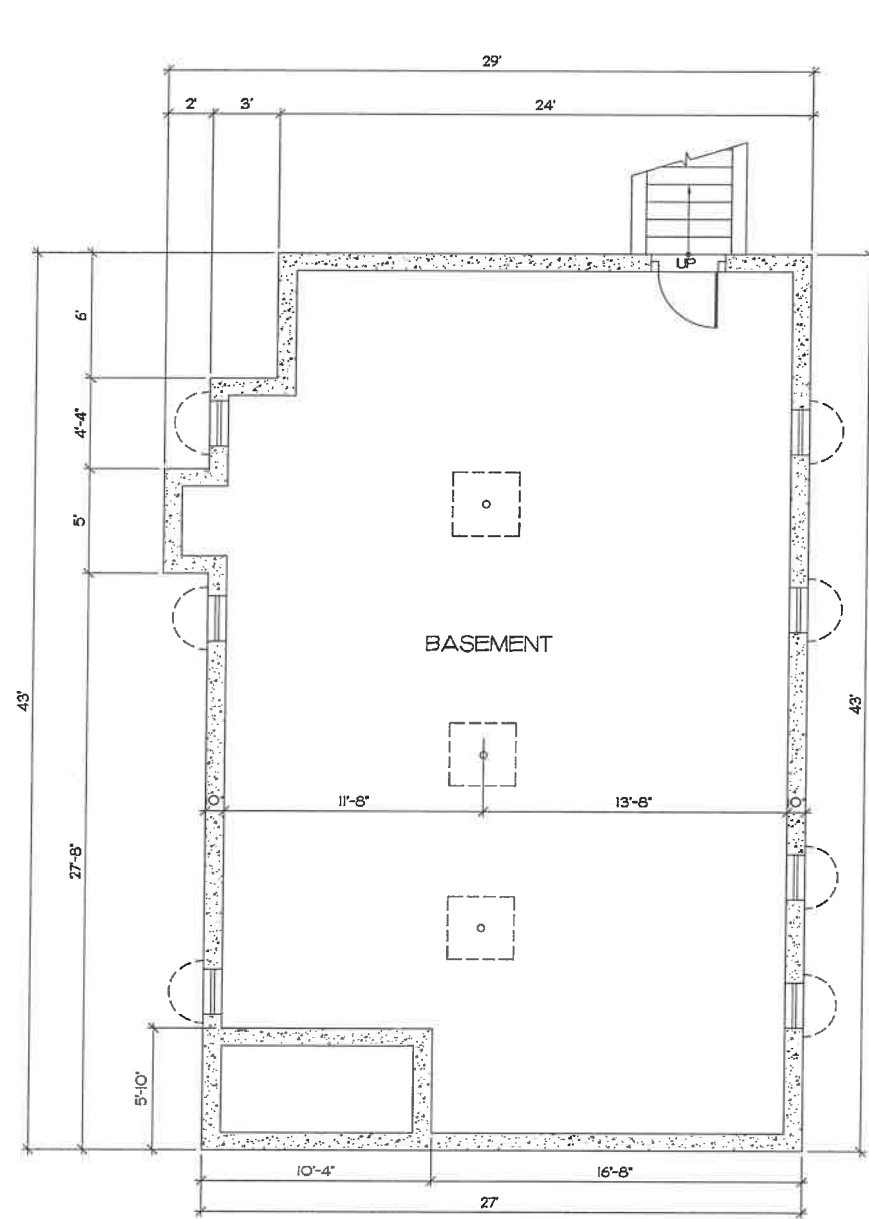


Lot 4
81 Fairview Ave

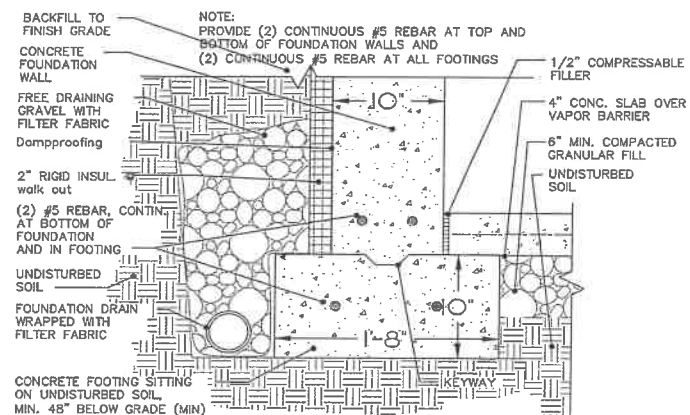
GENERAL NOTES AND SPECIFICATIONS :

- (PLEASE READ NOTES ON INDIVIDUAL PLANS)
- PROJECT DESCRIPTION: NEW SINGLE FAMILY HOME
 - ALL MATERIAL AND METHODS OF INSTALLATION SHALL CONFORM TO STANDARD TRADE PRACTICE, MANUFACTURER'S RECOMMENDATIONS, FEDERAL, STATE AND NATIONAL BUILDING CODE REQUIREMENTS.
 - UNLESS OTHERWISE NOTED, ALL MATERIALS AND METHODS OF INSTALLATION SHALL MATCH EXISTING BUILDING STANDARDS AND/OR OWNER SPECIFICATIONS.
 - BUILDING CLASSIFICATION: SINGLE FAMILY HOME
 - FIELD VERIFICATION:
 - CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AS SHOWN ON CONSTRUCTION DRAWINGS.
 - ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND CONSTRUCTION DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE HOMEOWNER(S) PRIOR TO CONSTRUCTION.
 - DIMENSIONS, AS SHOWN ON CONSTRUCTION DRAWINGS, ARE FINISH (NOT ROUGH)
 - DEMOLITION:
 - N/A
 - HVAC SYSTEM:
 - SUPPLIED BY OTHERS
 - ELECTRICAL SYSTEMS:
 - SUPPLIED BY OTHERS
 - PLUMBING SYSTEM:
 - SUPPLIED BY OTHERS
 - FIRE ALARM AND AUTOMATIC FIRE DETECTION SYSTEMS :
 - SMOKE DETECTORS: PROVIDE HARDWIRED SMOKE DETECTORS AT ALL BEDROOMS, AND ALL ADDITIONALLY AS REQUIRED BY THE FIRE DEPARTMENT.
 - CO DETECTORS: AS REQUIRED BY THE FIRE DEPARTMENT.
 - FOLLOW ALL REQUIREMENTS OF FIRE AND BUILDING DEPARTMENT
 - FIRE RESISTIVE CONSTRUCTION: AT ALL ENGINEER LUMBER
 - ADA COMPLIANCE: N/A
 - TENANT FURNISHINGS : N/A
 - DOORS ,FRAMES AND HARDWARE :
 - HOWEOWNER(S) SHALL VERIFY MODELS, TYPES, TRIM AND COLORS.
 - FINISHES:
 - HOWEOWNER(S) SHALL VERIFY TYPES, TRIM, COLORS, FLOORING AND PAINT.
 - HOWEOWNER(S) SHALL VERIFY EXTERIOR FINISH(ES), COLORS, TYPE AND STYLE.
 - WINDOWS:
 - HOWEOWNER(S) SHALL VERIFY TYPES, TRIM AND COLORS.
 - GENERAL CONTRACTOR TO VERIFY SIZES OF ALL WINDOWS TO BE REPLACED.
 - GENERAL CONTRACTOR TO VERIFY WITH HOMEOWNER(S) NEW WINDOW STYLE(S) AND SIZES PRIOR TO ORDERING AND INSTALLING.
 - ENGINEERED LUMBER:
 - SUPPLIER TO VERIFY, CONFIRM AND PROVIDE SPECS FOR ALL ENGINEERED LUMBER TO BE USED ON PROJECT PRIOR TO ORDERING AND INSTALLATION.
 - SUPPLIER TO VERIFY, CONFIRM AND PROVIDE SPECS FOR PRE-FABRICATED TRUSSES TO BE USED ON PROJECT PRIOR TO ORDERING AND INSTALLATION.
 - SOIL:

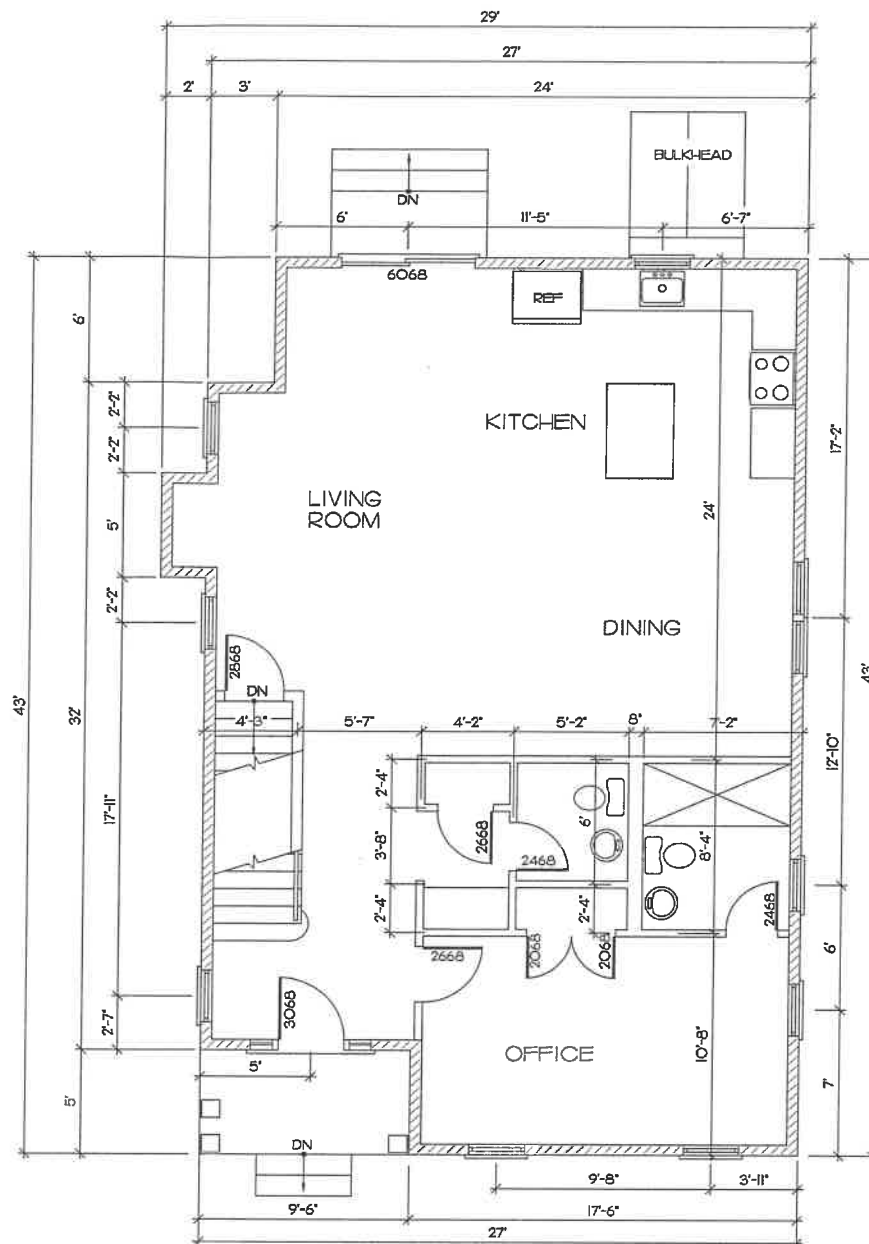
THERE HAS BEEN NO SOIL TESTING PROVIDED TO DESIGNER.
DESIGNER ACCEPTS NO RESPONSIBILITY FOR EXISTING SOIL CONDITIONS. IT SHALL BE THE CONTRACTOR'S AND/OR OWNER'S RESPONSIBILITY TO DETERMINE SUITABLE SOIL CONDITIONS AND VERIFY THE BEARING PRESSURE.



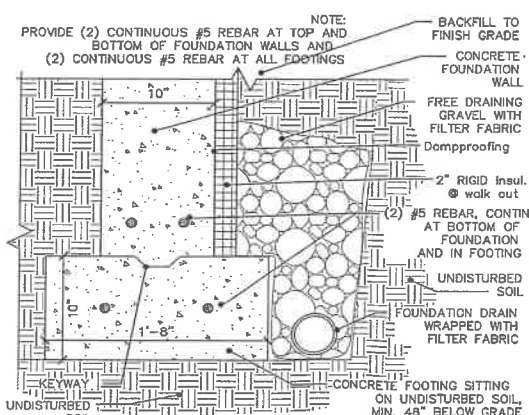
1 FOUNDATION / BASEMENT
1/4" = 1'-0"



4 CONCRETE FOOTING DETAIL
Scale: 1 1/2" = 1'-0"



2 FIRST FLOOR PLAN
1/4" = 1'-0"



8 CONCRETE FOOTING DETAIL
Scale: 1 1/2" = 1'-0"

LEGEND

- NEW 2X4 @ 16" O.C. WALLS
- NEW 2X6 @ 16" O.C. WALLS
- PRIMARY ENTRANCE
- SECONDARY EGRESS
- HARDWIRED PHOTOELECTRIC SMOKE DETECTOR
- HARDWIRED COMBINATION PHOTOELECTRIC SMOKE AND CARBON MONOXIDE DETECTOR
- HARDWIRED HEAT DETECTOR
- GENERAL CONTRACTOR TO VERIFY IN THE FIELD
- 3'-0" X 6'-8"

La Vecchia Designs Co., LLC
Saugus, MA
781-231-9246

NOTE:

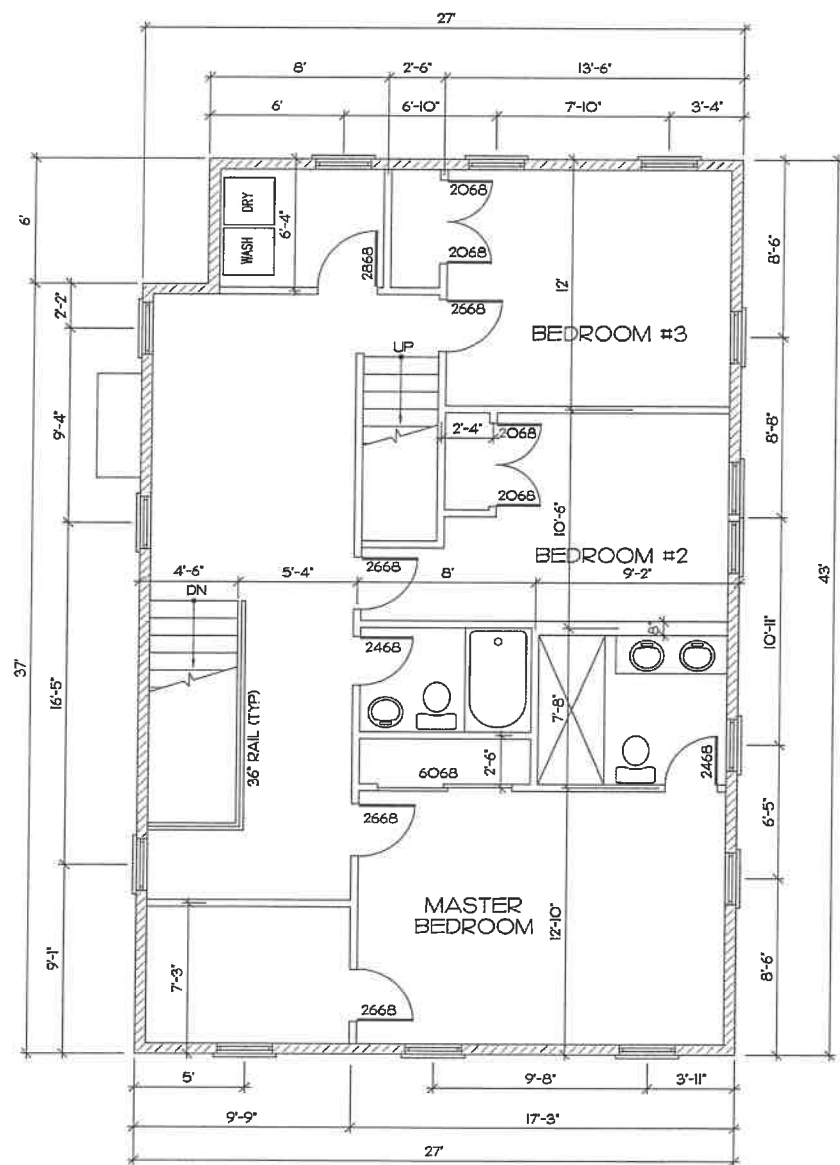
ALL DIMENSIONS TO BE FIELD VERIFIED (V.I.F.) & CHECKED. GENERAL CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO OWNER(S).

- GENERAL NOTES:**
- Contractor to verify all dimensions in field prior to starting construction.
 - All work to be in accordance with all applicable local, state, and national building codes, and in accordance with all manufacturers recommendations.
 - Contractor to bring any discrepancies in the drawings to the attention of the homeowner.
 - General contractor to review project with homeowner prior to starting construction.
 - SMOKE DETECTORS:** Provide hard wired smoke detectors at all bedrooms, and additionally as required by the Fire Dept.
 - CO DETECTORS:** As required by the Fire Dept.
 - ENERGY CODE:** Exterior walls: R-20 Min. Insulation Ceiling / Roof: R-60 Insulation
 - Window designations correspond to Anderson windows.
 - All stairs & steps to be verified in the field, and adjusted accordingly by G.C.
 - Dimension shown are to finish walls.
 - All trades to be coordinated prior to construction by General Contractor (G.C.)
 - All engineered lumber, beams, columns, etc., to be verified by supplier on-site prior to ordering and delivery to building site.
 - Supplier to provide all specification information for engineered lumber, beams, columns, etc. with plans.
 - There has been no soil testing provided to designer. Designer accepts no responsibility for existing soil conditions. It shall be the contractor's and/or owner's responsibility to determine suitable soil conditions and verify the bearing pressure and soil type.
 - Plans do not reflect local and/or state zoning by laws. Contractor and/or owner to coordinate plans with all zoning requirements prior and during construction.
 - Surveyor to confirm plans meet all zoning requirements prior to construction.
 - Plans are not to be scaled.

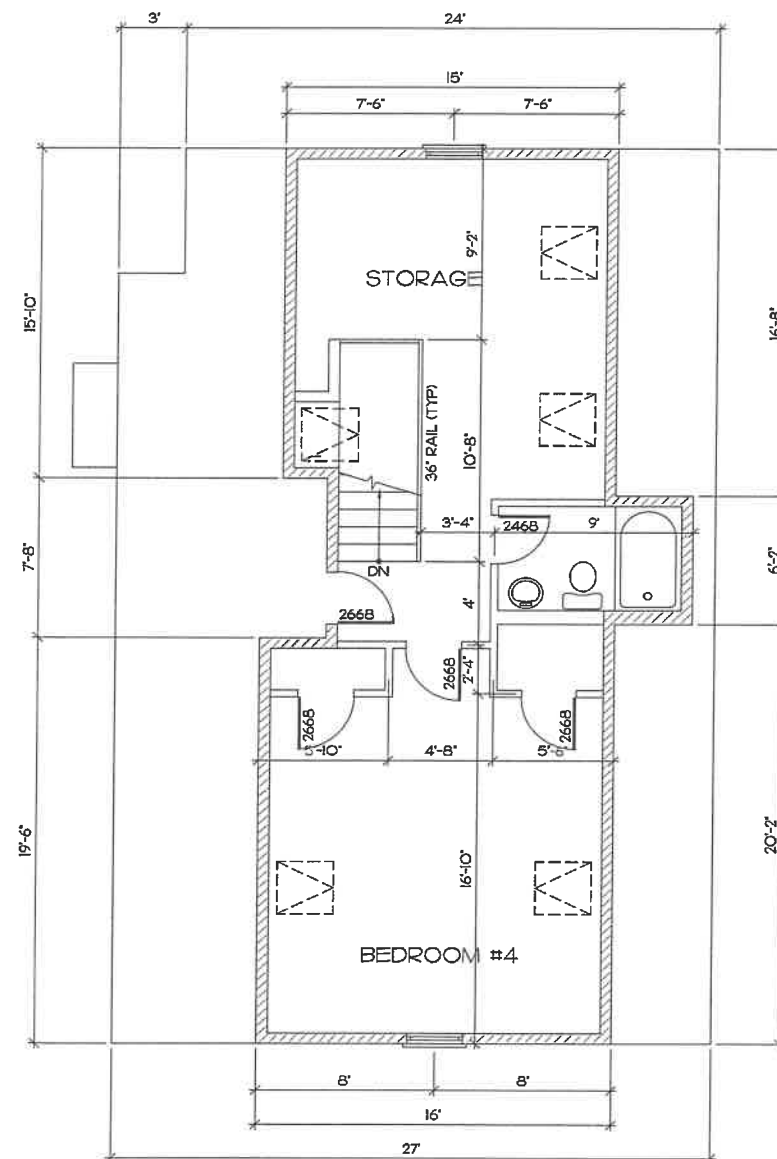
No.	Revisions	Date

Project Name and Address
LOT 4
FAIRVIEW AVE

Drw. #:
Date: MAR 27, 2023
Scale: AS NOTED



1 SECOND FLOOR
1/4" = 1'-0"



2 ATTIC FLOOR
1/4" = 1'-0"

LEGEND

	NEW 2X4 @ 16" O.C. WALLS
	NEW 2X6 @ 16" O.C. WALLS
	PRIMARY ENTRANCE
	SECONDARY EGRESS
	HARDWIRED PHOTOELECTRIC SMOKE DETECTOR
	HARDWIRED COMBINATION PHOTOELECTRIC SMOKE AND CARBON MONOXIDE DETECTOR
	HARDWIRED HEAT DETECTOR
	GENERAL CONTRACTOR TO VERIFY IN THE FIELD
	3'-0" X 6'-8"

La Vecchia Designs Co., LLC
Saugus, MA
781-231-9246

NOTE:

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No.	Revisions	Date

Project Name and Address

LOT 4
FAIRVIEW AVE

Drawn by:

Date:
MAR 27, 2023

Scale:
AS NOTED

2

NOTE:

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FIELD VERIFIED (V.I.F.) &
CHECKED.
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No.	Revisions	Date

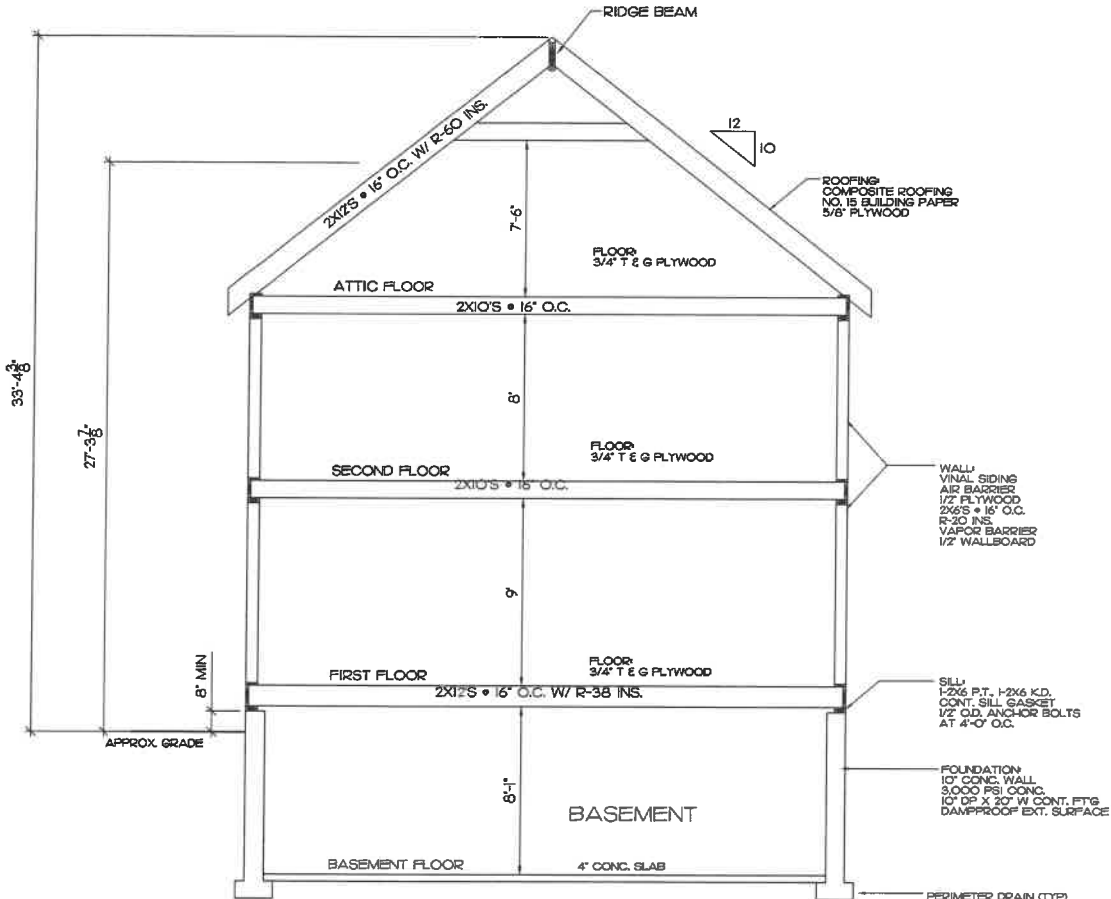
Project Name and Address

LOT 4
FAIRVIEW AVE

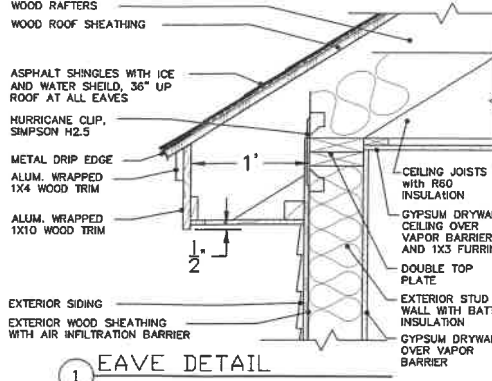
Drawn by:

Date:
MAR 27, 2023
Scale:
AS NOTED

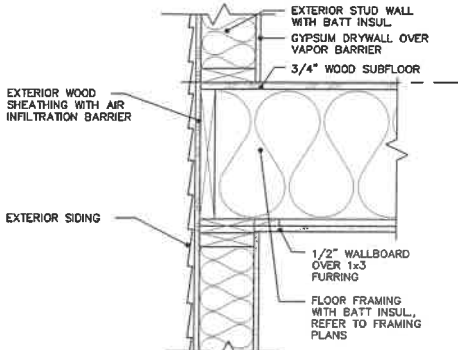
3



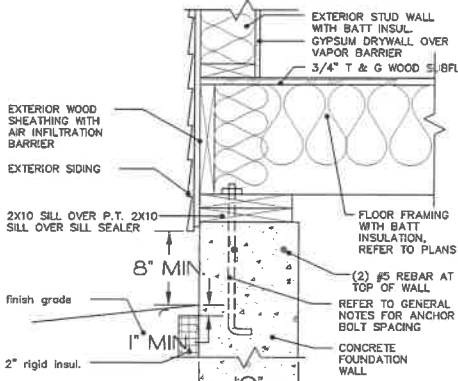
1 BUILDING SECTION
1/4" = 1'-0"



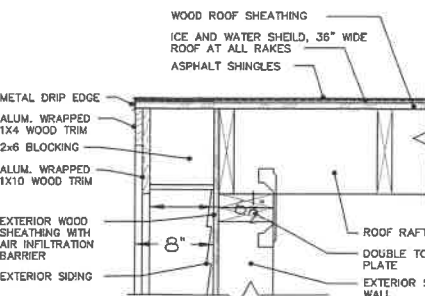
1 EAVE DETAIL
Scale: NONE



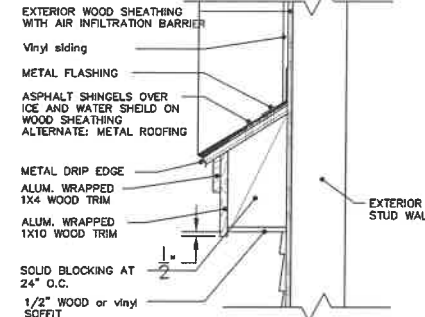
2 EXT. WALL AT FLOOR DETAIL
Scale: NONE



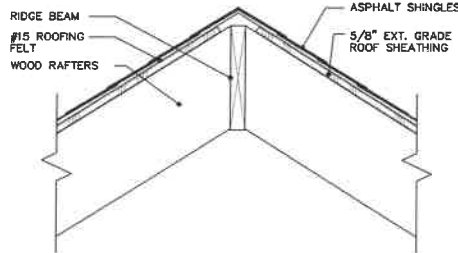
3 SILL DETAIL
Scale: NONE



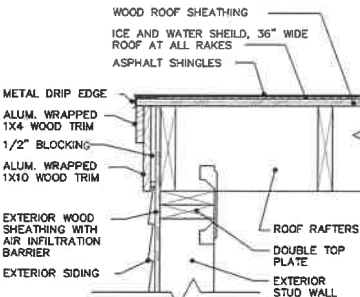
9 RAKE DETAIL
Scale: NONE



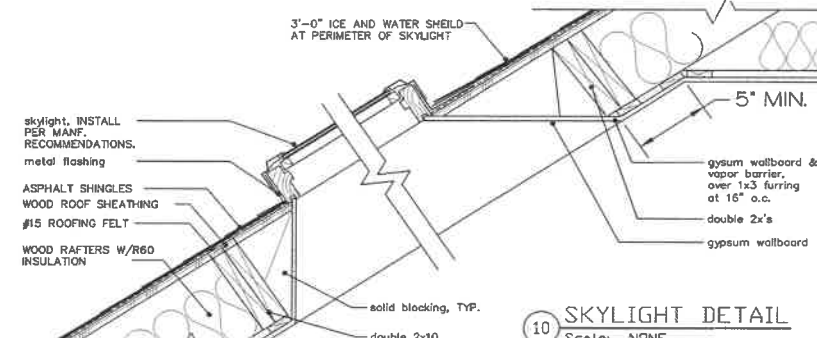
5 RAKE RETURN DETAIL
Scale: NONE



6 RIDGE VENT DETAIL
Scale: NONE



7 RAKE DETAIL (dormer)
Scale: NONE



10 SKYLIGHT DETAIL
Scale: NONE

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No.	Revisions	Date

Project Name and Address

LOT 4
FAIRVIEW AVE

Drawn By:

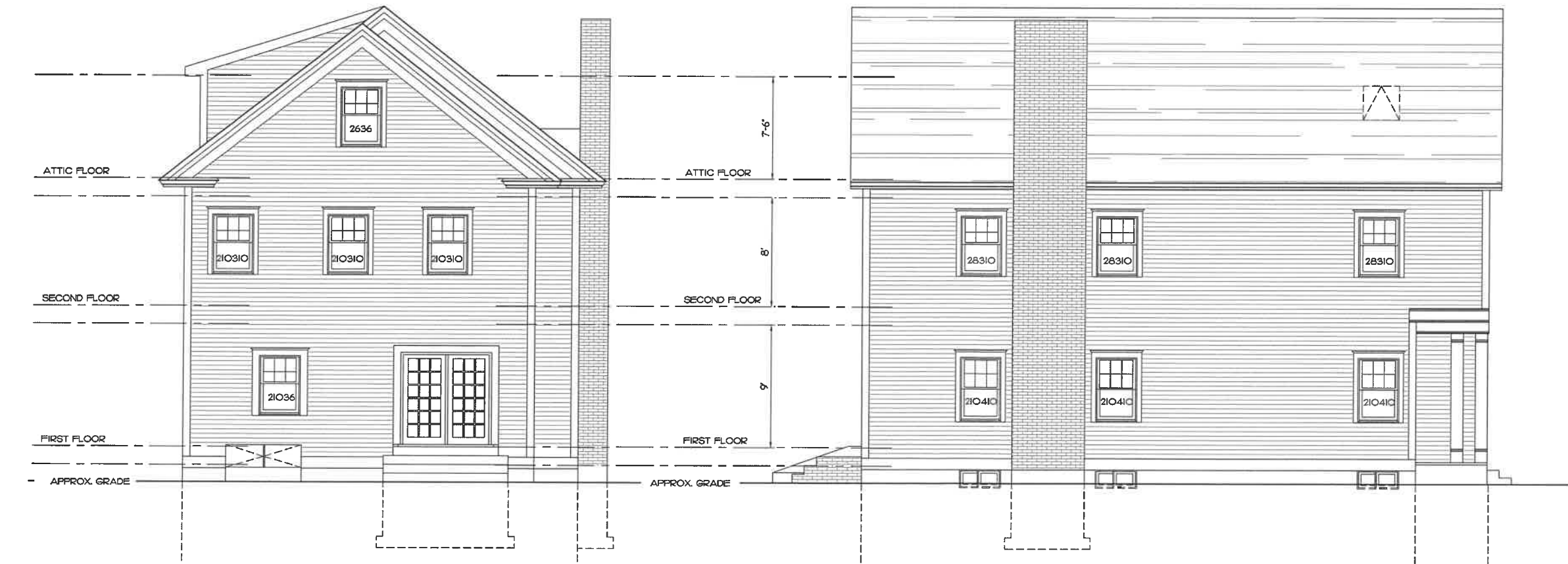
Date:
MAR 27, 2023
Scale:
AS NOTED

4



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

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



3 REAR ELEVATION
1/4" = 1'-0"

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