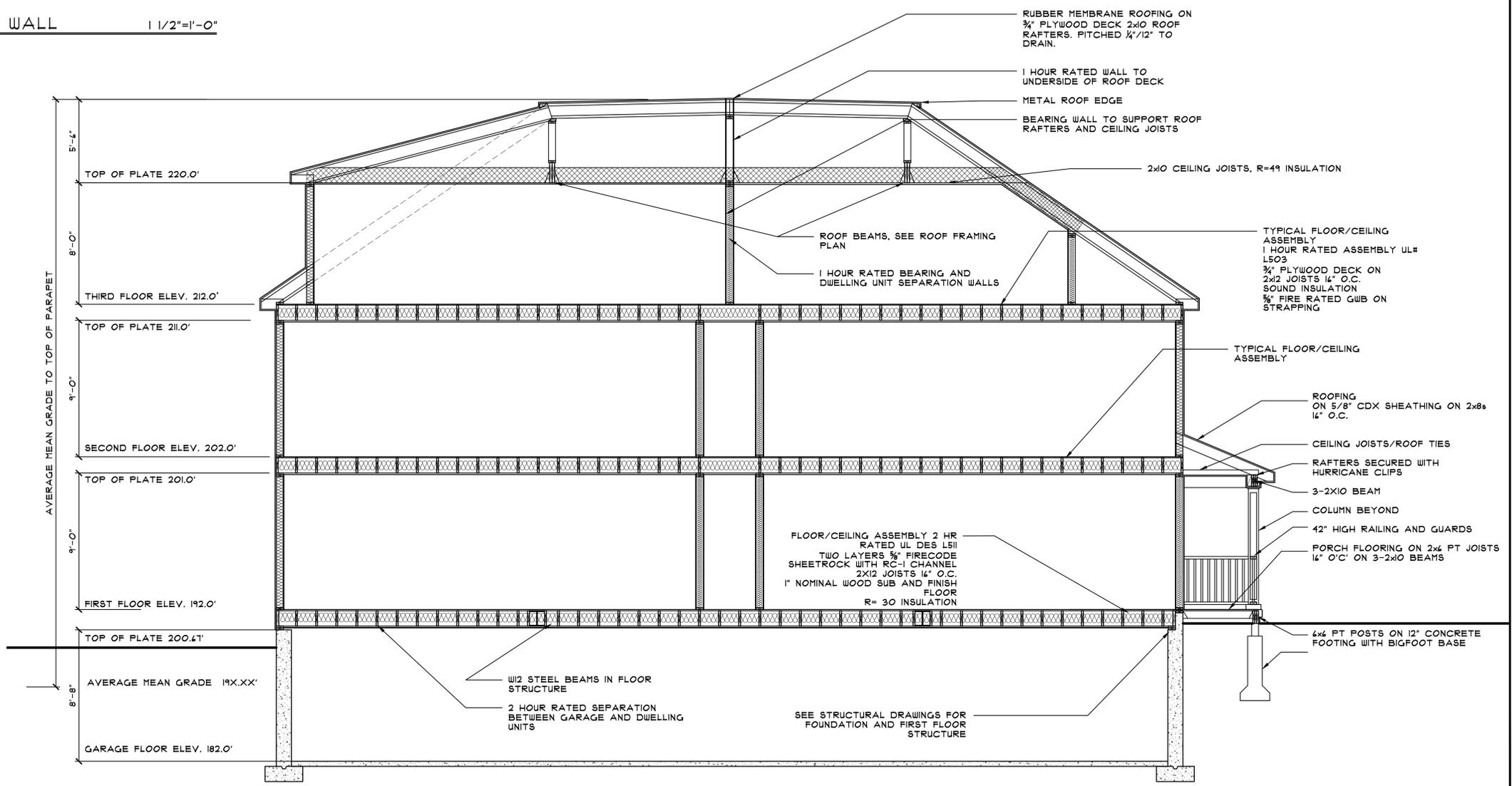
Title:

A-7

Sheet:



SECTION AT FLOOR/DEMISING WALL 1 1/2"=1'-0"



BUILDING SECTION AA 1/4"=1'-0"

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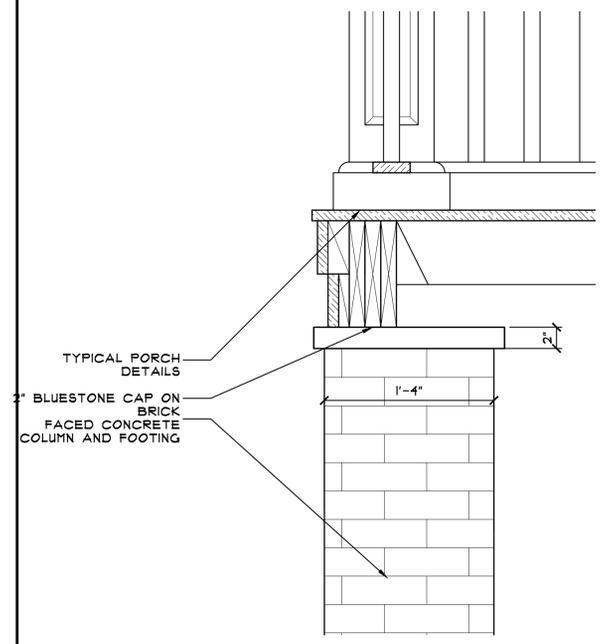
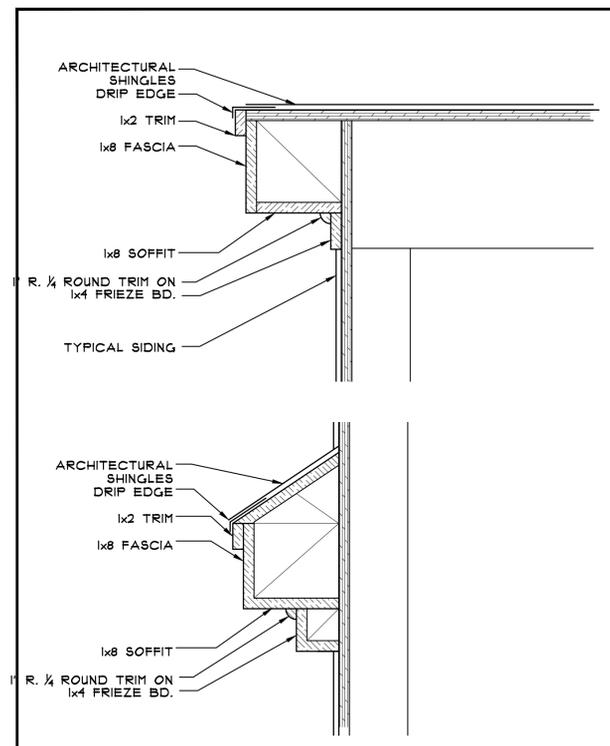
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Drawn: PJK Check:

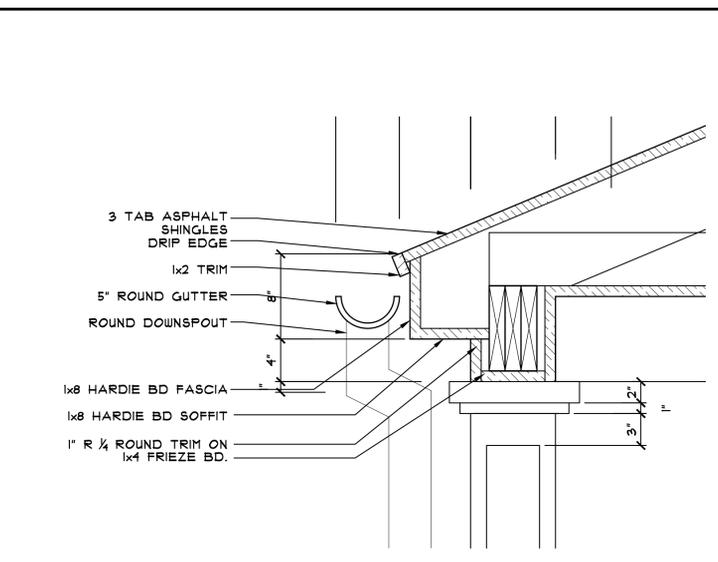
Job No: 19010 Scale: 1/4" = 1'-0"

BUILDING SECTION

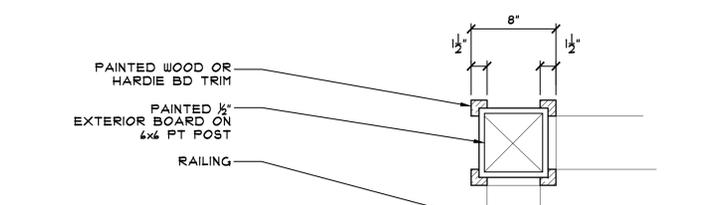
Sheet: A-8



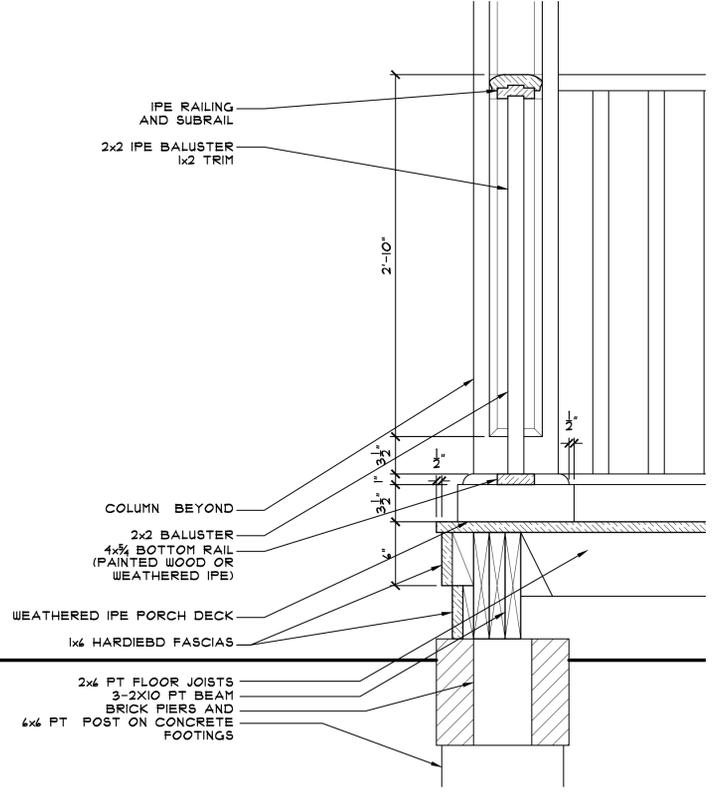
PIER AND PORCH FLOOR 1/2"=1'-0"



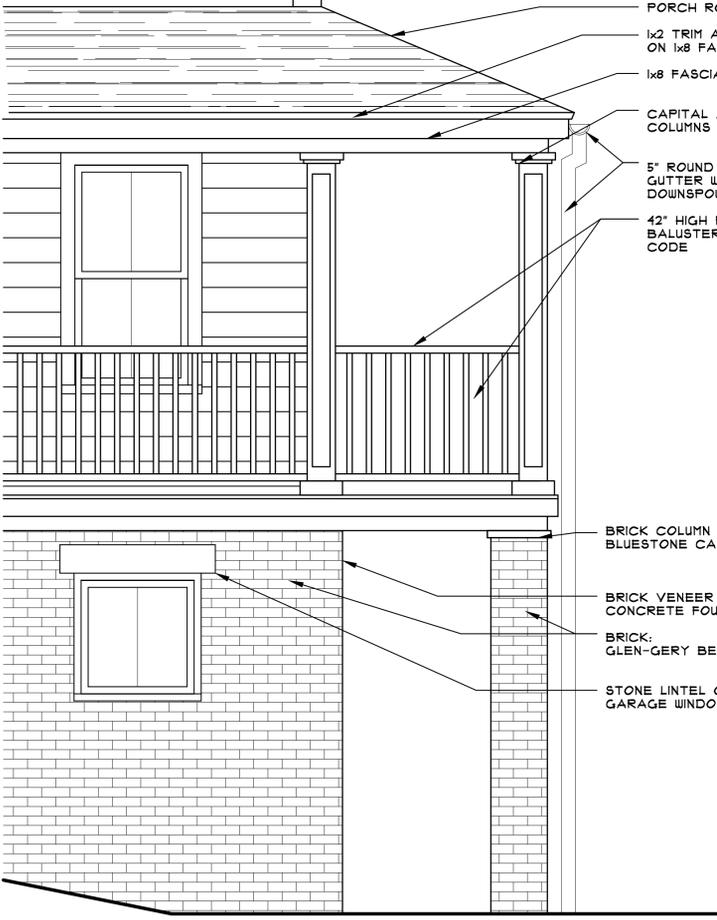
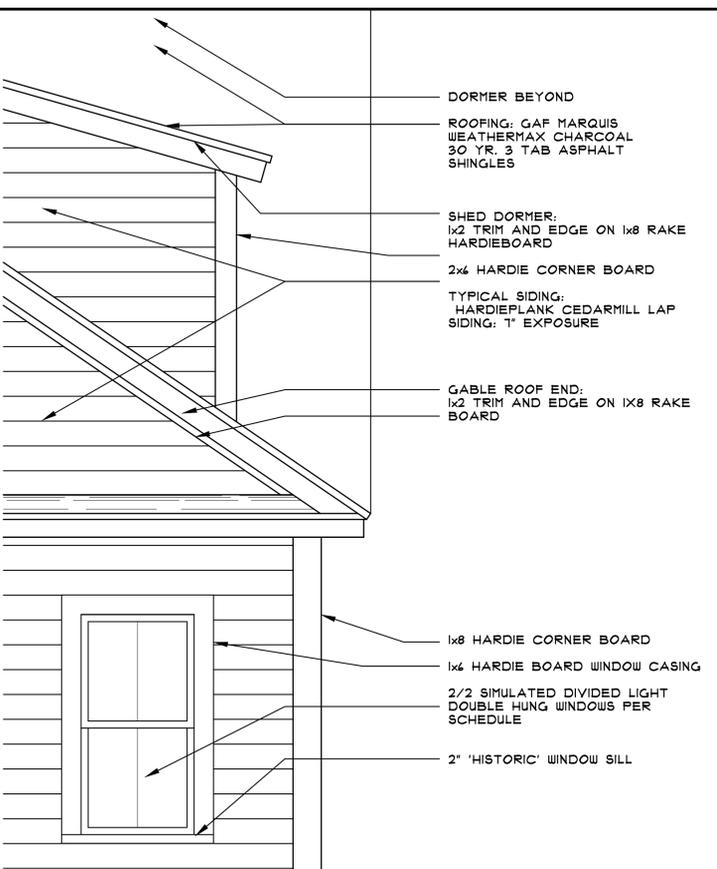
TYPICAL ROOF EDGE DETAILS 1/2"=1'-0"



SECTION AT TYP COLUMN 1/2"=1'-0"



PORCH RAILING AND FLOOR 1/2"=1'-0"



2 ROOF AT ENTRIES 1/2"=1'-0"
A-13

1 TYPICAL DETAILS/NOTES 1/2"=1'-0"
A-13

COLOR NOTES:

BRICK TO BE: GLEN-GERY 'BEN FRANKLIN'

ROOFING TO BE: GAF MARQUIS WEATHERMAX 'CHARCOAL'

ALL PAINTED EXTERIOR SURFACES TO BE PAINTED IN A MONOTONE YELLOW SCHEME:
COLOR TO BE BENJAMIN MOORE #2020-40 YELLOW RAIN COAT OR APPROVED EQUAL

WINDOWS TO BE BLACK

DOORS TO BE PAINTED BLACK TO MATCH WINDOWS

IFE DECK TO BE LEFT TO WEATHER.
RAIL PARTS PAINTED OR LEFT TO WEATHER.

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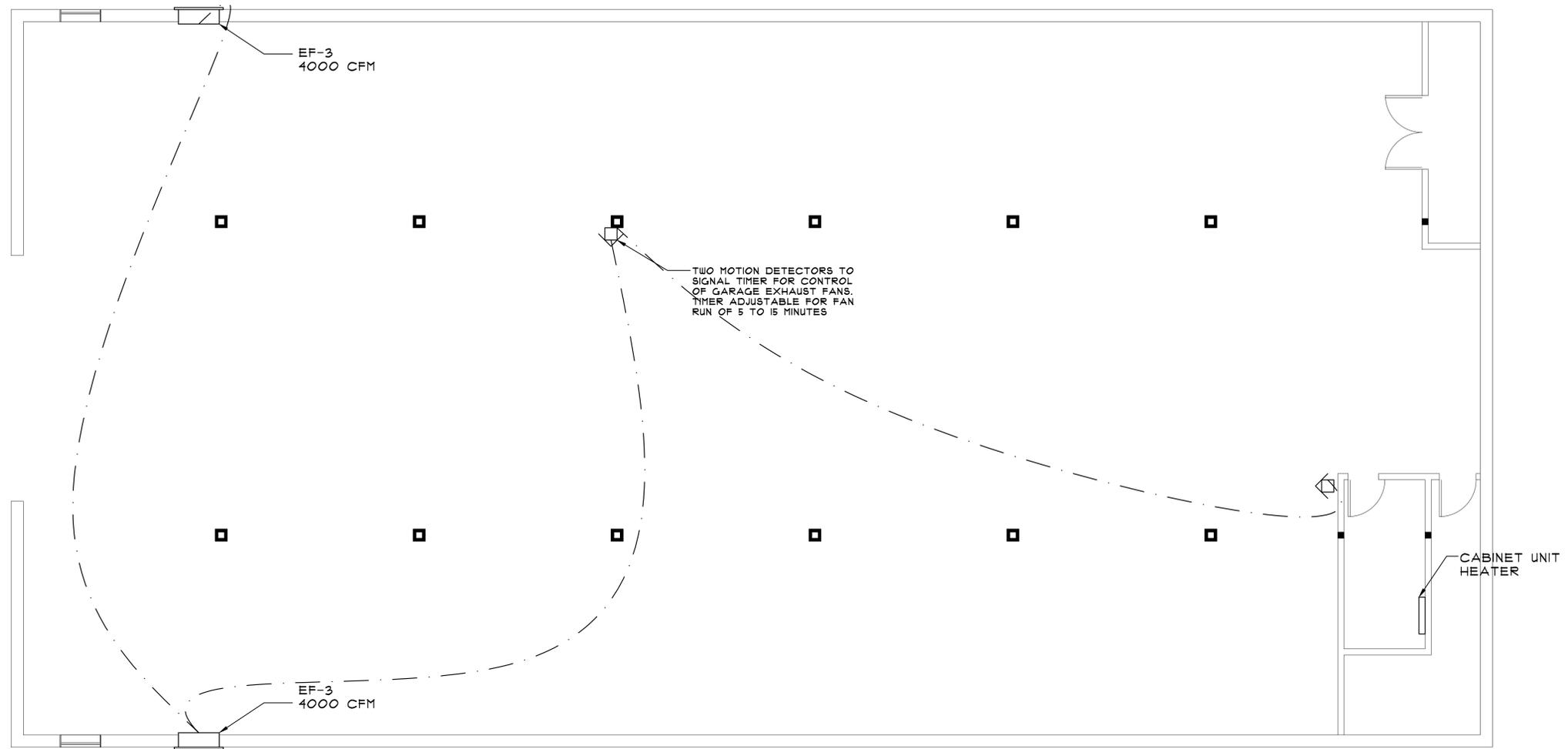
Architect: PETER J. KARB

Drawn: PJK Check:

Job No: 19010 Scale: 1/4" = 1'-0"

NOTES
DETAILS
A-9

Sheet:



GARAGE HVAC PLAN

3/16"=1'-0"

MAYNARD POINT
42 SUMMER STREET, MAYNARD, MA
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8-17-19
8-11-19
7-8-19

Issue Description Date

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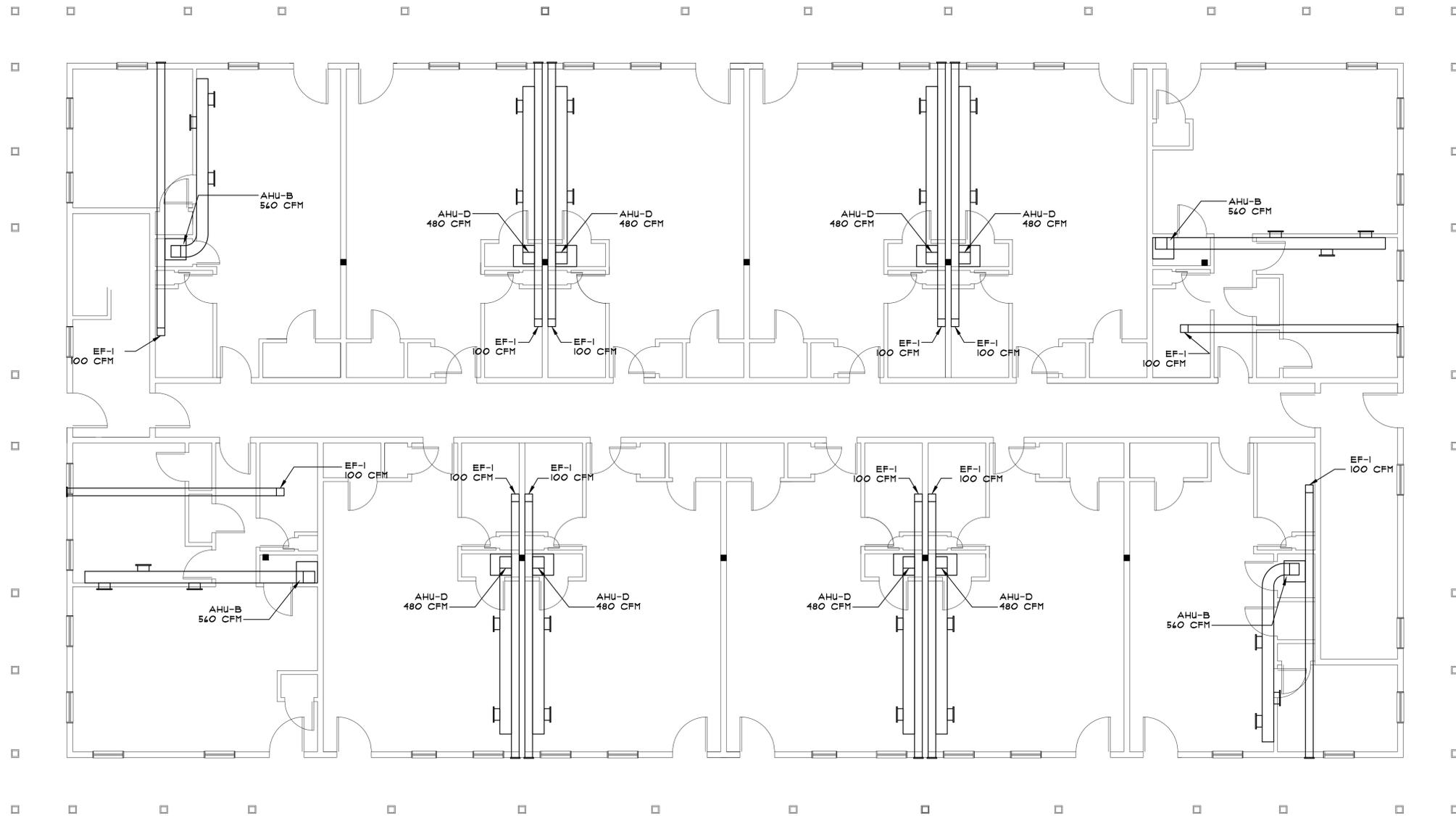
Job No: 19010 Scale: 3/16" = 1'-0"

GARAGE
HVAC

Title:

H-1

Sheet:



FIRST FLOOR HVAC

3/16"=1'-0"

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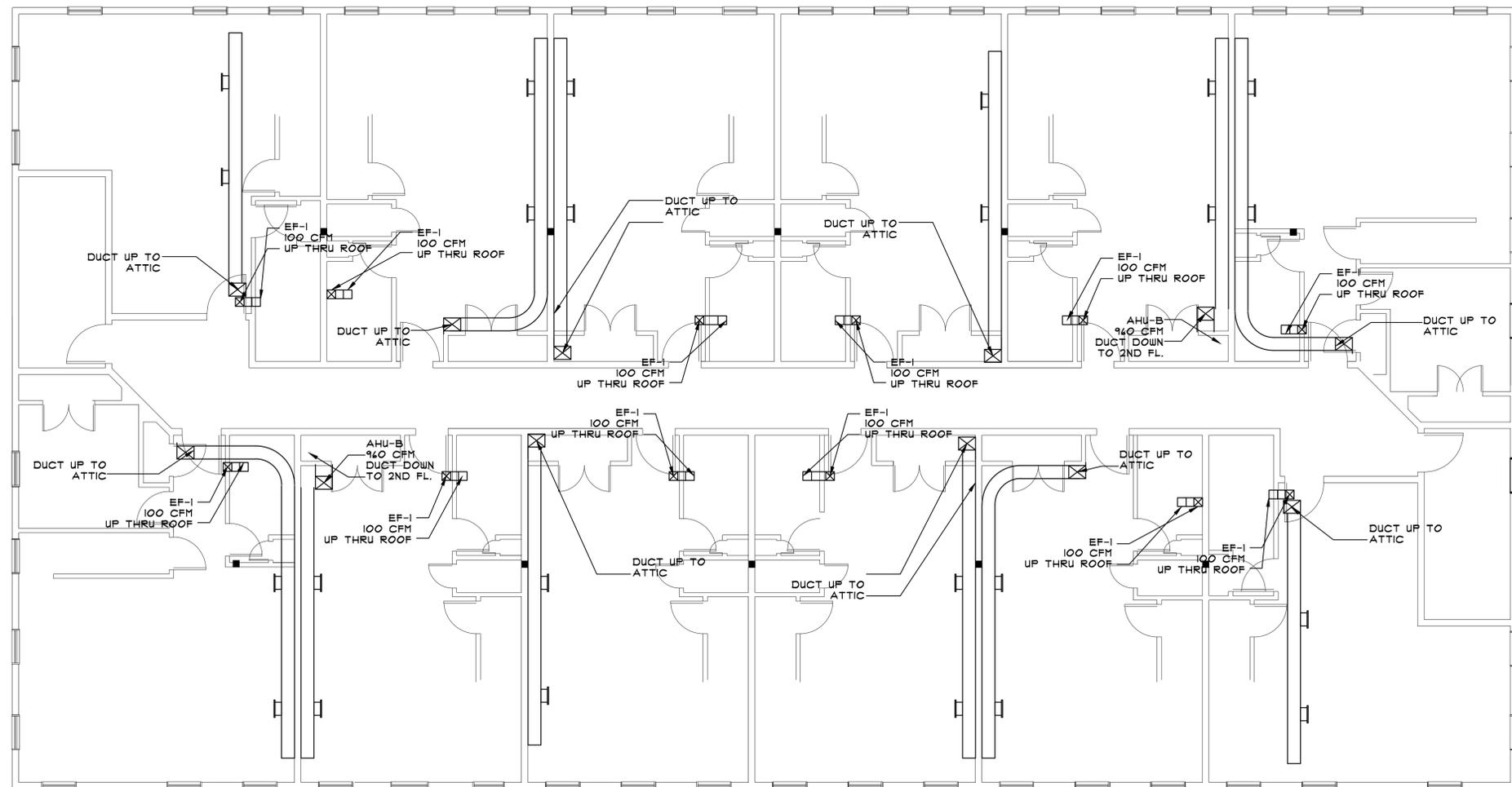
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Drawn: PJK Check:

Job No: 19010 Scale: 3/16" = 1'-0"

FIRST FLOOR
 HVAC

Sheet: H-2



SECOND FLOOR HVAC PLAN

3/16"=1'-0"

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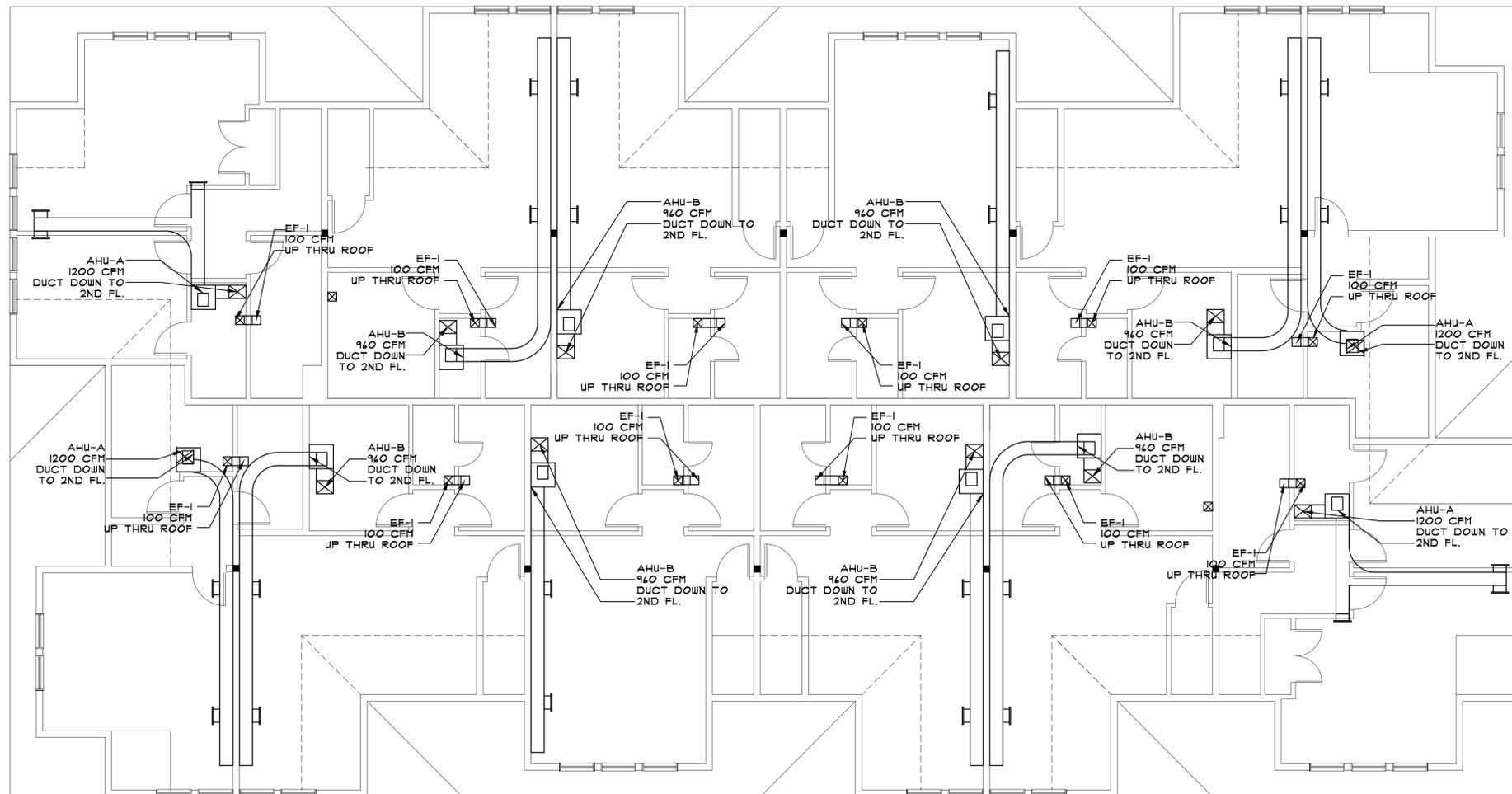
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SECOND FLOOR
 HVAC

A-9

Sheet:



ATTIC HVAC PLAN

3/16"=1'-0"

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Drawn: PJK Check:

Job No: 19070 Scale: 3/16" = 1'-0"

THIRD FLOOR
HVAC

Title:
A-10

Sheet:

PROJECT SUMMARY

MAYNARD POINT 42 SUMMER STREET MAYNARD, MA

PROJECT BUILDING CODES

BUILDING CODES:	<p>180 CMR MASSACHUSETTS STATE BUILDING CODE-NINTH EDITION</p> <p>NFPA 13 - INSTALLATION OF FIRE SPRINKLER SYSTEMS NFPA 70 - NATIONAL ELECTRICAL CODE (NEC 2002) NFPA 72 - NATIONAL FIRE ALARM CODE NFPA 90A - INSTALLATION OF AIR CONDITIONING & VENTILATING SYSTEMS NFPA 90B - INSTALLATION OF WARM AIR HEATING & AIR CONDITIONING SYSTEMS NFPA 101 - 2000 LIFE SAFETY CODE 521 CMR ARCHITECTURAL ACCESS BOARD AMERICANS WITH DISABILITIES ACT (ADA)</p>																														
OCCUPANCY:	<p>USE GROUP R-2 MULTIPLE DWELLING RESIDENTIAL, 180 CMR 310. USE GROUP S-2 LOW HAZARD STORAGE FOR GARAGE, 180 CMR 311.3</p> <p>SEPARATION OF USE GROUPS 180 CMR 508.4 AND TABLE 508.4. ONE HOUR FIRE RESISTANCE RATING REQUIRED BETWEEN USE GROUPS R-2, AND S-2 FOR BUILDINGS BEING EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM</p>																														
CONSTRUCTION TYPE:	<p>180 CMR TYPE II-B FOR S-2 USE GROUP 180 CMR TYPE V-A FOR R-2 USE GROUP</p>																														
GENERAL BUILDING LIMITATIONS	<p>S-2 USE GROUP, II-B CONSTRUCTION ALLOWED: 3 STORY, 55' HEIGHT, 24,000 SF ACTUAL: 1 STORY, 10' HEIGHT, 4,940 SF</p> <p>R-2 USE GROUP, V-A CONSTRUCTION ALLOWED: 3 STORIES, 50' HEIGHT, 12,000 SF ACTUAL: 3 STORIES, 40' HEIGHT, 4,940 SF</p>																														
FIRERESISTANCE RATINGS OF STRUCTURAL ELEMENTS	<p>II-B CONSTRUCTION:</p> <table border="0"> <tr><td>STRUCTURAL FRAME</td><td>0 HR</td></tr> <tr><td>BEARING WALLS</td><td>0 HR</td></tr> <tr><td>FIRE ENCLOSURE OF EXITS</td><td>2 HRS</td></tr> <tr><td>SHAFTS AND ELEVATOR HOISTWAY</td><td>2 HRS</td></tr> <tr><td>NONBEARING WALLS AND PARTITIONS</td><td>0 HR</td></tr> <tr><td>FLOOR CONSTRUCTION</td><td>0 HR</td></tr> <tr><td>ROOF CONSTRUCTION</td><td>0 HR</td></tr> </table> <p>V-A CONSTRUCTION:</p> <table border="0"> <tr><td>STRUCTURAL FRAME</td><td>1 HR</td></tr> <tr><td>FIRE ENCLOSURE OF EXITS</td><td>2 HRS</td></tr> <tr><td>SHAFTS AND ELEVATOR HOISTWAY</td><td>2 HRS</td></tr> <tr><td>EXIT ACCESS CORRIDORS</td><td>1/2 HR</td></tr> <tr><td>DWELLING UNIT SEPARATION</td><td>1 HR</td></tr> <tr><td>NONBEARING WALLS AND PARTITIONS</td><td>0 HR</td></tr> <tr><td>FLOOR CONSTRUCTION</td><td>1 HR</td></tr> <tr><td>ROOF CONSTRUCTION</td><td>1 HR</td></tr> </table>	STRUCTURAL FRAME	0 HR	BEARING WALLS	0 HR	FIRE ENCLOSURE OF EXITS	2 HRS	SHAFTS AND ELEVATOR HOISTWAY	2 HRS	NONBEARING WALLS AND PARTITIONS	0 HR	FLOOR CONSTRUCTION	0 HR	ROOF CONSTRUCTION	0 HR	STRUCTURAL FRAME	1 HR	FIRE ENCLOSURE OF EXITS	2 HRS	SHAFTS AND ELEVATOR HOISTWAY	2 HRS	EXIT ACCESS CORRIDORS	1/2 HR	DWELLING UNIT SEPARATION	1 HR	NONBEARING WALLS AND PARTITIONS	0 HR	FLOOR CONSTRUCTION	1 HR	ROOF CONSTRUCTION	1 HR
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FLOOR CONSTRUCTION	1 HR																														
ROOF CONSTRUCTION	1 HR																														

EGRESS REQUIREMENTS

MAXIMUM LENGTH OF EXIT ACCESS REQUIRED= 250 FEET
 MAXIMUM LENGTH OF EXIT ACCESS PROVIDED= LESS THAN 250 FEET

OCCUPANT LOAD, RESIDENTIAL, 45910 SF DIVIDED BY 200 SF/OCCUPANT = 230 OCCUPANTS
 WIDTH OF STAIRWAY REQ'D = 44 INCHES 88 INCHES PROVIDED
 WIDTH OF DOORWAYS REQ'D = 34 INCHES 42 INCHES PROVIDED

MINIMUM OF TWO EXITS REQUIRED, TWO EXITS PROVIDED

521 CMR REQUIREMENTS

ALL DWELLING UNITS MUST BE CONSTRUCTED AS GROUP 1 DWELLING UNITS
 EXCEPT 5% (2) UNITS MUST BE CONSTRUCTED AS GROUP 2A UNITS.

GROUP 1 UNITS MUST COMPLY WITH 521 CMR 9.5 AND 521 CMR 42 GROUP 1
 BATHROOMS, 521 CMR 43, GROUP 1 KITCHENS AND 521 CMR 44, GROUP 1
 BEDROOMS

GROUP 2A UNITS MUST COMPLY WITH 521 CMR 9.5 AND 521 CMR 44 GROUP 2
 BATHROOMS, 521 CMR 45, GROUP 2 KITCHENS AND 521 CMR 41, GROUP 2
 BEDROOMS.

MEPPP DRAWINGS AND SPECIFICATIONS

MECHANICAL/HVAC CONTRACTOR SHALL SUBMIT DRAWINGS (BASED ON
 DRAWINGS H-1 THRU H-4) SPECIFYING EQUIPMENT TO BE USED, PIPING AND
 ELECTRICAL REQUIREMENTS

PLUMBING CONTRACTOR SHALL SUBMIT A LIST OF PLUMBING FIXTURES, AND A
 DRAWING OF PLUMBING PIPE SIZES AND ROUTES.

ELECTRICAL CONTRACTOR SHALL SUBMIT DRAWINGS OF LIGHTING FIXTURES,
 OUTLETS AND WIRING, ALARMS AND EMERGENCY SYSTEMS.

SPRINKLER CONTRACTOR SHALL SUBMIT A DRAWING SHOWING SPRINKLER HEAD
 LOCATIONS PIPE SIZES OF WET AND DRY SPRINKLER SYSTEMS

DRAWING INDEX

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CO	EXISTING CONDITIONS SITE PLAN
CI	EXISTING PLAN WATER SHED
C2	PARKING PLAN SITE UTILITY PLAN
C2.1	DUMPSTER TRUCK PATH CONSTRUCTION DETAILS
C3	SITE DETAILS
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C5	SITE LIGHTING PLAN
C6	EXISTING CONDITIONS PHOTOS

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S-1	FOUNDATION PLAN
S-2	FIRST FLOOR FRAMING PLAN
S-3	SECOND FLOOR FRAMING PLAN
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ARCHITECTURAL DRAWINGS	
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HVAC DRAWINGS	
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H-2	FIRST FLOOR HVAC PLAN
H-3	SECOND FLOOR HVAC PLAN
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PLUMBING DRAWINGS
 DRAWINGS TO BE PROVIDED BY PLUMBING CONTRACTOR

ELECTRICAL DRAWINGS
 DRAWINGS TO BE PROVIDED BY ELECTRICAL CONTRACTOR

FIRE PROTECTION DRAWINGS
 DRAWINGS TO BE PROVIDED BY SPRINKLER CONTRACTOR

PROJECT DIRECTORY

REFERENCE SYMBOLS

	INDICATES DETAIL NUMBER		ELEVATION REFERENCE		DOOR NUMBER		ELEVATION MARK
	INDICATES SHEET IN WHICH DETAIL APPEARS		SECTION CUT		WINDOW NUMBER		OFFICE
	SECTION REFERENCE		ROOM NAME & NUMBER		WALL TYPE		

AREA MAP

PROJECT CONTACTS

BUILDING OWNER:	ARCHITECT:	STRUCTURAL ENGINEER
MACDONALD DEVELOPMENT INC. JAMES MACDONALD 10 LAIN STREET MAYNARD, MA 01154 181-307-1684	PETER KARB P/JKA 13 HILLCREST AVE. STOW, MA 01175 508-308-8710	BERDI CONSULTING STRUCTURAL ENGINEERING AND DESIGN STAN BERDCHEVSKY P.E. 25 WAYLAND HILLS ROAD WAYLAND, MA 508-308-9012
	CIVIL ENGINEER:	
	LALA ASSOCIATES ENGINEERS LLC 31 OLD VILLAGE ROAD ACTON, MA 01120 918-337-5252	

MAYNARD POINT
 42 SUMMER STREET, MAYNARD, MA
 MACDONALD DEVELOPMENT INC.

8-4-19
 Issue Description Date

P/JKA

PETER J. KARB
ARCHITECT

13 HILLCREST AVE.
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ALL DRAWINGS AND WRITTEN MATERIAL HEREIN
 CONSTITUTE THE ORIGINAL AND UNPUBLISHED
 WORK OF THE ARCHITECT, AND THE SAME MAY
 NOT BE DUPLICATED, USED, OR DISCLOSED
 WITHOUT THE WRITTEN CONSENT OF THE
 ARCHITECT.

Architect: PETER J. KARB

Drawn: PJK Check:

Job No: 19070 Scale: 3/16" = 1'-0"

TITLE
SHEET

Title:

T-1

Sheet: