



28 GREENWOOD ST - SHERBORN - MA - 01770

SQUARE FOOTAGE:	
1ST FLOOR:	1,348 SQ-FT
2ND FLOOR:	1,225 SQ-FT
TOTAL:	2,573 SQ-FT

LOAD CRITERIA:

- 40 PSF LIVING AREA LOADS
30 PSF SLEEPING AREA LOADS
30 PSF ATTIC LIVE LOADS
15 PSF DEAD LOADS
40 PSF SNOW LOADS
60 PSF EXTERIOR DECK LOADS

WIND SPEED: 127 MPH

PROJECT NOTES

GENERAL NOTES:

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH ALL STATE AND LOCAL BUILDING CODES AND REQUIREMENTS.
- ALL NEW CONSTRUCTION SHALL COMPLY WITH THE MASSACHUSETTS STATE BUILDING CODE 9TH EDITION CMR.
- THE GENERAL CONTRACTOR SHALL REVIEW AND NOTIFY MARTIN DESIGNS OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
- THE GENERAL CONTRACTOR SHALL LEAVE THE PROJECT SITE CLEAR AT ALL TIMES AND REMOVE ALL DEBRIS.
- THE GENERAL CONTRACTOR SHALL DO ALL CUTTING, PATCHING, CHASING, AND REPAIRING REQUIRED TO PERFORM THE WORK.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WORK OF ALL TRADES.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL ALL MATERIALS AND EQUIPMENT AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS.
- DIMENSIONS ARE TO CENTER LINES, TO FACE OF FINISHED SURFACE, OR EXISTING BUILDING GRID LINES.
- THESE DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL INSTALLATIONS, CONDITIONS, MATERIALS AND FINISHES WITH THE PROPOSED SCOPE OF WORK.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING, PAYING, AND SCHEDULING INSPECTIONS.
- ALL PENETRATIONS SHALL BE SEALED TIGHT WITH UL-LISTED FIRESTOPPING.
- ALL DATA OUTLETS MUST BE ON A DEDICATED, ISOLATED CIRCUIT.

FOUNDATION NOTES:

- GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH FLOOR PLANS PRIOR TO CONSTRUCTION AND NOTIFY MARTIN DESIGNS OF ANY DISCREPANCIES.
- GENERAL CONTRACTOR TO PROVIDE WATERPROOFING AS REQUIRED TO MEET ALL APPLICABLE BUILDING CODES.
- CONCRETE SLABS TO BE 4" (3000 psi MIN), REQUIRED AS PER CODE.
- PROVIDE 6" CRUSHED STONES, VAPOR BARRIERS AT ALL CONCRETE SLABS.
- GENERAL CONTRACTOR TO PROVIDE ADEQUATE DRAINAGE BASED ON EXISTING SITE CONDITIONS. GC TO VERIFY WITH LOCAL CODES.
- ALL CONCRETE SHALL HAVE A 28 DAY DESIGN STRENGTH OF 3500 psi MIN.
- ALL FOOTINGS TO REST ON UNDISTURBED SOIL AT A MIN DEPTH OF 4 FEET. SOIL BEARING CAPACITY ASSUMED TO BE 4000 psf.

FRAMING NOTES:

- ALL FRAMING WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MASSACHUSETTS RESIDENTIAL BUILDING CODE AND THE IRC.
- MARTIN DESIGNS MAKES NO CLAIMS TOWARDS EXISTING CONDITIONS.
- ALL SILL PLATES, WALL BASE AT GARAGE, BASEMENT, DECK & PORCH FRAMING SHALL BE PRESSURE TREATED.
- ALL FRAMING LUMBER, BEAMS, JOISTS, RAFTERS, HEADERS, PLATES AND SILL SHALL BE SPRUCE PINE FIR #2 OR BETTER.
- ALL LVL BEAMS SHALL BE VERSALAM BY BOISE CASCADE 2.0.
- ALL VERSALAM COLUMNS SHALL BE VERSA-LAM 1.8 BY BOISE CASCADE.
- 4 PLY LVL BEAMS SHALL BE SCREWED TOGETHER.
- ALL JOIST AND BEAM HANGERS SHALL BE SIMPSON.
- ALL WALL SHEATHING SHALL BE 3/4" CDX PLYWOOD.
- PLYWOOD SUBFLOORS SHALL BE TONGUE AND GROOVE, 3/4" THICK, A/C.
- EXTERIOR HEADERS SHALL BE 3 PLY 2x8s SPF #2 MINIMUM. INTERIOR HEADERS SHALL BE 2 PLY 2x10s SPF #2 MINIMUM.
- HEADERS AND BEAMS SHALL BE SUPPORTED BY TWO JACK STUD AND ONE KING STUD.
- ALL EXTERIOR WALLS AND INTERIOR LOAD BEARING WALLS SHALL BE 2x6 @ 16" O.C. WITH 2 ROWS OF HORIZONTAL BLOCKING AT 3/4" POINTS.
- 3/4" HOUR FIRE RESISTANCE RATING REQUIRED BETWEEN HOUSE & GARAGE. CAN BE ACHIEVED WITH ONE LAYER OF 5/8" TYPE X DRYWALL ON GARAGE SIDE AND ONE LAYER 3/4" TYPE X DRYWALL ON THE HOUSE SIDE.

ROOF NOTES:

- 30 YEAR ASPHALT SHINGLES ON #30 BUILDING PAPER AT ALL NEW ROOF, BLEND TO EXISTING.
- ALL ROOF SHEATHING SHALL BE 5/8" TONGUE AND GROOVE CDX PLYWOOD.
- 3/4" O" WIDE ICE & WATER SHIELD AT ALL ROOF/WALL JUNCTIONS.
- GENERAL CONTRACTOR TO PROVIDE FLASHING PER MANUFACTURER'S INSTALLATION REQUIREMENTS AT ALL ROOF/WALL JUNCTIONS.
- CONTINUOUS ROOF VENT TYPICAL.
- ALUMINUM DRIP EDGE.
- ALUMINUM GUTTERS & DOWNSPOUTS.
- 1x8 FASCIA & SOFFIT WITH 2" CONTINUOUS VENT.
- USE SIMPSON HURRICANE CLIPS AS REQUIRED BY MASSACHUSETTS STATE BUILDING CODE.
- GENERAL CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING AND SHORING TO AVOID EXCESSIVE STRESSES AND HOLD STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION.
- WOOD ROOF TRUSSES SHALL BE METAL PLATE CONNECTED TO WOOD CHORDS AND WOOD WEBS. TRUSS LAYOUT IS FOR REPRESENTATION PURPOSES ONLY. TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR THE COMPLETE DESIGN OF ALL TRUSSES AND PROVIDE STAMPED TRUSS PROFILES TO CUSTOMER.

INSULATION NOTES:

- EXTERIOR WALLS SHALL HAVE R-21 BATT INSULATION WITH VAPOR BARRIER.
- BASEMENT AND CEILING SHALL HAVE R-38 BATT INSULATION WITH VAPOR BARRIER.
- ALL CEILING CAVITIES SHALL HAVE R-49 BATT INSULATION WITH VAPOR BARRIER.
- ROOF SHALL HAVE R-38 BATT INSULATION WITH VAPOR BARRIER.
- FOR FOUNDATION AND SLABS SHALL HAVE R-10 MIN.
- SOUND BARRIER BETWEEN FLOORS.

WINDOWS, DOORS & SKYLIGHTS:

- ALL WINDOWS, DOORS & SKYLIGHTS SHALL BE ENERGY STAR RATED.
- ALL WINDOWS, DOORS & SKYLIGHTS SHALL COMPLY WITH STATE & LOCAL REQUIREMENTS.
- GENERAL CONTRACTOR TO ENSURE THAT WINDOWS MEET THE CORRECT ZONE.
- ALL WINDOWS SHALL MEET THE IRC 2015 EGRESS WINDOW REQUIREMENTS.

DRAWING INDEX:

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DESCRIPTION:

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| A-1 | FOUNDATION PLAN |
| A-2 | FLOOR PLAN |
| A-3 | FLOOR PLAN |
| A-4 | ROOF/FRAMING PLAN |
| A-5 | FRAMING PLAN |
| A-6 | FRAMING PLAN |
| S-1 | SECTION DETAILS |
| 3D | 3D VIEWS |

General Notes

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ALL NEW CONSTRUCTION SHALL COMPLY WITH THE MASSACHUSETTS STATE BUILDING CODE 9TH EDITION CMR.

AFFORDABLE SET

	FOR CONSTRUCTION	10/19/22
No.	Revision/Issue	Date

Firm Name and Address

MARTIN DESIGNS
BELLINGHAM, MA

Project Name and Address

GREENWOOD HOMES
FENIX PARTNERS GREENWOOD
STREET DEVELOPMENT, LLC
28 GREENWOOD ST
SHERBORN - MA - 01770

Project	NEW HOME	Sheet
Date	08/11/2022	C - 1
Scale	As Noted	

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LEFT SIDE



REAR VIEW

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Scale	1/4" = 1'-0"	

FOUNDATION NOTES:

NEW 4" CONCRETE SLAB ON 6 MIL. PVC, 6x6x10/10 W.W.F REINFORCING OVER 6" MIN. COMPACTED FILL.

4'-0" MIN. FROST WALL w/ 24"x12" FOOTINGS

ATTACH NEW CONCRETE SLAB TO EXISTING FOUNDATION w/ #5 REBAR AT 12" O.C.

4" RIGID FOAM INSULATION UNDER SLAB AND AROUND NEW FOUNDATION

ALL FOOTINGS TO REST ON UNDISTURBED SOIL. SOIL BEARING CAPACITY ASSUMED TO BE 4,000 PSF.

G.C. TO PROVIDE ADEQUATE DRAINAGE BASED ON EXISTING SITE CONDITIONS. G.C. TO VERIFY WITH LOCAL CODES.

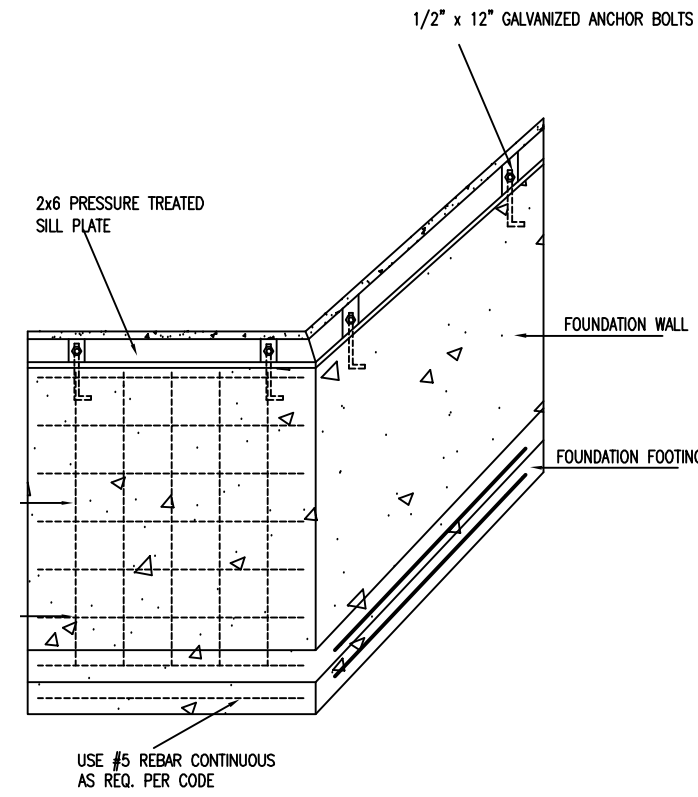
MAXIMUM DISTANCE BETWEEN HOLD-DOWNS IS 6'-0"

MIN. BOLT DIAMETER IS 1/2" AND MUST EXTEND 7" INTO FOUNDATION

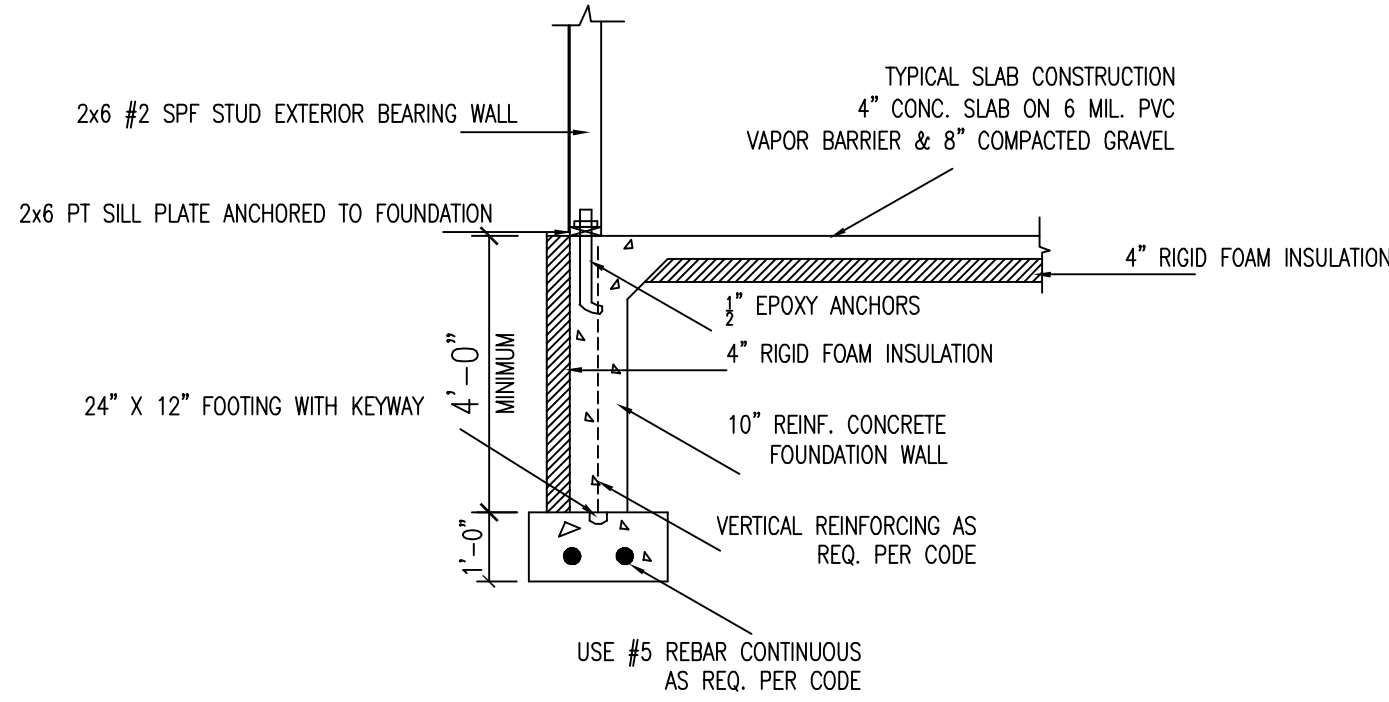
USE 1/2" x 12" GALVANIZED ANCHOR BOLTS

10" REINFORCED CONCRETE FOUNDATION WALLS

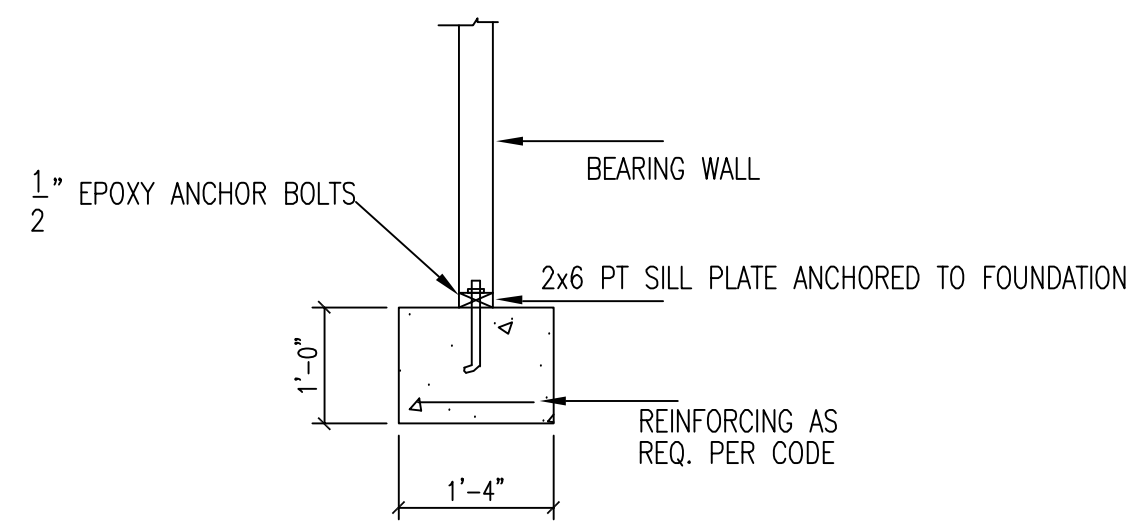
24"x12" FOOTINGS WITH KEY



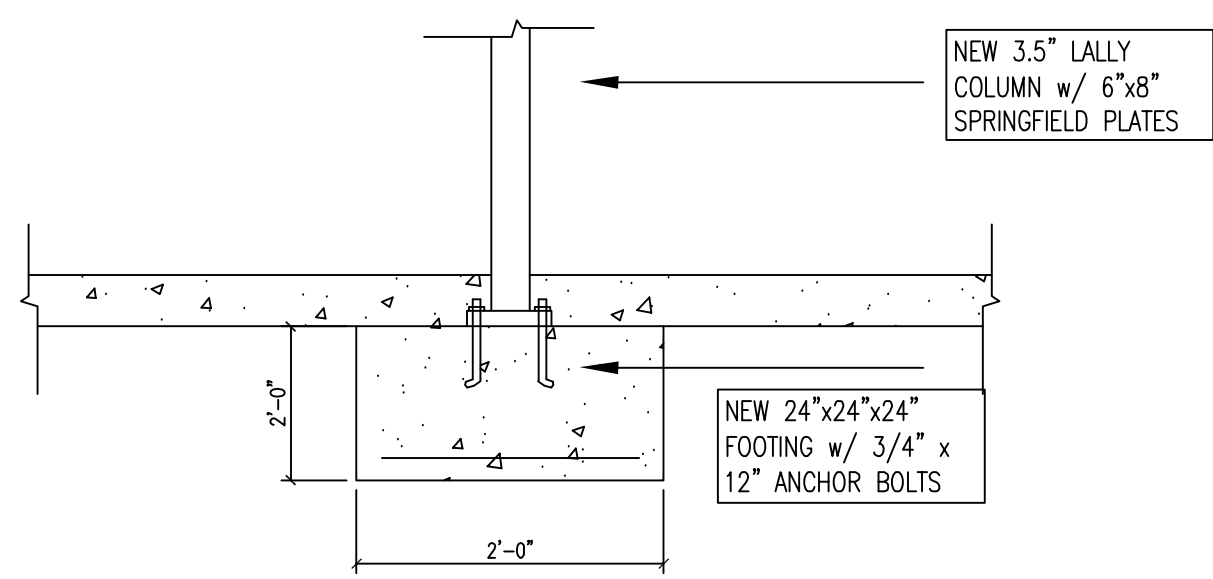
FOUNDATION WALL
DETAIL NOT TO SCALE



GARAGE WALL DETAIL
NOT TO SCALE

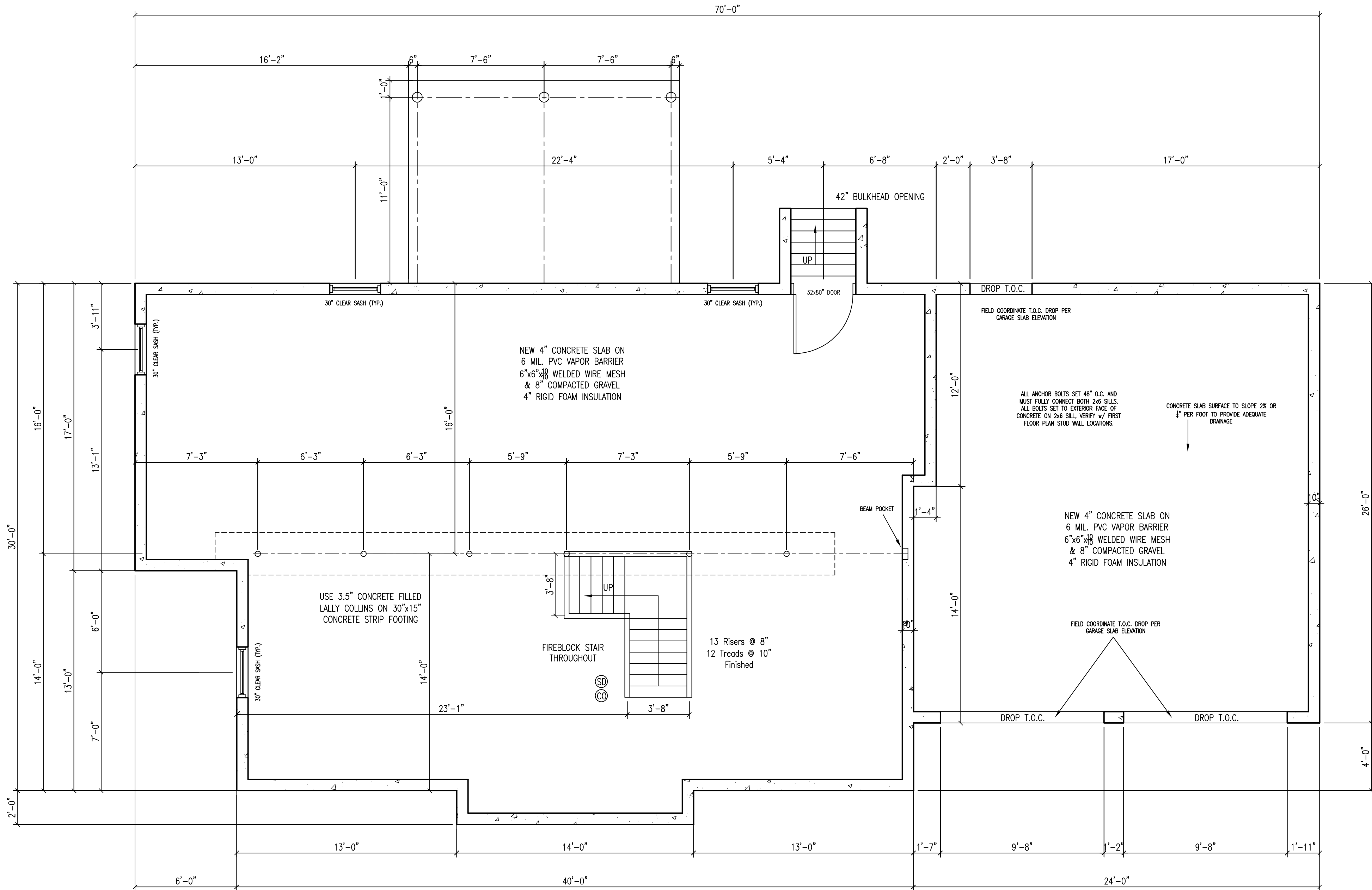


STRIP FOOTING DETAIL
NOT TO SCALE



FOOTING DETAIL
NOT TO SCALE

FOUNDATION PLAN



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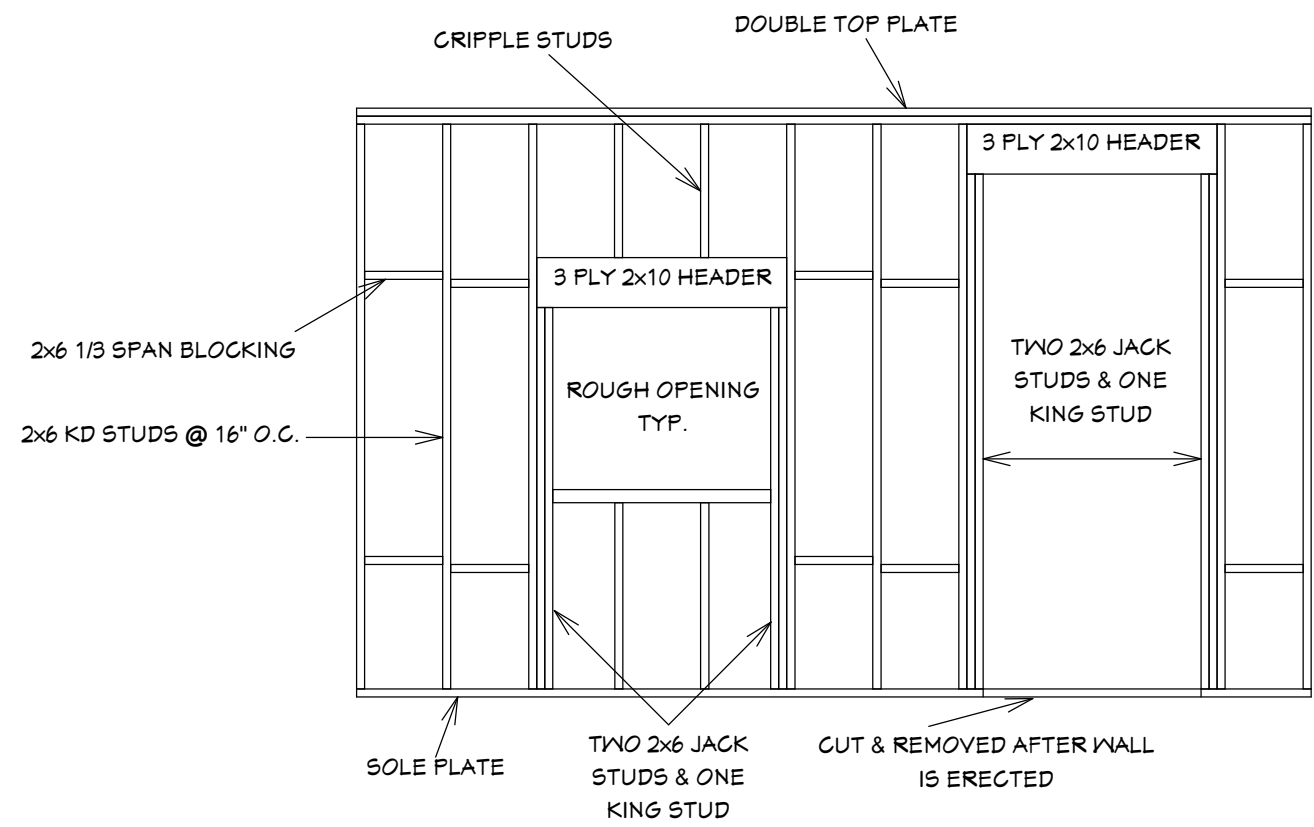
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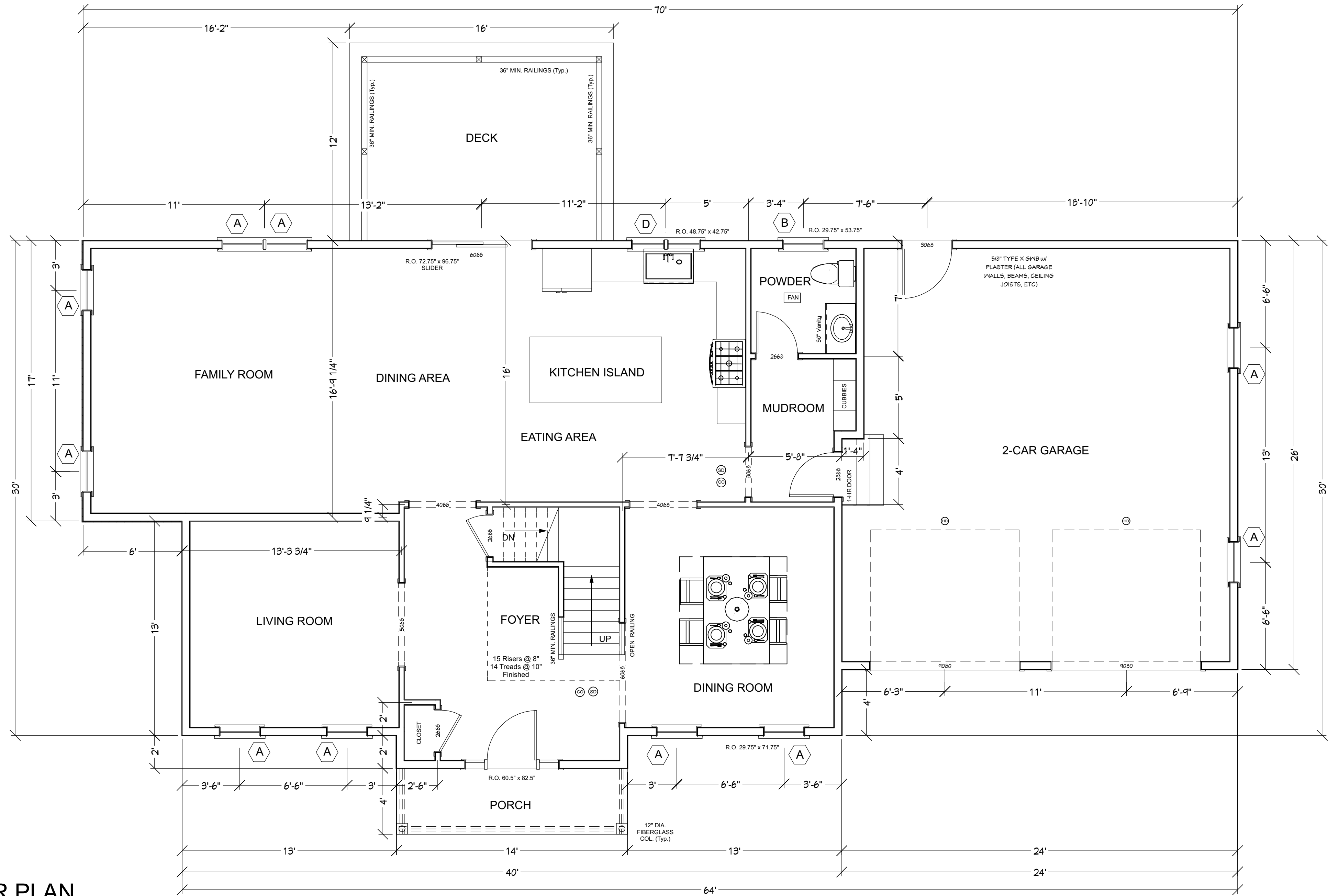
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TYPICAL WALL FRAMING DETAIL
NOT TO SCALE



SMOKE DETECTORS & CARBON MONOXIDE DETECTORS.
SMOKE DETECTORS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: IN THE IMMEDIATE VICINITY OF BEDROOMS, ALL BEDROOMS ON EACH FLOOR INCLUDING BASEMENTS AND ATTICS.

PHOTOELECTRIC SMOKE DETECTORS
ANY SMOKE DETECTOR LOCATED WITHIN 20 FEET OF A KITCHEN OR WITHIN 20 FEET OF A BATHROOM CONTAINING A TUB OR A SHOWER SHALL BE PHOTOELECTRIC TYPE SMOKE DETECTORS.

NOTES:

-ALL SMOKE DETECTORS SHALL BE PHOTOELECTRIC.

-ALL CARBON MONOXIDE DETECTORS SHALL BE KIDDE P12010.

-ALL HEAT DETECTORS SHALL BE KIDDE FIREX HARDWIRED INTER-CONNECTABLE.

- Ⓢ SMOKE DETECTOR
- ⓐ CARBON MONOXIDE DETECTOR
- ⓗ HEAT DETECTOR

INSULATION NOTES:

USE 2" RIGID INSULATION ON FOUNDATION SLAB

USE R-21 ON 2x6 EXTERIOR WALLS

USE R-30 ON I-JOIST FLOORS

USE R-49 ON CEILING (SPRAY FOAM)

USE R-49 ON ROOF (SPRAY FOAM)

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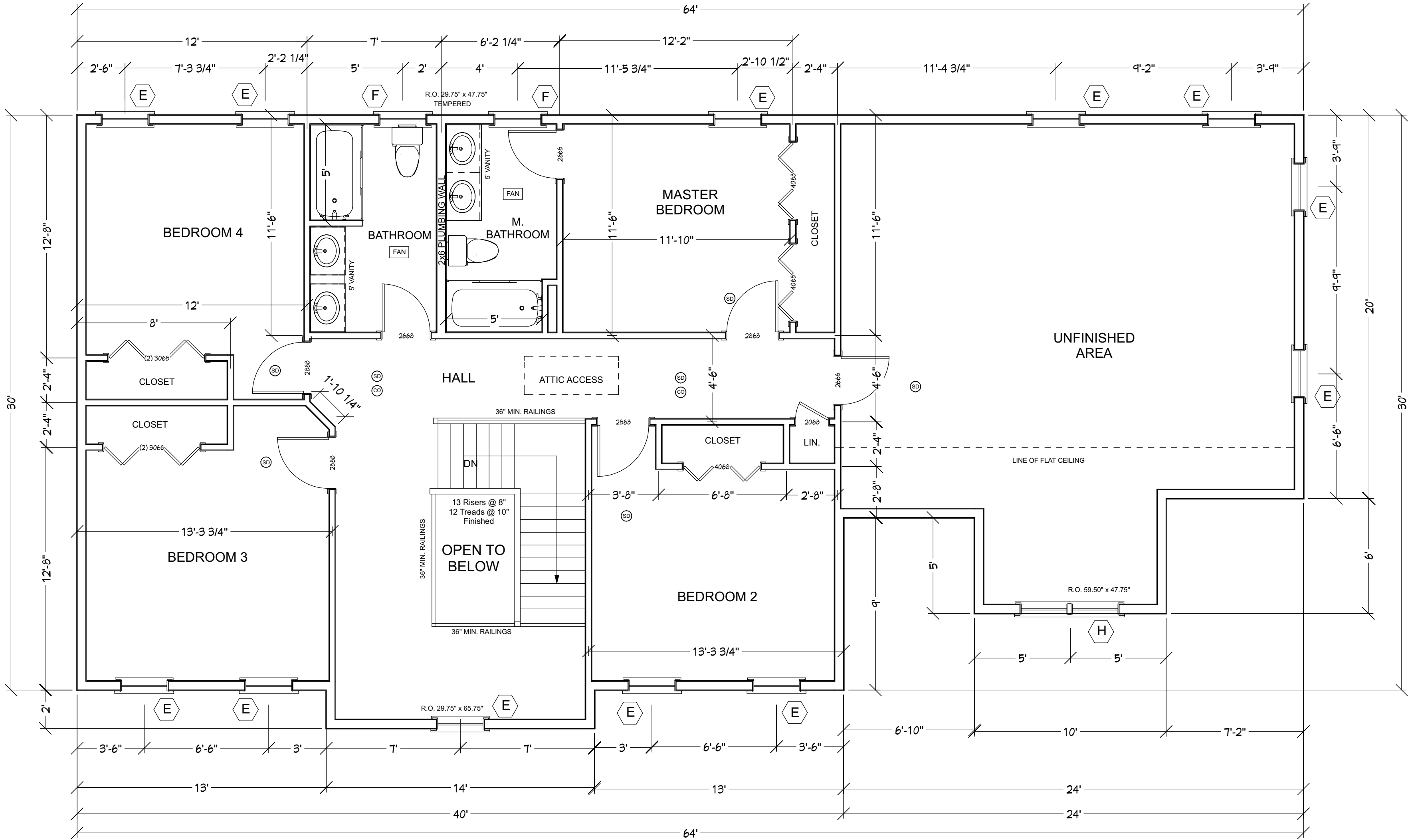
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A-2

1ST FLOOR PLAN

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2ND FLOOR PLAN

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A-3

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28 GREENWOOD ST
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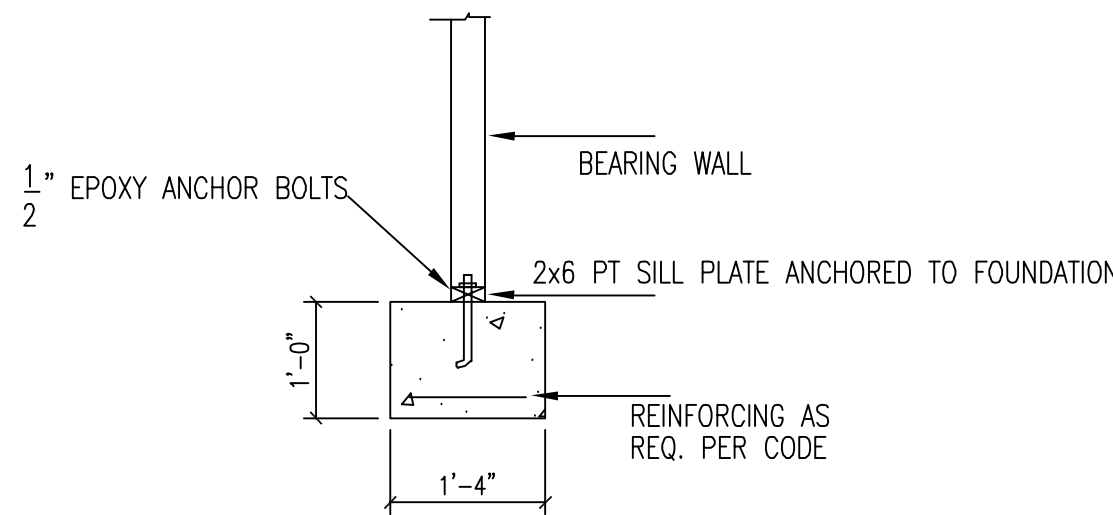
Project NEW HOME	Sheet
Date 08/11/2022	A — Z
Scale 1/4" = 1'-0"	

FRAMING NOTES:

- ALL FRAMING WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MASSACHUSETTS RESIDENTIAL BUILDING CODE AND THE IRC.
- MARTIN DESIGNS MAKES NO CLAIMS TOWARDS EXISTING CONDITIONS.
- ALL SILL PLATES, WALL BASE AT GARAGE, BASEMENT, DECK & PORCH FRAMING SHALL BE PRESSURE TREATED.
- ALL FRAMING LUMBER, BEAMS, JOISTS, RAFTERS, HEADERS, PLATES AND SILL SHALL BE SPRUCE PINE FIR #2 OR BETTER.
- ALL LVL BEAMS SHALL BE VERSALAM BY BOISE CASCADE 2.0.
- ALL VERSALAM COLUMNS SHALL BE VERSA-LAM 1.8 BY BOISE CASCADE.
- 4 PLY LVL BEAMS SHALL BE SCREWED TOGETHER.
- ALL JOIST AND BEAM HANGERS SHALL BE SIMPSON.
- ALL WALL SHEATHING SHALL BE 1/2" CDX PLYWOOD.
- PLYWOOD SUBFLOORS SHALL BE TONGUE AND GROOVE, 3/4" THICK, A/C.
- EXTERIOR HEADERS SHALL BE 3 PLY 2x8s SPF #2 MINIMUM. INTERIOR HEADERS SHALL BE 2 PLY 2x8s SPF #2 MINIMUM.
- HEADERS AND BEAMS SHALL BE SUPPORTED BY TWO JACK STUD AND ONE KING STUD.
- ALL EXTERIOR WALLS AND INTERIOR LOAD BEARING WALLS SHALL BE 2x6 @ 16" O.C. WITH 2 ROWS OF HORIZONTAL BLOCKING AT 1/3" POINTS

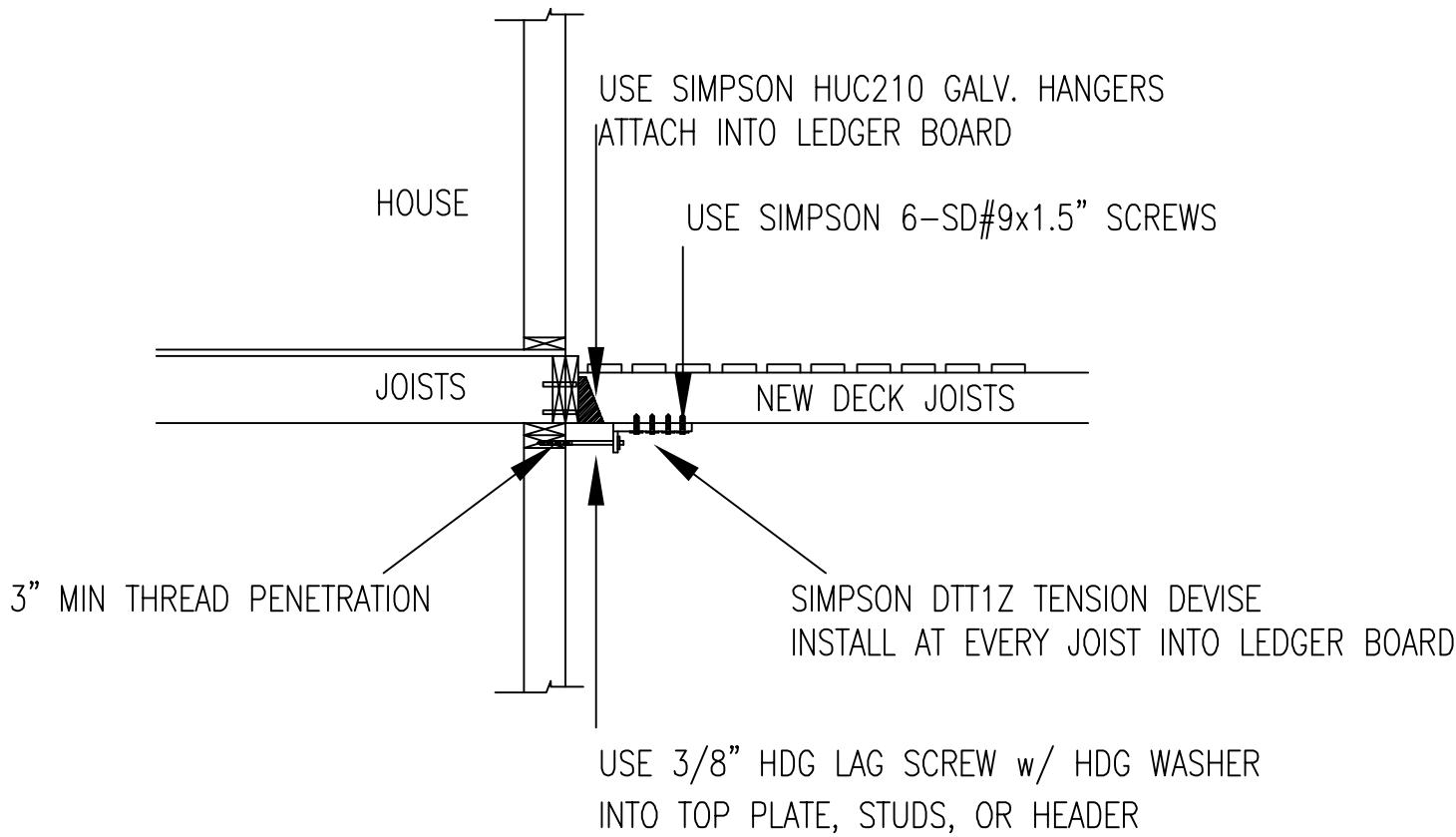
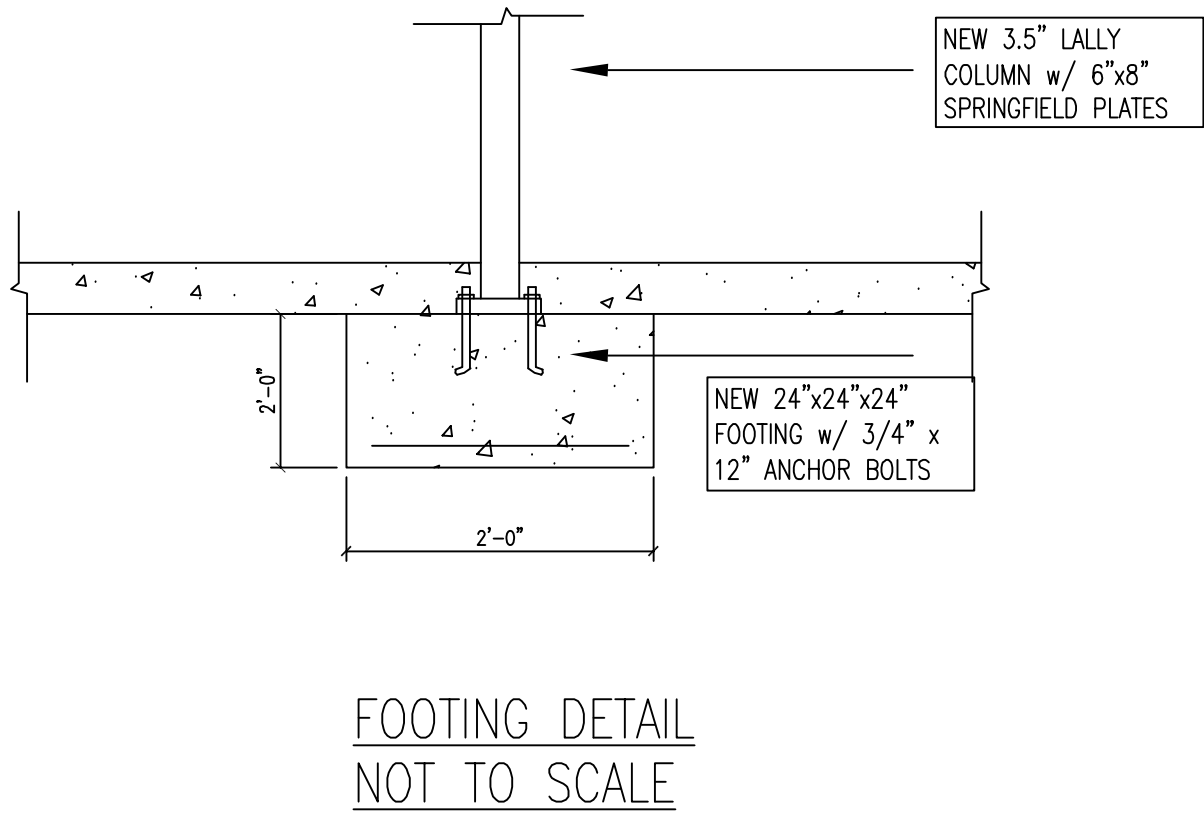
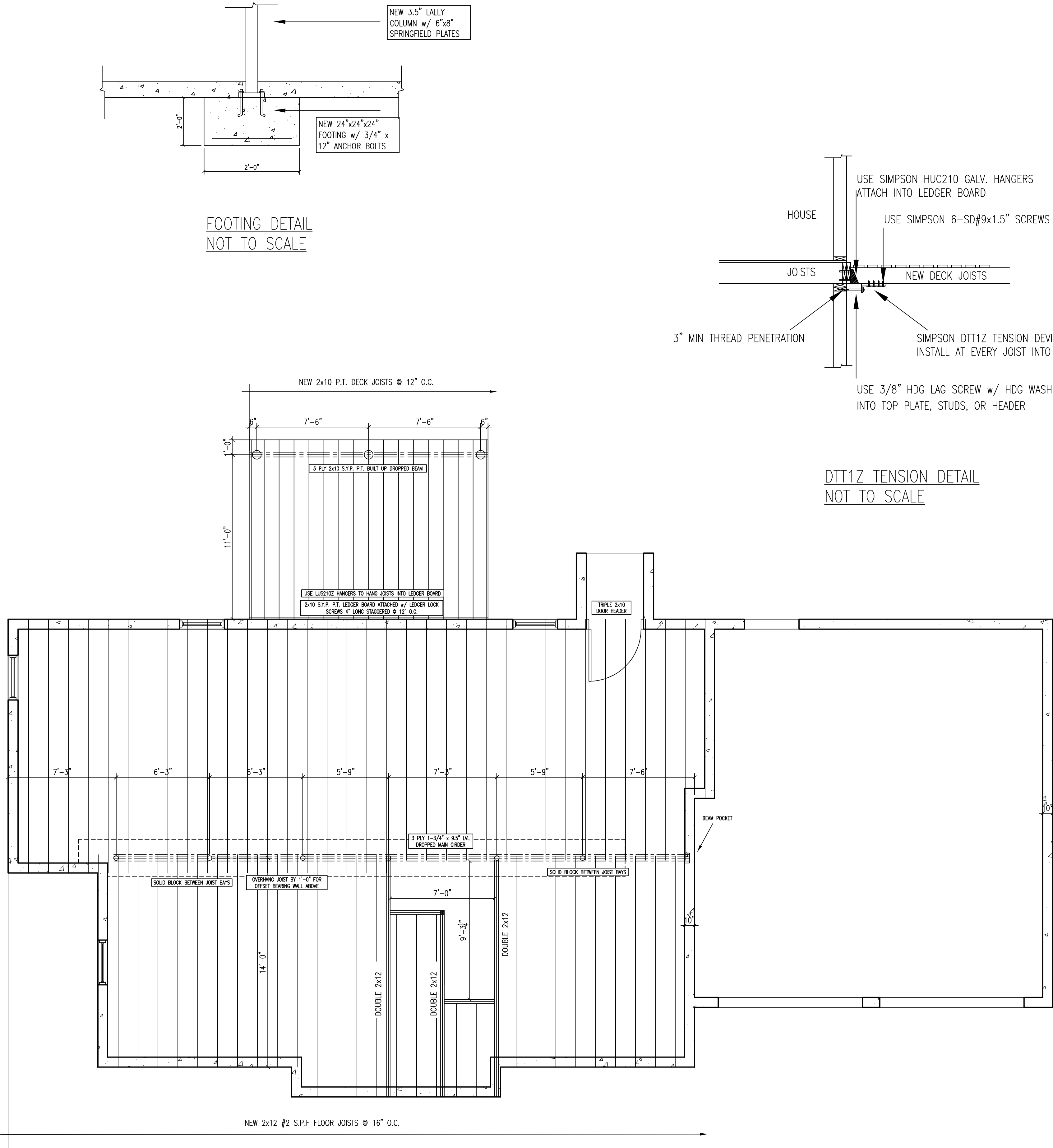
ROOF FRAMING NOTES:

- 30 YEAR ASPHALT SHINGLES ON #30 BUILDING PAPER AT ALL NEW ROOF, BLEND TO EXISTING.
- ALL ROOF SHEATHING SHALL BE 5/8" TONGUE AND GROOVE CDX PLYWOOD.
- 3'-0" WIDE ICE & WATER SHIELD AT ALL ROOF/WALL JUNCTIONS.
- GENERAL CONTRACTOR TO PROVIDE FLASHING PER MANUFACTURER'S INSTALLATION REQUIREMENTS AT ALL ROOF/WALL JUNCTIONS.
- CONTINUOUS ROOF VENT TYPICAL.
- ALUMINUM DRIP EDGE.
- ALUMINUM GUTTERS & DOWNSPOUTS.
- INSTALL ROOF VENTILATION IN ACCORDANCE WITH 780 CMR R806.1
- 1x8 FASCIA & SOFFIT WITH 2" CONTINUOUS VENT.
- USE SIMPSON HURRICANE CLIPS ON EVERY RAFTER AS REQUIRED BY MASSACHUSETTS STATE BUILDING CODE.
- GENERAL CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING AND SHORING TO AVOID EXCESSIVE STRESSES AND HOLD STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION.



STRIP FOOTING DETAIL
NOT TO SCALE

1ST FLOOR FRAMING PLAN



DTT1Z TENSION DETAIL
NOT TO SCALE

General Notes

DISCLAIMER: THIS DRAWING IS FOR REPRESENTATION PURPOSES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD AND TO CONFORM WITH LOCAL AND STATE BUILDING CODE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THE SAFETY AND VIOLABILITY OF THE STRUCTURE REPRESENTED. THESE DRAWINGS HAVE NOT BEEN REVIEWED BY A PROFESSIONAL ENGINEER IN THE STATE OF MASSACHUSETTS.

ALL NEW CONSTRUCTION SHALL COMPLY WITH THE MASSACHUSETTS STATE BUILDING CODE 9TH EDITION CMR.

AFFORDABLE SET

FRAMING PLAN

FOR CONSTRUCTION		
No.	Revision/Issue	Date
		10/19/22

Firm Name and Address
MARTIN DESIGNS
BELLINGHAM, MA

Project Name and Address
GREENWOOD HOMES
FENIX PARTNERS GREENWOOD
STREET DEVELOPMENT, LLC
28 GREENWOOD ST
SHERBORN - MA - 01770

Project	NEW HOME	Sheet
Date	08/11/2022	A-5
Scale	1/4" = 1'-0"	

- 1 ALL FRAMING WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MASSACHUSETTS RESIDENTIAL BUILDING CODE 9TH EDITION CMR.
- 2 MARTIN DESIGN MAKES NO CLAIMS TOWARDS EXISTING CONDITIONS.
- 3 GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY BRACING BEFORE AND DURING FRAMING.
- 4 ALL SILL PLATES, WALL BASE AT GARAGE, BASEMENT, DECK & PORCH FRAMING SHALL BE PRESSURE TREATED.
- 5 ALL FRAMING LUMBER, BEAMS, JOISTS, RAFTERS, HEADERS, PLATES AND SILL SHALL BE SPRUCE PINE FIR #2 OR BETTER.
- 6 ALL LVL BEAMS SHALL BE VERSALAM BY BOISE CASCADE 2.0.
- 7 ALL VERSALAM COLUMNS SHALL BE VERSA-LAM 1.8 BY BOISE CASCADE.
- 8 4 PLY LVL BEAMS SHALL BE SCREWED TOGETHER WITH SDWS SIMPSON SCREWS.
- 9 ALL JOIST AND BEAM HANGERS SHALL BE SIMPSON.
- 10 ALL WALL SHEATHING SHALL BE 1/2" CDX PLYWOOD.
- 11 PLYWOOD SUBFLOORS SHALL BE TONGUE AND GROOVE, 3/4" THICK, A/C.
- 12 EXTERIOR HEADERS SHALL BE 2 PLY 2x8s SPF #2 MINIMUM. INTERIOR HEADERS SHALL BE 2 PLY 2x10s SPF #2 MINIMUM.
- 13 HEADERS AND BEAMS SHALL BE SUPPORTED BY TWO JACK STUD AND ONE KING STUD.
- 14 ALL EXTERIOR WALLS AND INTERIOR LOAD BEARING WALLS SHALL BE 2x6 @ 16" O.C. WITH 2 ROWS OF HORIZONTAL BLOCKING AT 1/3" POINTS.
- 15 3/4 HOUR FIRE RESISTANCE RATING REQUIRED BETWEEN HOUSE & GARAGE CAN BE ACHIEVED WITH ONE LAYER OF 5/8" TYPE X DRYWALL ON GARAGE SIDE AND ONE LAYER 1/2" TYPE X DRYWALL ON THE HOUSE SIDE.
- 16 BLOCK IN BETWEEN ALL JOIST BAYS



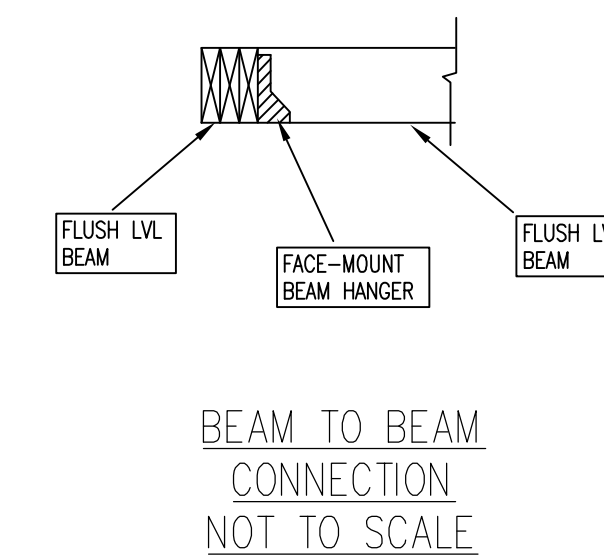
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AFFORDABLE SET

	FOR CONSTRUCTION	10/19/22
No.	Revision / Issue	Date

GREENWOOD HOMES
FENIX PARTNERS GREENWOOD
STREET DEVELOPMENT, LLC
28 GREENWOOD ST
SHERBORN - MA - 01770

A-6



GARAGE SECTION DETAIL

$\frac{1}{4}'' = 1'-0''$

Project NEW HOME	Sheet S — 1
Date 08/11/2022	
Scale 1/4" = 1'-0"	



General Notes

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ALL NEW CONSTRUCTION SHALL COMPLY WITH THE MASSACHUSETTS STATE BUILDING CODE 9TH EDITION CMR.

THESE 3D VIEWS ARE FOR REPRESENTATIONAL PURPOSES ONLY. IT IS INTENDED TO BE USED AN AID TO HELP VISUALIZE THE PROJECT ONCE FULLY COMPLETED.

BUILDER/FRAMER TO REFER TO FLOOR, FRAMING & DETAIL PLANS FOR CONSTRUCTION.

AFFORDABLE SET

3D VIEWS

	FOR CONSTRUCTION	10/19/22
No.	Revision/Issue	Date

Firm Name and Address

MARTIN DESIGNS
BELLINGHAM, MA

Project Name and Address

GREENWOOD HOMES
FENIX PARTNERS GREENWOOD
STREET DEVELOPMENT, LLC
28 GREENWOOD ST
SHERBORN - MA - 01770

Project	NEW HOME	Sheet
Date	08/11/2022	3D
Scale	N/A	