



NATIONAL DESIGN & DRAFTING (401) 714-2586 OFFICE@NDD.EMAIL

35 MIGNON RESIDENCE 35 MIGNON ROAD NEWTON, MA 02468

35 MIGNON

NEW SINGLE-FAMILY RESIDENCE IN NEWTON, MA



Building Code Summary

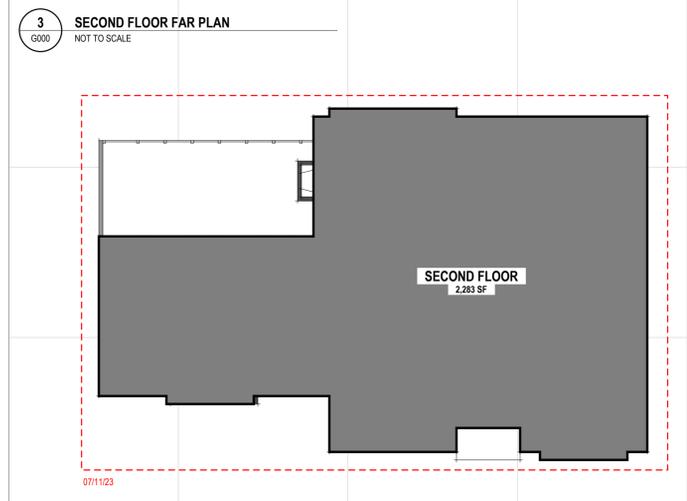
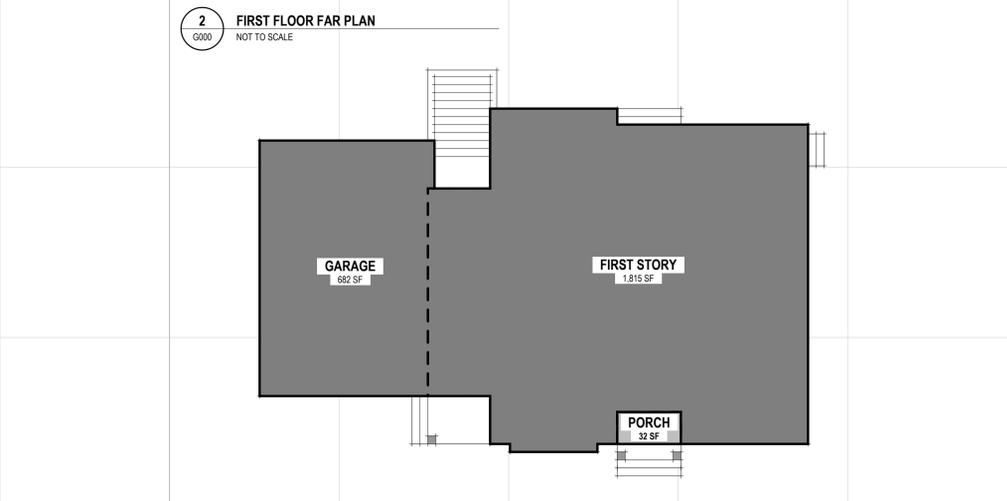
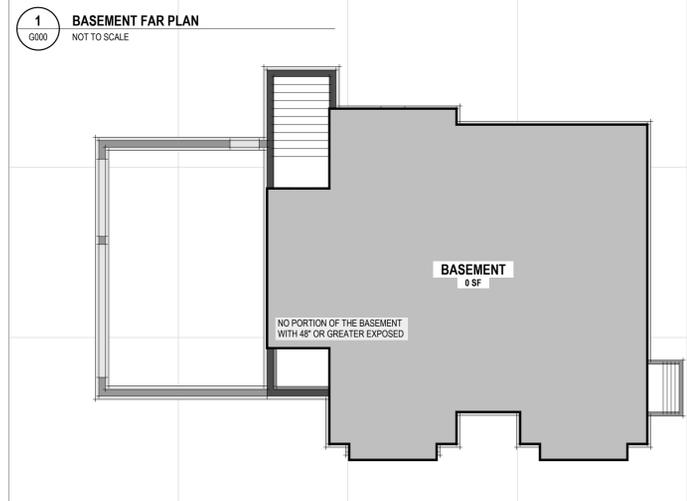
State Building Code Massachusetts Residential Code - 9th Edition (780 CMR 51.00 - amendments dated 01/01/18)	International Residential Code International Residential Code for One- and Two-Family Dwellings, 2015 Edition	R301.2(2) Seismic Design None	R301.2(4) Wind Design Speed 110 MPH	R301.5 Uninhab. Attic Live Load 20 PSF
R301.5 Guard/Handrail Live Load 200 PSF	R301.5 Stair Live Load 40 PSF	R302.5.1 Min. Garage Door Rating 20 Minute	R302.5.1 Garage Separation 5/8" Type X From all habitable rooms above the Garage.	R305.1 Minimum Height 7'-6" (50% of rm.)
R301.5 Habitable Room Live Load 40 PSF	R301.5 Sleeping Room Live Load 30 PSF	R302.5.1 Garage Separation 1/2" All locations except Garage located more than 3' from a dwelling unit on the same lot.	R305.1 Exception 1 For rooms with sloped ceilings 50% of floor area must have a ceiling height of at least 7'-0" and none of the floor area may have a ceiling height of less than 5'-0".	R301.5 Habitable Attic Live Load 30 PSF
R301.5 Balcny/Deck Live Load 40 PSF	R305.1.1 Basements 6'-8"	R307.1 Space Required at Toilet 15" from side	R307.1 Minimum Shower Size 30" x 30"	R305.1 Exception 2 For rooms with sloped ceilings 50% of floor area must have a ceiling height of at least 7'-0" and none of the floor area may have a ceiling height of less than 5'-0".
R305.1.1 Exception 1 Beams, girders, ducts or other obstructions may project to within 6'-4" of the finished floor.	R307.1 Space Required at Toilet 21" from front	R307.1 Space Req. at Shower 24" at opening	R308.4.1 Glazing in Windows (see below)	R310.1.1 Minimum opening area 4.4 SF (Net)
R310.1.2 Min. opening dms 24"x20"	R307.1 Space Required at Vanity 21" from front	R311.2 Min. Interior Door Dims. 30" x 6'-6"	R311.7.5.1 Max. Riser Height 8 1/4"	R312.1.1 Where Required 30" (height diff.)
R311.2 Egress Doors Required 2	R311.2.1 Min. Bath Door Dims. 28" x 6'-6"	R311.7.1 Minimum Stair Width 36"	R311.7.5.2 Min. Tread Depth 9"	R312.1.2 Minimum Height 36"
R311.2 Egress Door Width 32" (clear)	R311.3 Min. Egress Landing Width 36" (both sides)	R311.7.2 Min. Stair Headroom 6'-8"	R311.7.8.1 Handrail Height 34" - 38"	R312.1.2 Exception 1 34" at open sides of stairs.
R311.2 Egress Door Height 78"	R314.3 Smoke Alarm Location (see below)	R315.1 Location (see below)	R401.3 Minimum Drainage Slope 6" in first 10'	R312.1.3 Maximum Opening 4" sphere
R314.3 Smoke Alarm Location (see below)	R314.5 Heat Detector Location (see below)	R401.3 Minimum Drainage Slope 6" in first 10'	R402.2 Min. Concrete Strength 2,500 PSI BSM walls, IDNs and other not exposed to weather.	R312.1.2 Exception 2 34" - 38" when used as handrail.
Shall be installed... 1. In each bedroom. 2. Outside each sleeping area. 3. On each story, including basements and habitable attics. 4. at base of stairs. 5. For ea. 1,200 SF area.	Shall be installed... 1. In any attached Garage. 2. Garage attached to existing. R314.5.1 Heat Det. Placement center in space	Shall be installed... 1. On each story, including basements and cellars. 2. Within 10' of a bedroom door when on floor with bedrooms.	R402.2 Min. Concrete Strength 2,500 PSI Basement slabs and interior slabs on grade, except garage.	R402.2 Min. Concrete Strength 3,000 PSI Basement walls, foundations and other exposed to weather.
R403.1.1 Min. Footing Width 12"	R403.1.6 Foundation Anchorage 7" embedment	R403.3(1) Min. Footing Depth 12"	R404.1.2(1) Min. Horizontal Reinf. 1#4 w/in top 12"	R402.2 Min. Concrete Strength 3,000 PSI Porches, steps, garage fr and other exposed to weather.
R403.1.3.2 Slab w/ Footing Reinf. 1#4 top + bot.	R403.1.6 Foundation Anchorage min. 2 per plate	R403.3(2) Air-Freezing Index 1,500	R404.1.2(1) Min. Horizontal Reinf. 1#4 mid-height	R402.2 Min. Concrete Strength 3,000 PSI
R403.1.6 Foundation Anchorage 1/2" @ 48" O.C.	R403.1.6 Foundation Anchorage max. 12" from end	R404.1.2(3,4) Min. Vertical Reinf. (see table)	R404.1.2(1) Min. Horizontal Reinf. 1#4 w/in top 12"	R402.2 Min. Concrete Strength 3,000 PSI
			R404.1.2(1) Min. Horizontal Reinf. 1#4 mid-height	R402.2 Min. Concrete Strength 3,000 PSI
			R404.1.2(3,4) Min. Vertical Reinf. (see table)	R402.2 Min. Concrete Strength 3,000 PSI

AREA SUMMARY	
AREAS	GSF
LIVABLE SPACE	
FIRST FLOOR	1,815
SECOND FLOOR	2,283
TOTAL	4,098
OTHER SPACES	
GARAGE	682
BASEMENT	1,815
FRONT PORCH	32
SIDE PORCH	47
PATIO	288

- ### GENERAL NOTES
- + ALL EXTERIOR WALLS ARE TO FACE OF FRAMING OR EXTERIOR FACE OF FOUNDATION WALL
 - + ALL INTERIOR WALLS ARE NOMINAL 2x4 @ 16" O/C UNLESS OTHERWISE NOTED
 - + INTERIOR WALL BETWEEN GARAGE AND BUILDING IS NOMINAL 2x6 @ 16" O/C
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DRAWING LIST	
NO.	TITLE
G000	COVER
S100	FOUNDATION PLAN
A100	BASEMENT PLAN
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	ATTIC PLAN
A110	ROOF PLAN
A200	ELEVATIONS
A300	BUILDING SECTION

- ### LEGEND
- (SC) SMOKE/CO DETECTOR
 - (CO) CO DETECTOR
 - (SD) SMOKE DETECTOR
 - (HD) HEAT DETECTOR
 - (EF) EXHAUST FAN
 - INSULATED 2x6 WALL
 - 2x4 WALL
 - SHELF / COUNTER
 - EXISTING TO REMAIN
 - ID### INTERIOR DOOR
 - XD### EXTERIOR DOOR
 - SD### SLIDING DOOR
 - PD### POCKET DOOR
 - GD### GARAGE DOOR
 - CO### CASED OPENING
 - DH### DBL HUNG WIN
 - ### DIM IN FEET/INCHES (2668 = 2'-8" x 6'-8")



FAR SUMMARY

AREA	SIZE
FIRST STORY	1,815 SF
GARAGE, ATTACHED	682 SF
SECOND STORY	2,283 SF
ATRIA OR OPEN WELLS	0 SF
ABOVE ATTACHED GARAGE	0 SF
ABOVE SECOND STORY	0 SF
ENCLOSED PORCHES	32 SF
BELOW FIRST STORY	0 SF
ABOVE DETACHED GARAGE	0 SF
ACCESSORY BUILDINGS	0 SF
TOTAL GSF	4,812 SF
LOT SIZE	15,538 SF
LOT TYPE	SR1
ALLOWABLE FAR	0.31
ACTUAL FAR	0.31 SF

Energy Code Summary

Reference Energy Code Massachusetts Stretch Energy Code (780 CMR 115.AA)	R301.1 Climate Zone 5A	R401.2 New Con. HERS Ratings 70 or less less than 3,000 SF	R402.1.1 Max. Skylight U-Factor 0.55
International Energy Code International Energy Conservation Code, 2018 Edition	R401.2 New Con. HERS Ratings 65 or less more than 3,000 SF	R402.1.1 Max. Window U-Factor 0.32	R402.1.1 Max. Glazing SHGC NR
R402.1.1 Min. Wood Wall R-Value 20 or 13+5	R402.1.1 Min. Slab R-Value/Depth 10, 2'-0"	R402.1.1 Min. Ceiling R-Value 49	USE OF THESE DRAWINGS CONSTITUTES AN AGREEMENT NOT TO HOLD NATIONAL DESIGN & DRAFTING LIABLE FOR PROBLEMS WHICH MAY ARISE BEFORE, DURING OR AFTER CONSTRUCTION. THE OWNER, GENERAL CONTRACTOR AND SUBCONTRACTORS MUST ENSURE THAT THE INFORMATION CONTAINED IN THESE DRAWINGS, AND THE WORK COMPLETED, MEETS ALL APPLICABLE CODES AND REGULATIONS.
R402.1.1 Min. Floor R-Value 30	R402.1.1 Min. Crawl Space R-Value 15/19		



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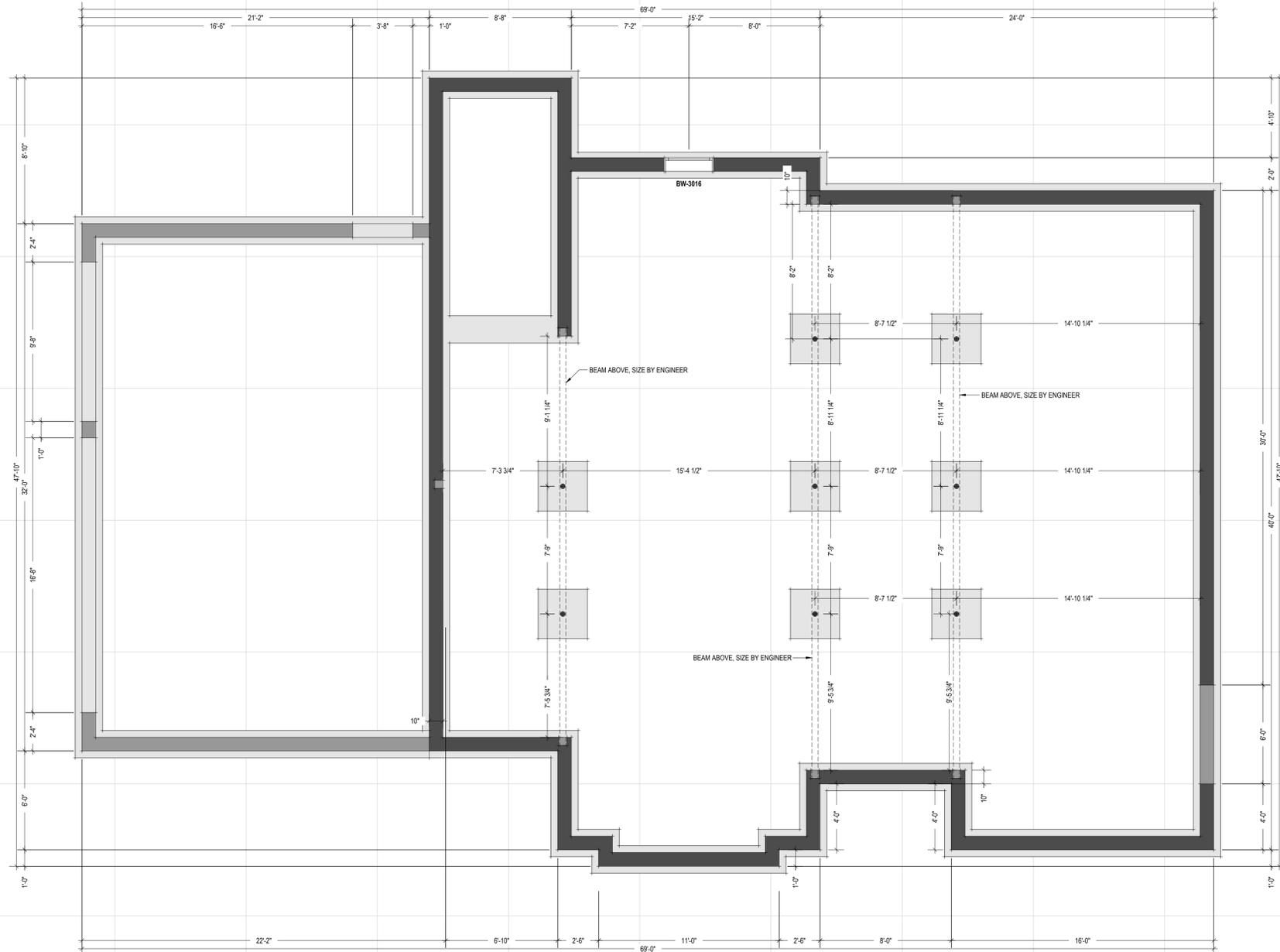
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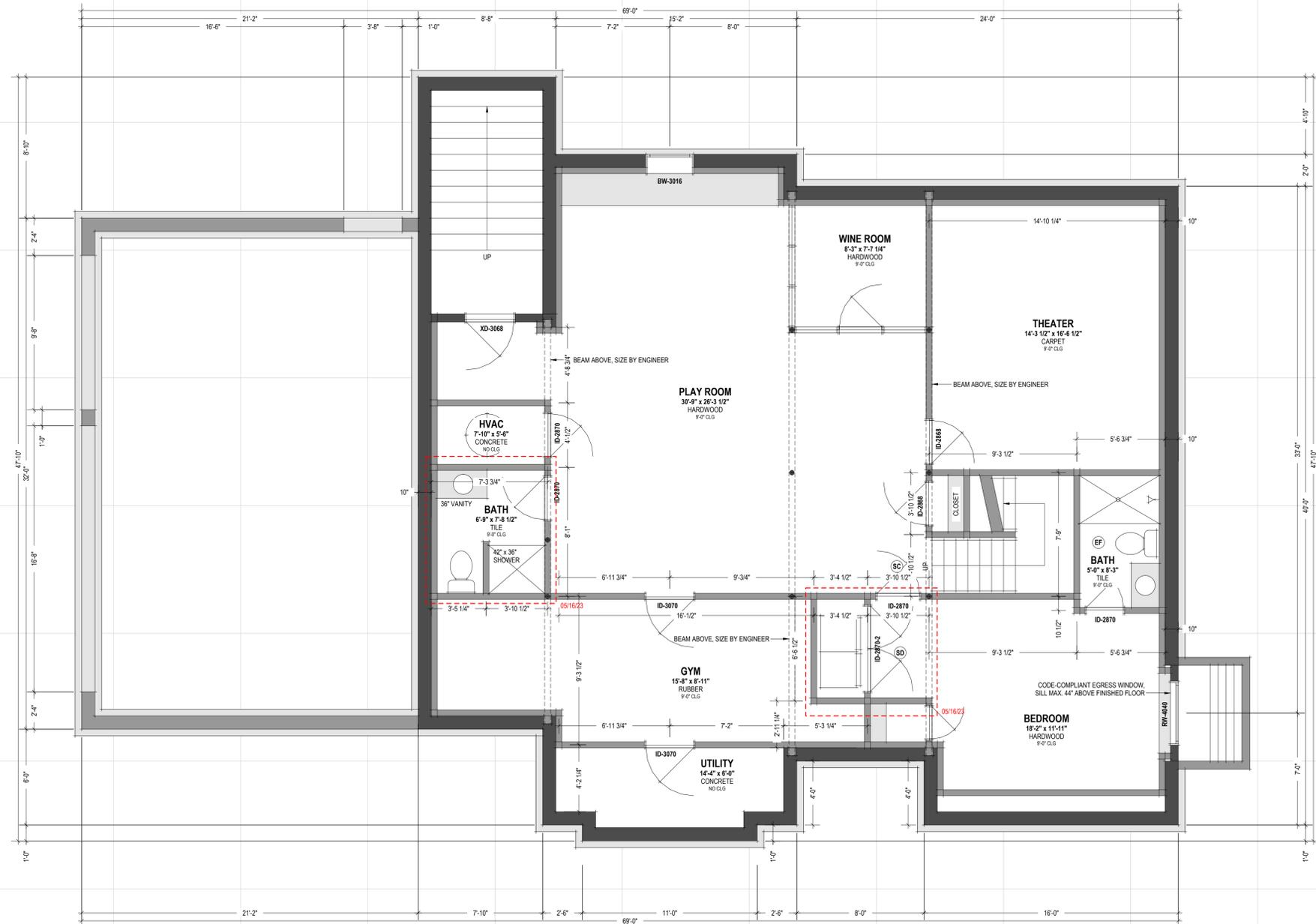
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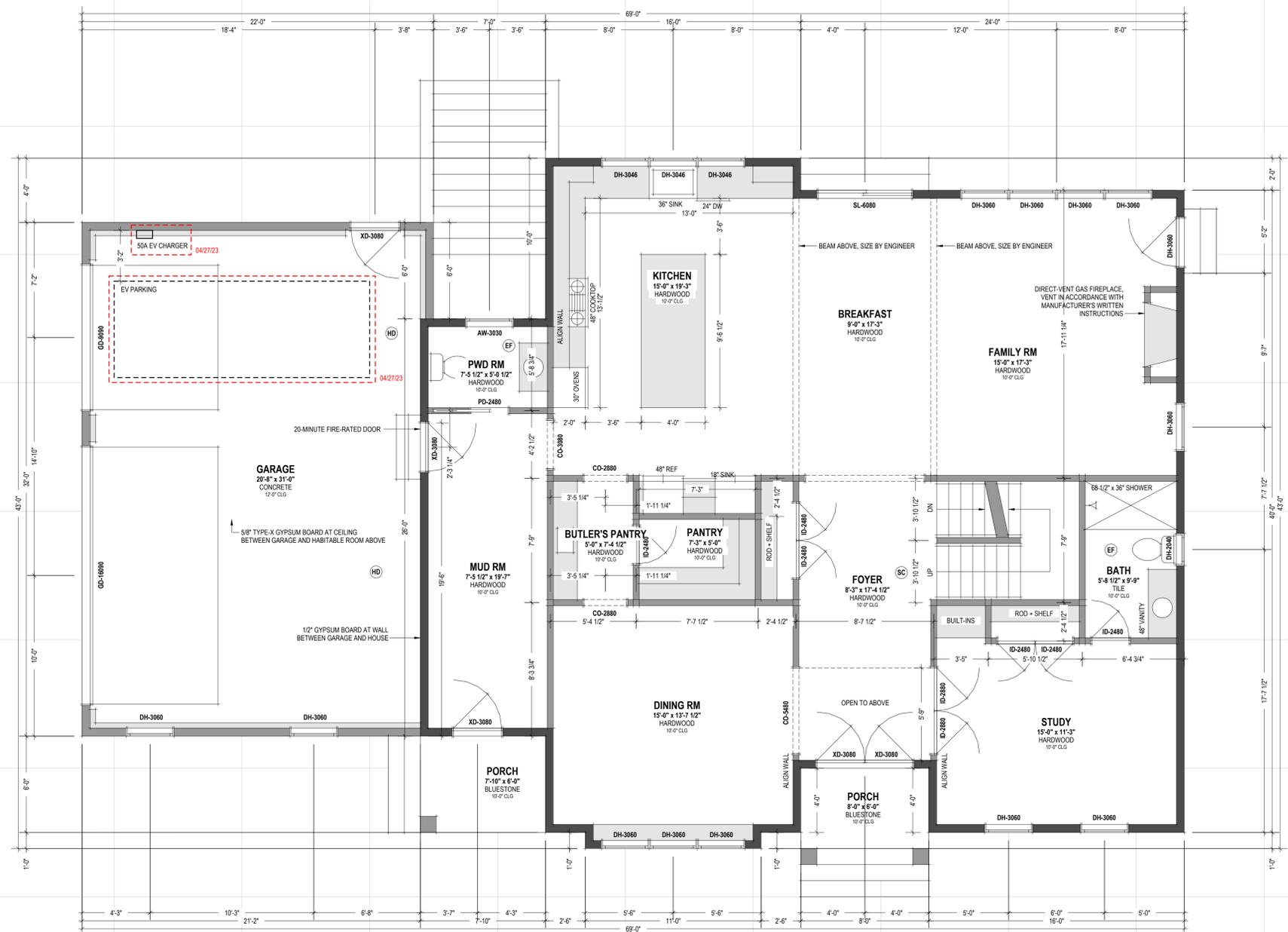
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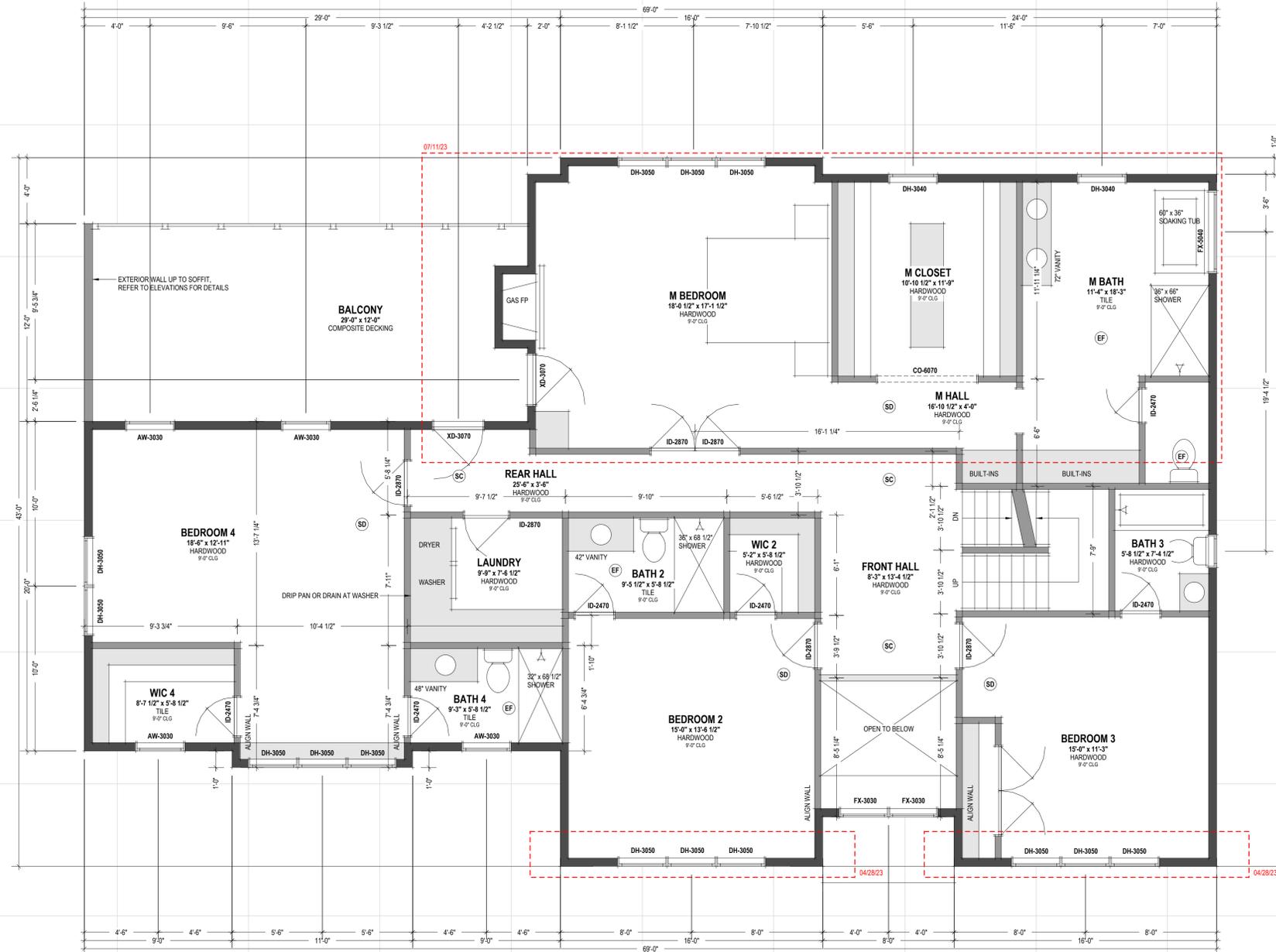
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A102

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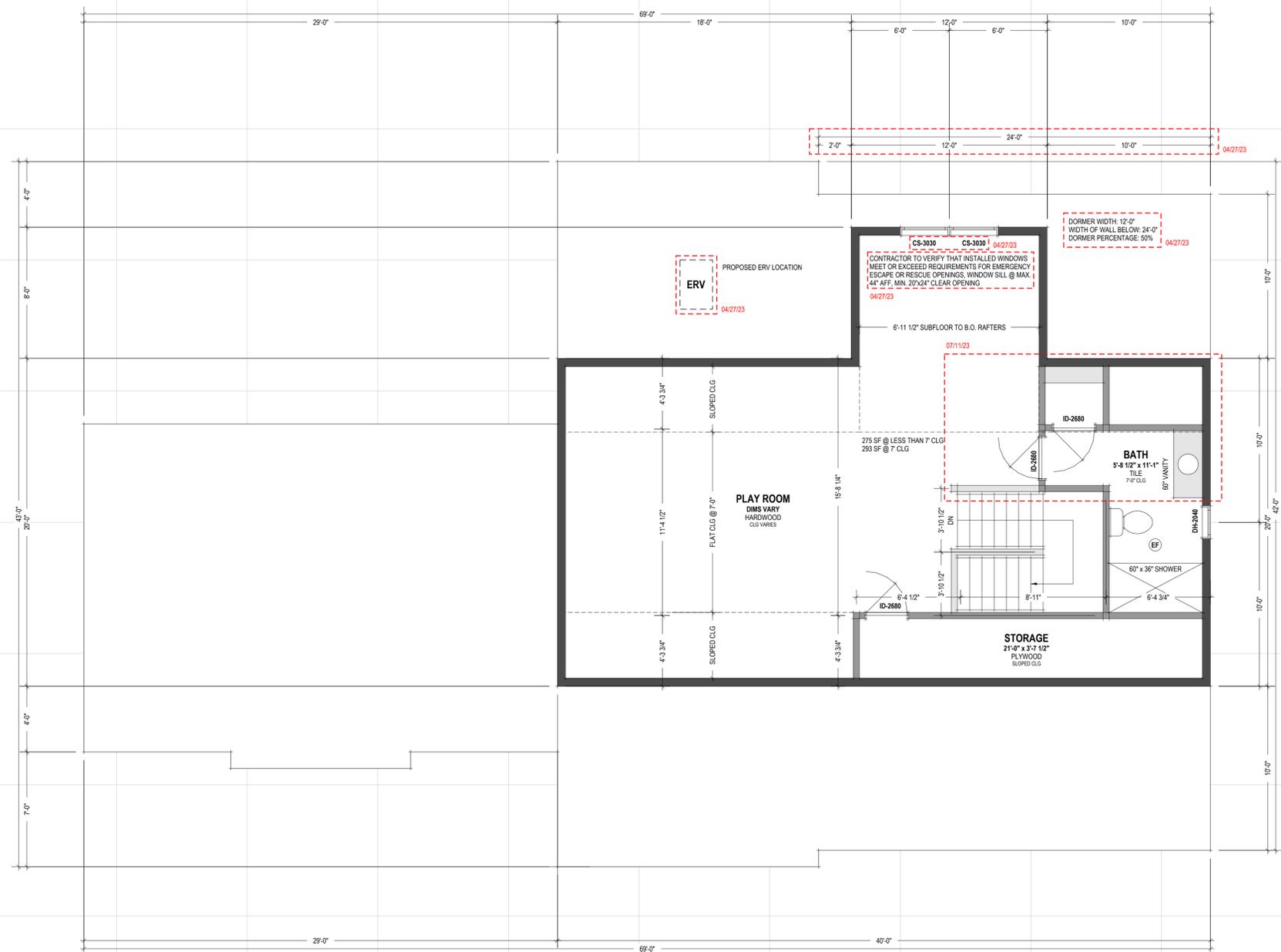
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A103

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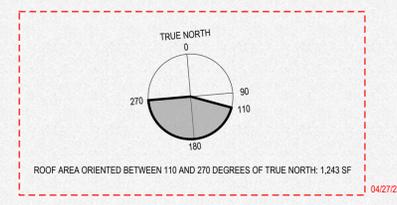
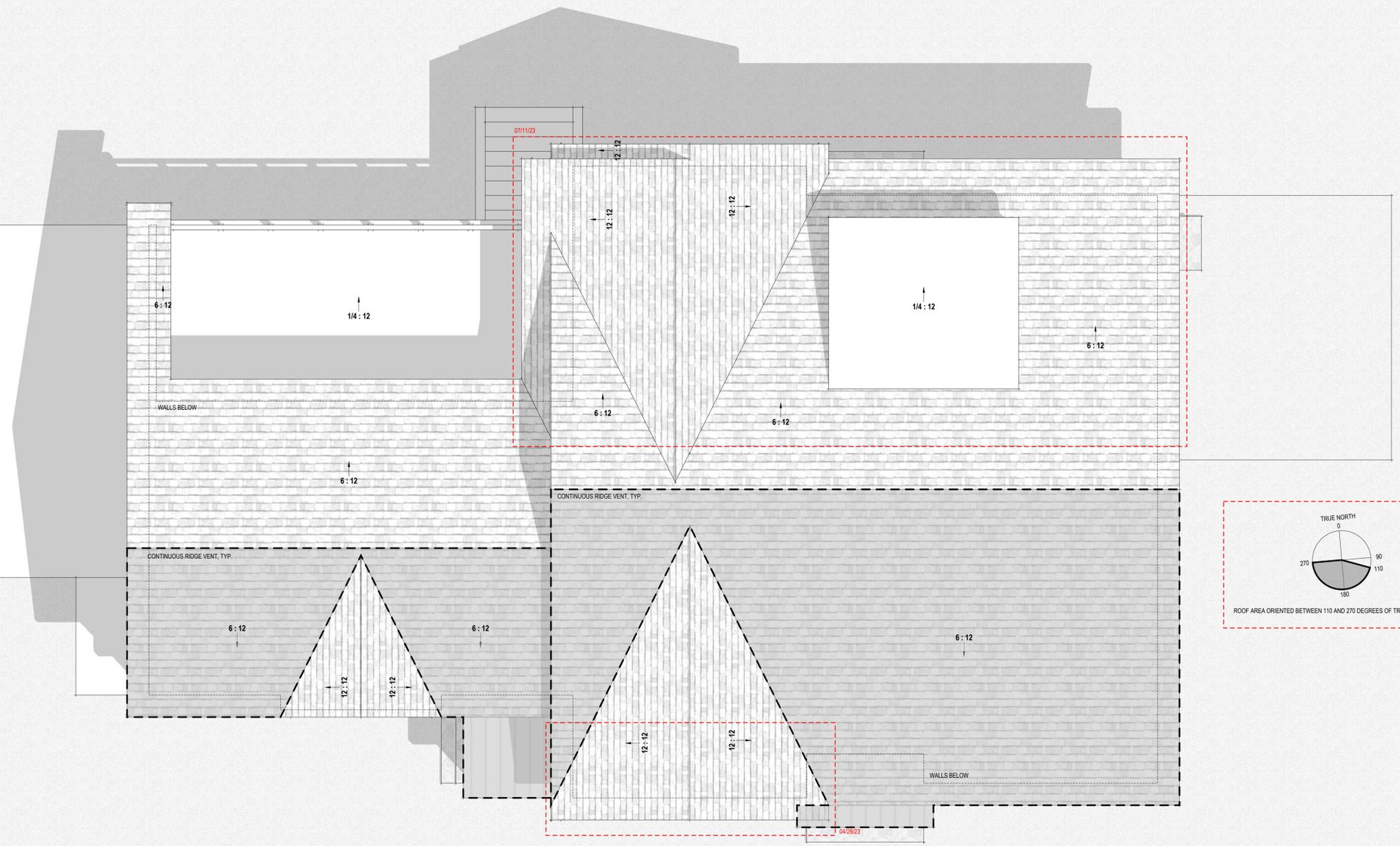
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A110

CONSTRUCTION PLANS

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1 FRONT ELEVATION
A200 1/4" = 1'-0"



2 REAR ELEVATION
A200 1/4" = 1'-0"



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35 MIGNON ROAD
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AREA SUMMARY	
AREA	GSF
LIVABLE SPACE	
FIRST FLOOR	1,815
SECOND FLOOR	2,283
TOTAL	4,098
OTHER SPACES	
GARAGE	682
BASEMENT	1,815
FRONT PORCH	32
SIDE PORCH	47
PATIO	288

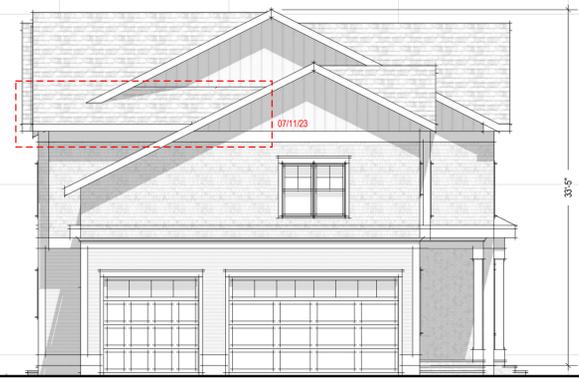
GENERAL NOTES

- ALL EXTERIOR WALLS ARE NOMINAL 2x6 @ 16" O/C UNLESS OTHERWISE NOTED
- ALL INTERIOR WALLS ARE NOMINAL 2x4 @ 16" O/C UNLESS OTHERWISE NOTED
- INTERIOR WALL BETWEEN GARAGE AND BUILDING IS NOMINAL 2x6 @ 16" O/C
- DIMENSIONS TO EXTERIOR WALLS ARE TO FACE OF FRAMING OR EXTERIOR FACE OF FOUNDATION WALL
- DIMENSIONS TO INTERIOR WALLS ARE TO CENTER OF WALL FRAMING

DRAWING LIST

SHEET	TITLE
C000	COVER
F000	FOUNDATION PLAN
A100	BASEMENT PLAN
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	ATTIC PLAN
A110	ROOF PLAN
A200	ELEVATIONS
A300	BUILDING SECTION

3 LEFT ELEVATION
A200 1/4" = 1'-0"



4 RIGHT ELEVATION
A200 1/4" = 1'-0"



LEGEND

- (SC) SMOKE/CO DETECTOR
- (CO) CO DETECTOR
- (SD) SMOKE DETECTOR
- (HD) HEAT DETECTOR
- (EF) EXHAUST FAN
- INSULATED 2x6 WALL
- 2x4 WALL
- SHELF / COUNTER
- EXISTING TO REMAIN
- ID### INTERIOR DOOR
- XD### EXTERIOR DOOR
- SD### SLIDING DOOR
- PD### POCKET DOOR
- GD### GARAGE DOOR
- CO### CASED OPENING
- DH### DBL HUNG WIN
- ### DIM IN FEET/INCHES
(0608 = 2'-8" x 6'-8")

USE OF THESE DRAWINGS CONSTITUTES AN AGREEMENT NOT TO HOLD NATIONAL DESIGN & DRAFTING LIABLE FOR PROBLEMS WHICH MAY ARISE BEFORE, DURING OR AFTER CONSTRUCTION. THE OWNER, GENERAL CONTRACTOR AND SUBCONTRACTORS MUST ENSURE THAT THE INFORMATION CONTAINED IN THESE DRAWINGS, AND THE WORK COMPLETED, MEETS ALL APPLICABLE CODES AND REGULATIONS.



A200

CONSTRUCTION PLANS

09/20/2023
841894 KR 36x24 08

1 BUILDING SECTION
A300 1/4" = 1'-0"

TOP OF ROOF
30'-3" ABOVE TOP OF FOUNDATION
CEILING HEIGHT
8'-11 3/4"

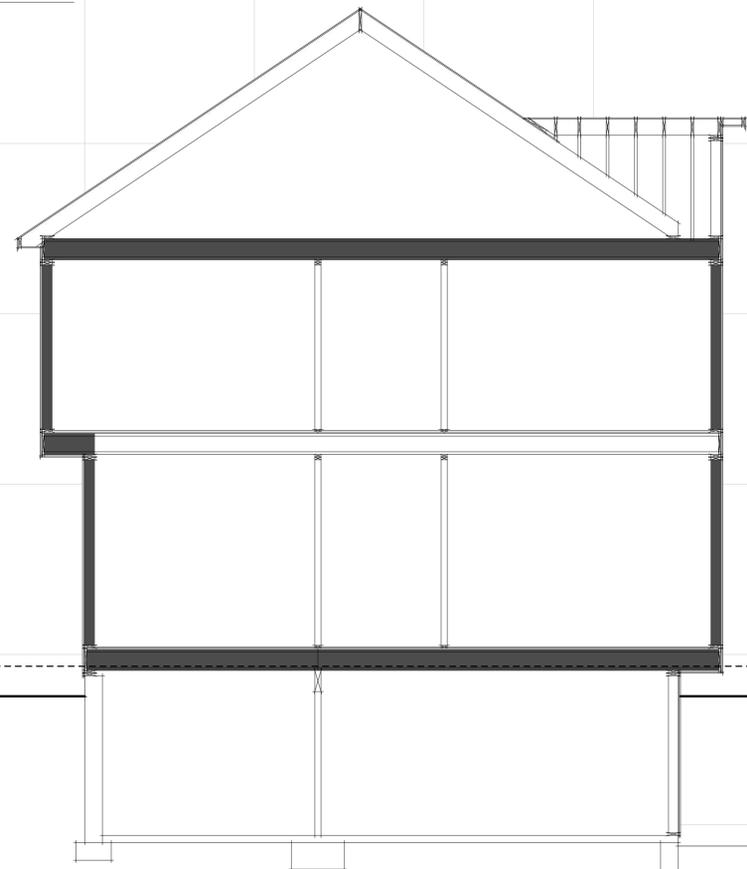
TOP OF FLOOR
COORDINATE DEPTH WITH FRAMING PLANS
CEILING HEIGHT
9'-0" CEILING

TOP OF WINDOW ROUGH OPENING
7'-0" ABOVE FLOOR

TOP OF FLOOR
COORDINATE DEPTH WITH FRAMING PLANS
CEILING HEIGHT
CEILING (9' UNIT A) (10' UNIT B)
TOP OF WINDOW ROUGH OPENING
8'-0" ABOVE FLOOR

TOP OF FLOOR
COORDINATE DEPTH WITH FRAMING PLANS
TOP OF FOUNDATION
MAINTAIN 12" FROM GRADE

TOP OF HOUSE FOOTING
24" X 12" FOOTING SHOWN
(UNIT A IS 12" HIGHER THAN UNIT B)
BOTTOM OF HOUSE FOOTING
MINIMUM 40" BELOW GRADE



SLAB CONSTRUCTION
- 4" CONCRETE SLAB
- 4" WELDED WIRE FABRIC REINFORCING AT MID-POINT OF SLAB
- MINIMUM 3,000 PSI AIR-ENTRAINED CONCRETE
- 6 MIL POLYETHYLENE VAPOR RETARDED JOINTS LAPPED MIN. 6"
- 3/4" CRUSHED STONE, MINIMUM 6" DEEP

COLUMN CONSTRUCTION
- 3 1/2" CONCRETE-FILLED LALLY COLUMN WITH 3/4" PLATES TOP/BOTTOM
- 30" x 30" x 15" CONCRETE FOOTING
- MINIMUM 3,000 PSI AIR-ENTRAINED
- FOOTING ON UNDISTURBED SOIL
- STEEL REINFORCING AS REQUIRED BY CODE
- REFER TO PLANS FOR EXACT LOCATIONS

FOUNDATION CONSTRUCTION
- 10" CONCRETE WALL ON 20" x 10" FOOTING
- FOUNDATION MINIMUM 4'-0" BELOW GRADE
- MINIMUM 3,000 PSI AIR-ENTRAINED CONCRETE
- CONCRETE ON UNDISTURBED SOIL
- STEEL REINFORCING AS REQUIRED BY CODE
- DAMPROOFING AT EXTERIOR FACE OF CONCRETE WALL UP TO GRADE
- 2" R-10 EPS RIGID INSULATION
- FABRIC-WRAPPED PERFORATED PVC PERIMETER DRAIN TO DAYLIGHT OR DRYWELL
- FOOTING SHALL SLOPE NO MORE THAN 1:3 WITH 45 DEGREE STEPS AT BOTTOM OF FOOTING

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- INTERIOR WALLS BETWEEN GARAGE AND HOUSE ARE 2x6 @ 16" O.C.
- DIMENSIONS ARE TO EXTERIOR FACE OF STUD AT EXTERIOR WALL, CENTER OF WALL AT INTERIOR WALL AND FACE OF CONCRETE AT FOUNDATION WALLS.

FRAMING NOTES
- ALL FRAMING SHALL PRODUCE TRUE, TIGHT AND CONSISTENT JOINTS
- FRAMING MEMBERS SHALL BE ASSEMBLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS
- INSTALL GALVANIZED METAL FRAMING CONNECTORS
- CAREFULLY SELECT FRAMING MEMBERS TO BE FREE FROM KNOTS AND DEFECTS
- DO NOT SHIM SILLS, JOISTS, STUDS, TRIMMERS, HEADERS, LINTELS OR OTHER COMPONENTS
- USE ONLY TREATED LUMBER FOR ALL LUMBER IN CONTACT WITH CONCRETE
- INSTALL SOLID BLOCKING AND BRIDGING BELOW ALL BEARING PARTITIONS WHERE BEARING WALL IS BOTH PARALLEL AND PERPENDICULAR TO JOISTS
- INSTALL BLOCKING AS REQUIRED BY OTHER TRADES

ROOF CONSTRUCTION
- CONTINUOUS SOFFIT VENT
- 30 YEAR ROOF SHINGLES, COLOR BY OWNER
- ICE + WATER SHIELD
- 15LB FELT UNDERLAYMENT
- 5/8" EXTERIOR GRADE OSB SHEATHING
- ROOF TRUSSES @ 24" O.C. DESIGN BY TRUSS ENGINEER
- R-49 INSULATION LAPPED ABOVE EXTERIOR WALL
- 1x3 STRAPPING @ 16" O.C.
- 1/2" DRYWALL WITH SKIM COAT PLASTER
- PAINT, COLOR BY OWNER
- ALUMINUM GUTTERS AND DOWNSPOUTS
- COMPOSITE FASCIA

EAVE CONSTRUCTION
- 30 YEAR ROOF SHINGLES, COLOR BY OWNER
- ICE + WATER SHIELD
- 15LB FELT UNDERLAYMENT
- 5/8" EXTERIOR GRADE OSB SHEATHING
- R-49 INSULATION LAPPED ABOVE EXTERIOR WALL
- ALUMINUM DRIP EDGE
- ALUMINUM GUTTERS AND DOWNSPOUTS
- COMPOSITE FASCIA
- CONTINUOUS SOFFIT VENT

CEILING CONSTRUCTION
- CEILING JOISTS, SIZE AND SPACING BY ENGINEER
- 1x3 STRAPPING @ 16" O.C.
- 1/2" DRYWALL WITH SKIM COAT PLASTER
- PAINT, COLOR BY OWNER

EXTERIOR WALL CONSTRUCTION
- REFER TO ELEVATIONS FOR SIDING
- CONTINUOUS HOUSE WRAP, TAPE JOINTS
- 7/16" EXTERIOR GRADE OSB SHEATHING
- 2x6 WALL STUDS @ 16" O.C.
- R-21 INSULATION
- 1/2" DRYWALL WITH SKIM COAT PLASTER
- PAINT, COLOR BY OWNER

FLOOR CONSTRUCTION
- FINISH FLOORING, REFER TO PLANS
- 3/4" 1/4" PLYWOOD, GLUED AND NAILLED
- FLOOR JOISTS, REFER TO FRAMING PLANS
- R-30 INSULATION
- 1x3 STRAPPING @ 16" O.C.
- 1/2" DRYWALL WITH SKIM COAT PLASTER
- PAINT, COLOR BY OWNER



NATIONAL DESIGN & DRAFTING
RESIDENCE
(401) 714-2586
OFFICE@NDD.EMAIL

35 MIGNON
RESIDENCE
35 MIGNON ROAD
NEWTON, MA 02468

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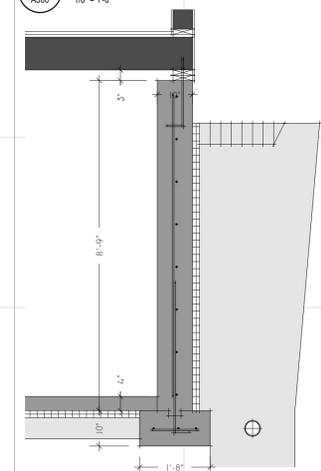
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DH###	DBL HUNG WIN
###	DIM IN FEET/INCHES (2668 = 2'-8" x 6'-8")

2 FOUNDATION DETAIL
A300 1/8" = 1'-0"



BACKFILL DETAILS
- EARTHEN BACKFILL OVER FILTER FABRIC, TYPICAL AT PERIMETER OF FOUNDATION
- WASHED STONE AT FOUNDATION PERIMETER
- 4" PVC WRAPPED IN FILTER FABRIC, PITCH TO DAYLIGHT OR DRYWELL

FOUNDATION CONSTRUCTION
- FLOOR FRAMING, REFER TO FRAMING PLANS
- (2) #1 2x6 SILL PLATE
- FOAM SILL SEALER
- 1/2" DIAM. ANCHOR BOLT @ 32" O.C., MAX. 12" FROM CORNER
- 10" CAST-IN-PLACE CONCRETE WALL
- (1) #4 VERTICAL REBAR @ 18" O.C.
- (3) #4 HORIZONTAL REBAR @ 18" O.C.
- MAINTAIN 1" CLEAR FROM VERTICAL AND HORIZONTAL REBAR
- 10" x 20" CAST-IN-PLACE CONCRETE FOOTING
- (1) #4 VERTICAL REBAR DOWELS @ 48" O.C. BETWEEN FOOTING AT WALL, UP MINIMUM 30" INTO FOUNDATION WALL
- (3) #4 CONTINUOUS HORIZONTAL REBAR AT FOOTING, MIN. 3" FROM EDGE
- (1) #4 HORIZONTAL REBAR @ 12" O.C.
- (2) #4 HORIZONTAL REBAR @ 12" O.C. AT CORNER, MIN. 24" IN FROM CORNER OR EXTERIOR REBAR, MIN. 12" IN FROM CORNER AT INTERIOR REBAR



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A300
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