

# PROPOSED FAMILY ROOM CONSTRUCTION

## 28 NICHOLS AVENUE, AVON, MA.

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### LEGEND

- SD
SMOKE DETECTOR
- REINFORCED WALL
- EXISTING WALL
- NEW WALL CONSTRUCTION

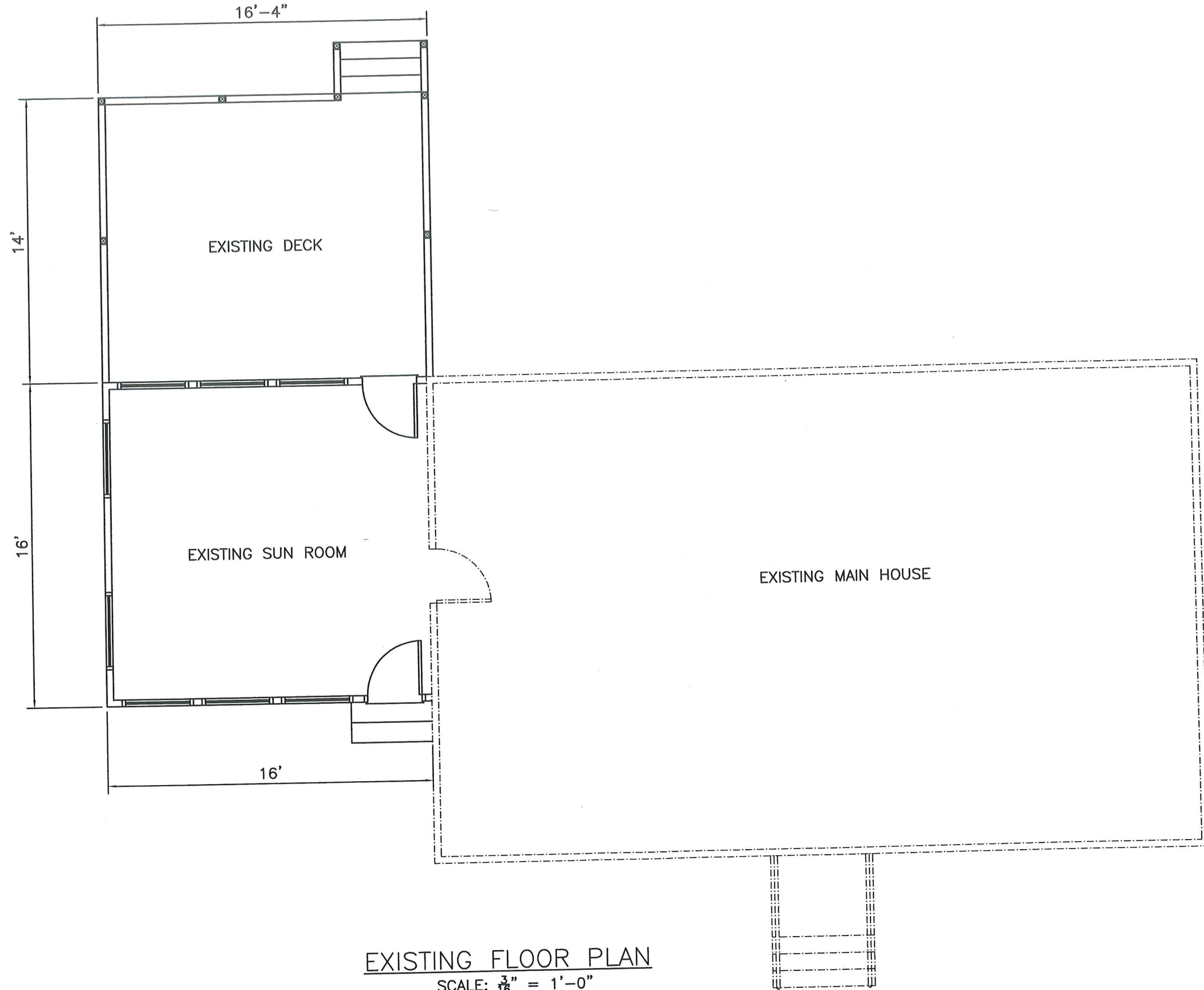
### GENERAL NOTES:

1. THE CONTRACTOR OR OWNER IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS REQUIRED FOR THIS PROJECT.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE COMMONWEALTH OF CURRENT MASSACHUSETTS STATE BUILDING CODE (IBC 2015 AMENDMENT 780 CMR 9 EDITION) AND OTHER APPLICABLE CODES.
3. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCING, SCHEDULING AND SAFETY FOR THIS PROJECT.
4. DIMENSIONS ARE NOT GUARANTEE, THE CONTRACTOR SHOULD VERIFY ALL DRAWING DIMENSIONS BEFORE PERFORM WORK.
5. THE CONTRACTOR SHALL WARRANTEE HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION.
6. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS SPECIFICATIONS OR FIELD CONDITIONS TO T DESIGN IMMEDIATELY.
7. CONCRETE AND REBARS STRENGTH SHALL HAVE MINIMUM OF 3,000 PSI AND 60,000 PSI RESPECTIVELY
8. BATHROOM WINDOW MUST BE TEMPERED GLASS
9. NEW WINDOW MUST HAS DOUBLE PANE AND U FACTOR = 0.30



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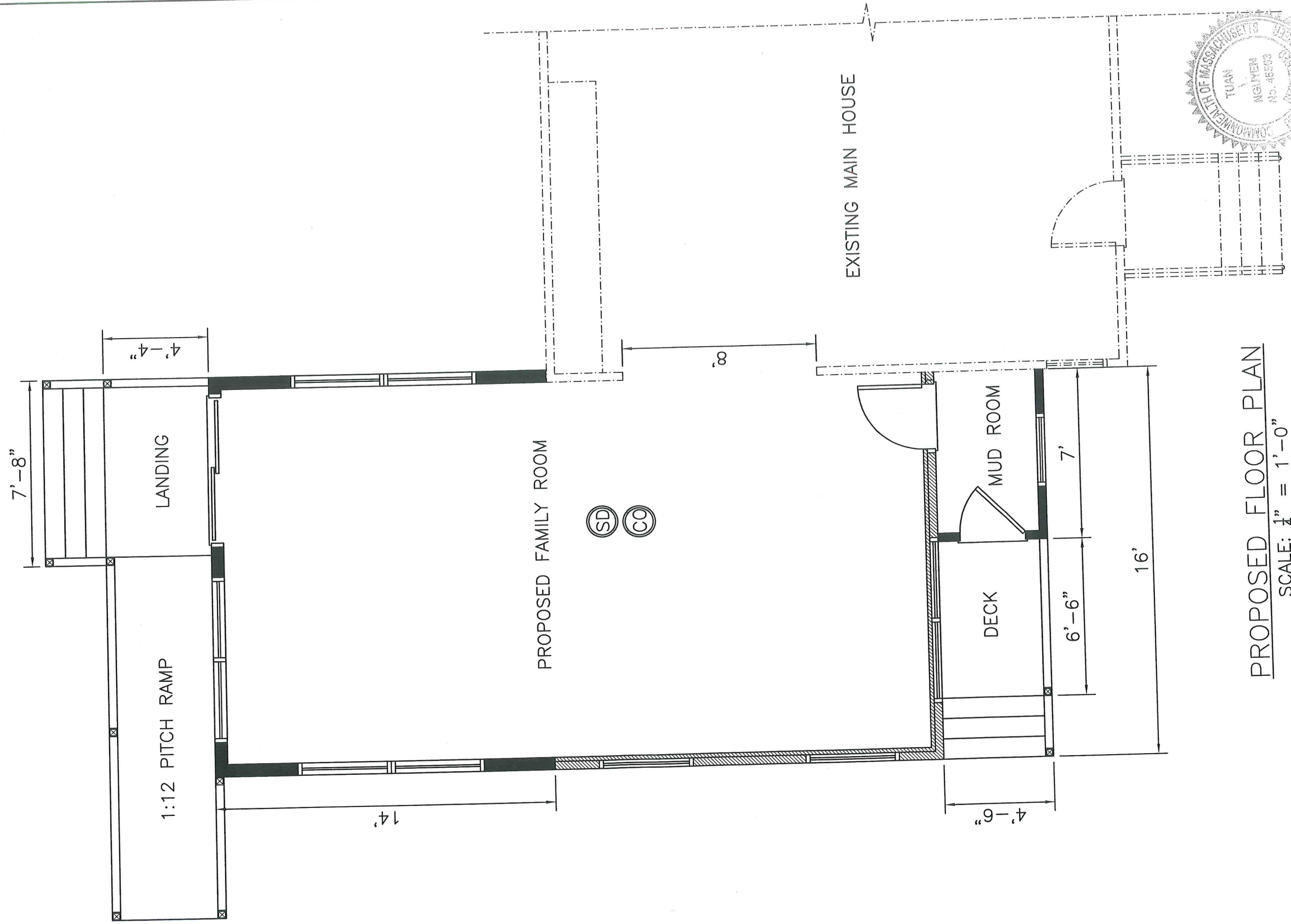
EXISTING FLOOR PLAN  
 SCALE:  $\frac{3}{16}$ " = 1'-0"



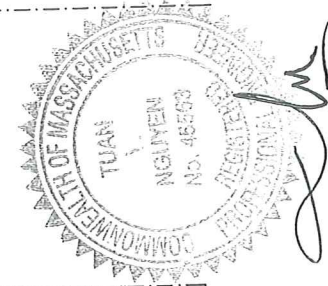
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**PROPOSED FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



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EXISTING FRONT ELEVATION VIEW  
 SCALE:  $\frac{1}{4}$ " = 1'-0"



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PROPOSED FRONT ELEVATION VIEW  
 SCALE: 1/4" = 1'-0"



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EXISTING REAR ELEVATION VIEW  
 SCALE: 1/4" = 1'-0"



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72"x80" SLIDING DOOR

4" (MAX.)

2x10 @ 12" OC. STRINGERS ON 1:12 PITCH

PROPOSED REAR ELEVATION VIEW

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

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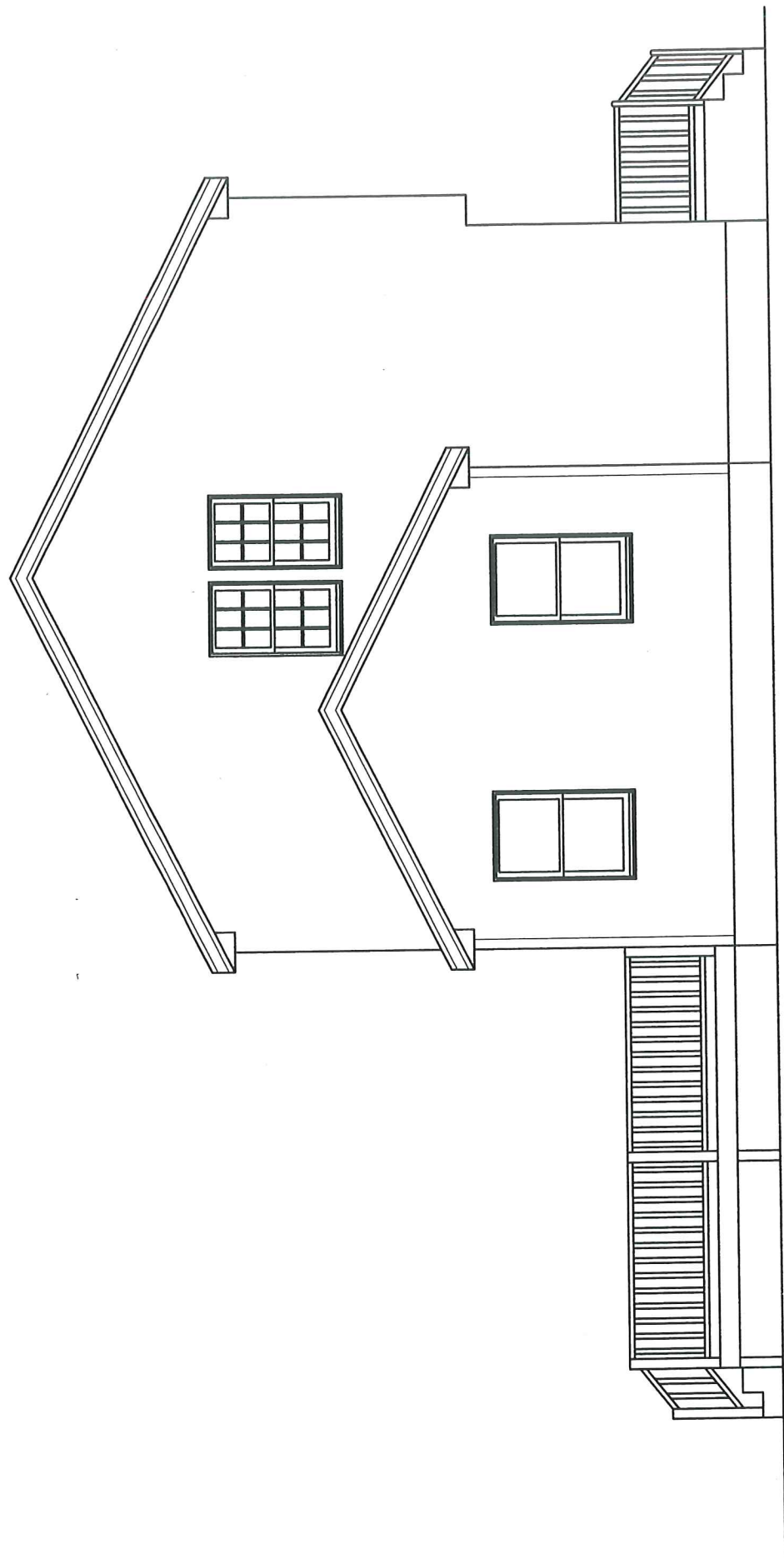
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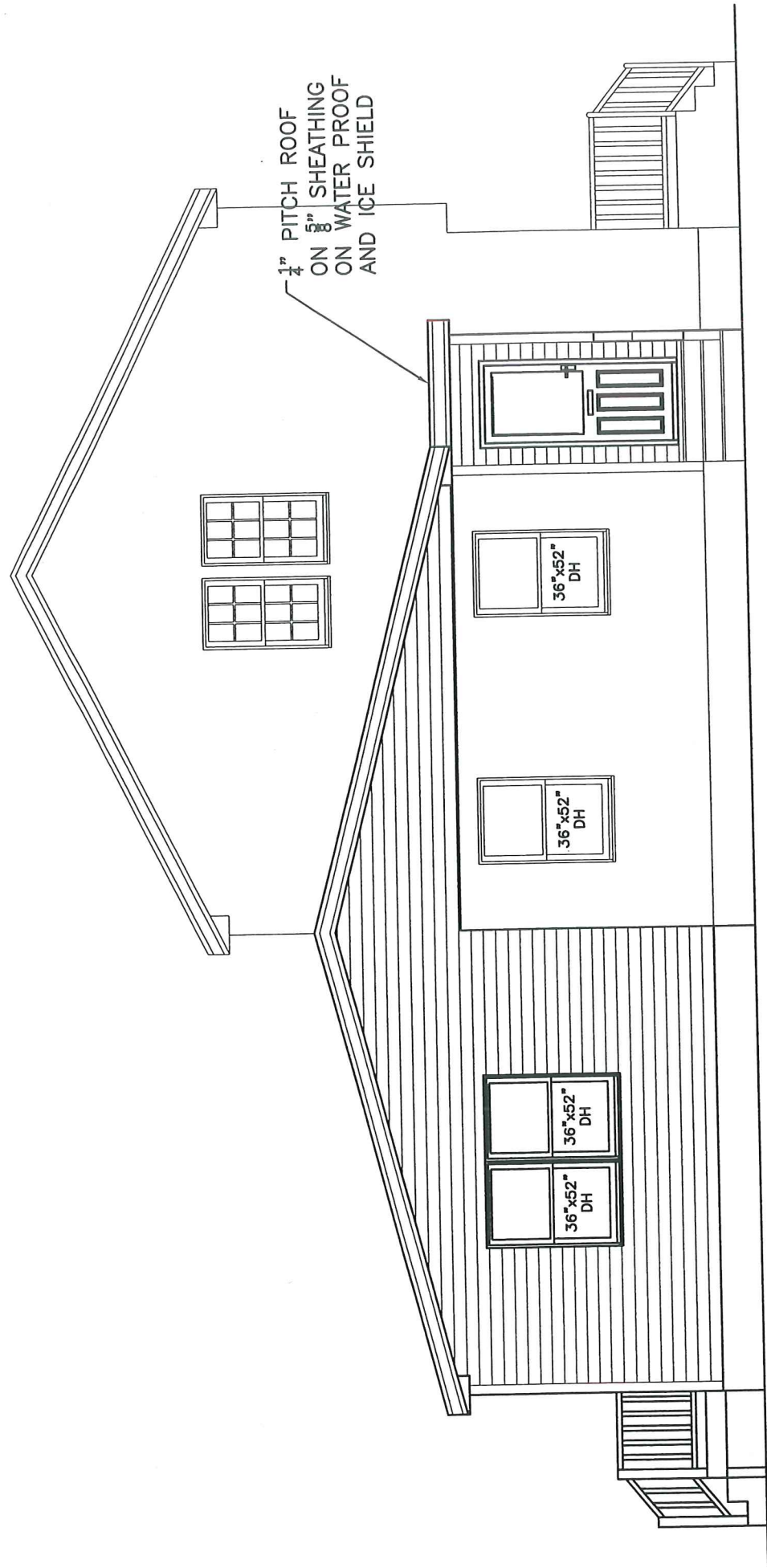
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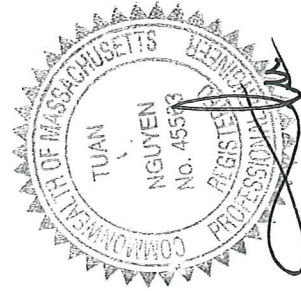
EXISTING LEFT ELEVATION VIEW

SCALE:  $\frac{3}{16}$ " = 1'-0"



PROPOSED LEFT ELEVATION VIEW

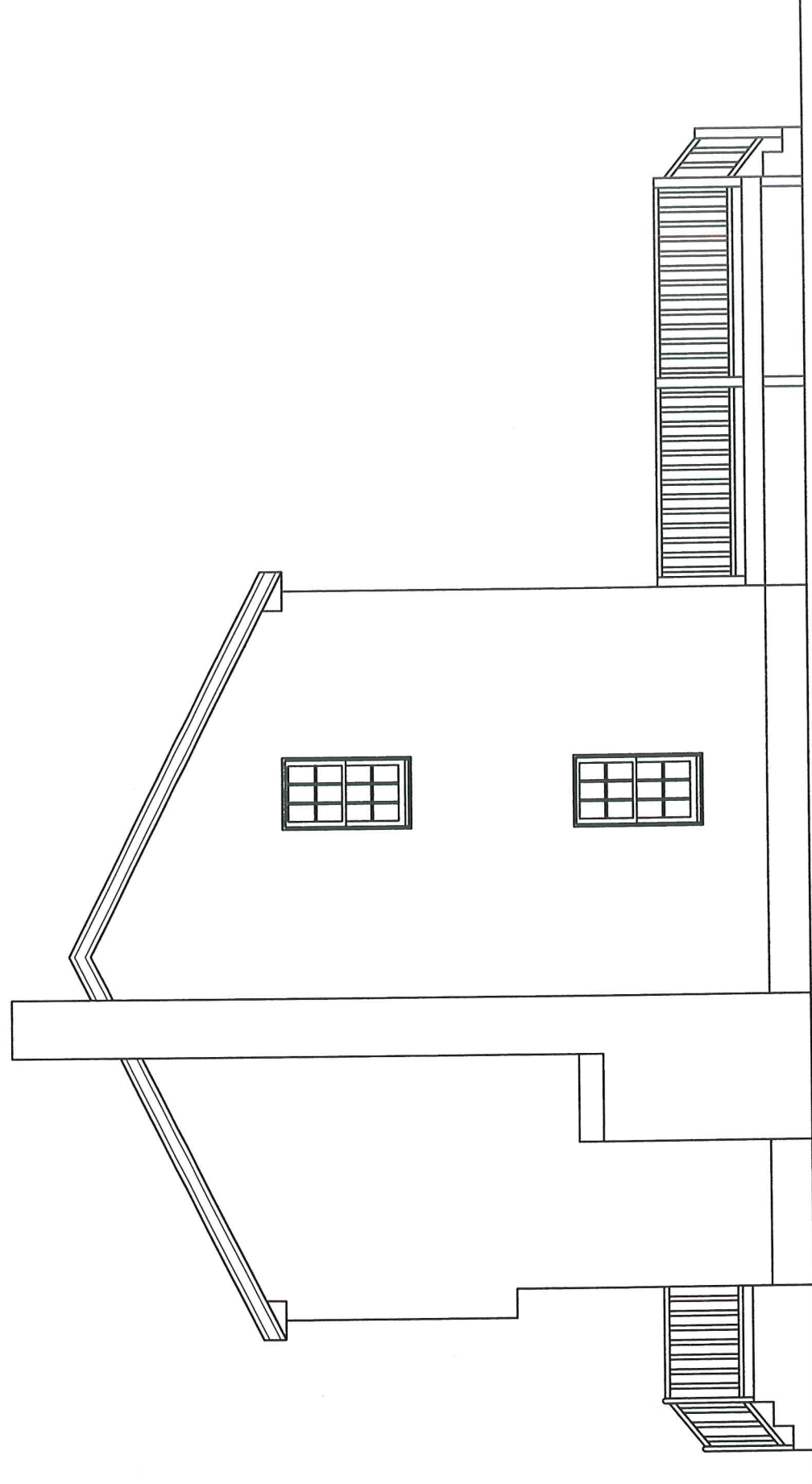
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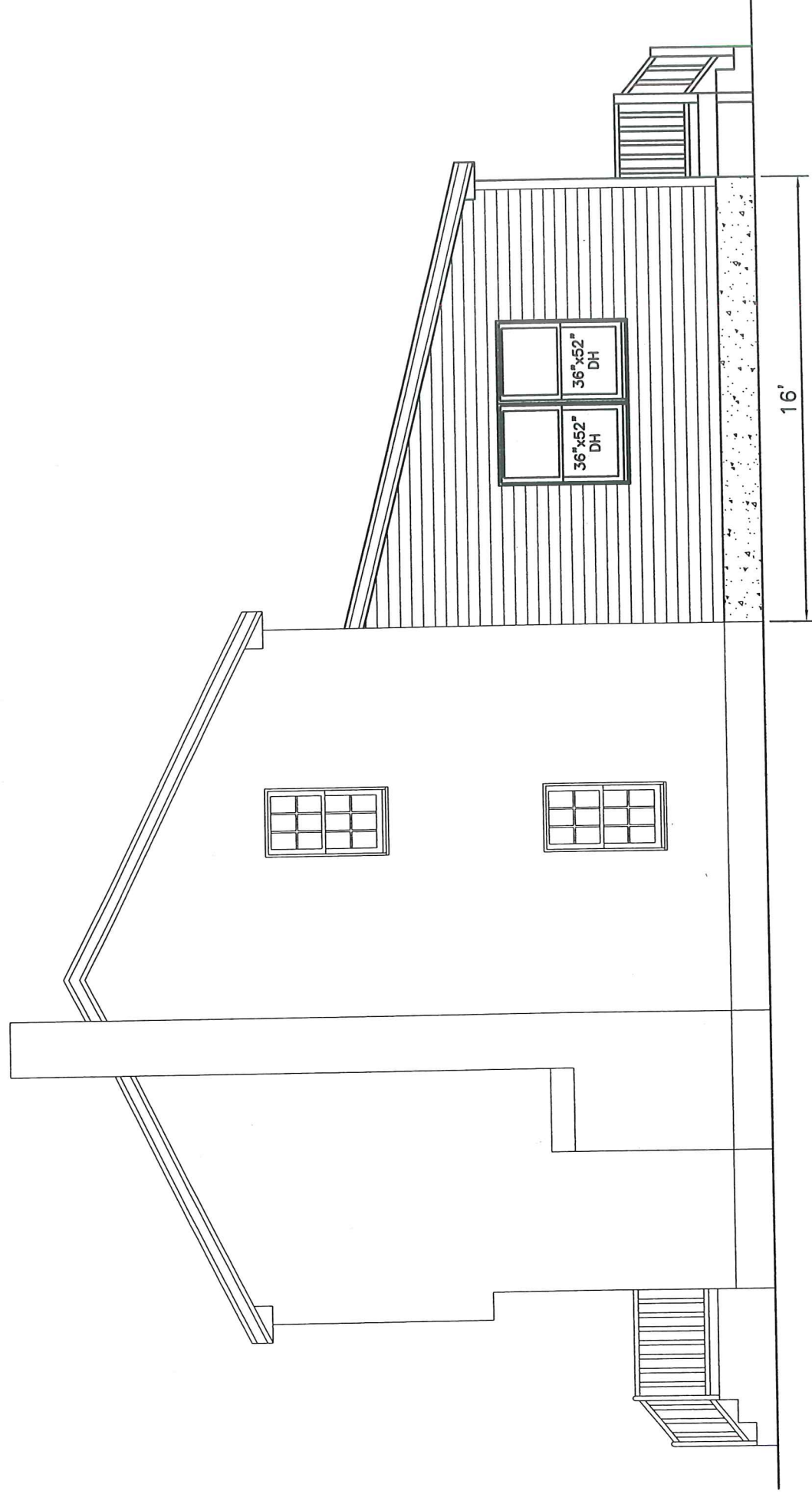






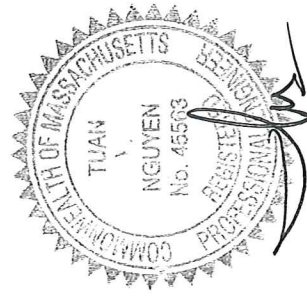
EXISTING RIGHT ELEVATION VIEW

SCALE:  $\frac{3}{16}'' = 1'-0''$



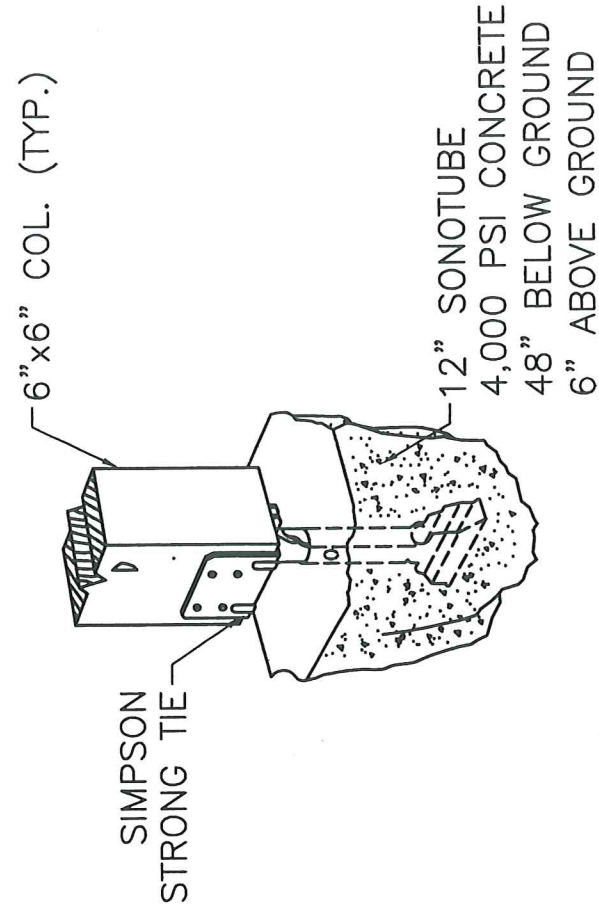
PROPOSED RIGHT ELEVATION VIEW

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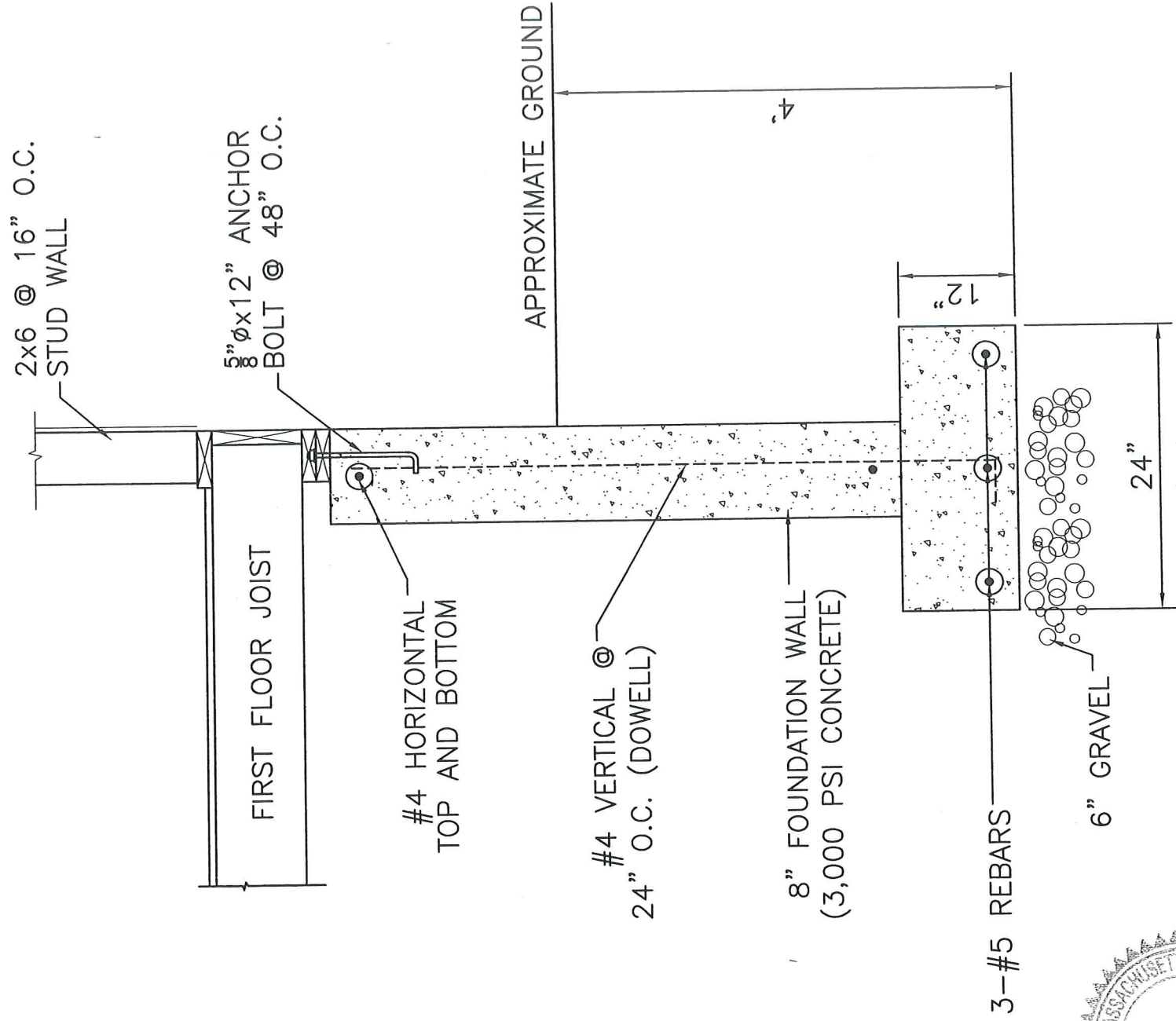
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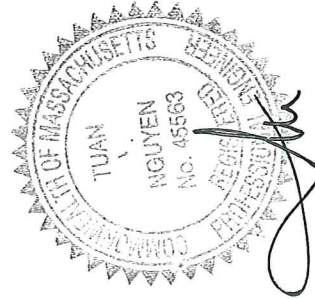


**DETAIL A**

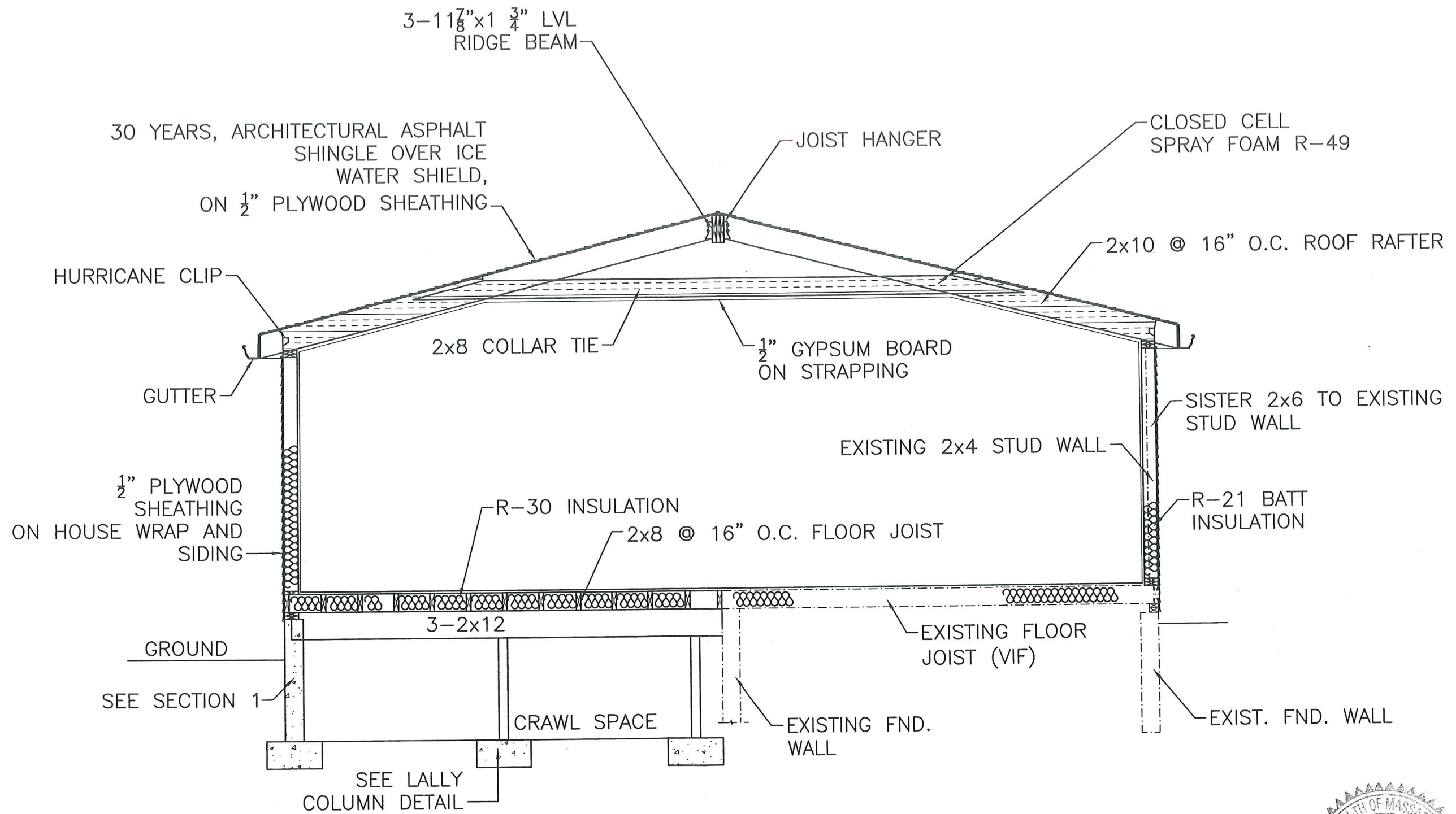
SCALE: NOT TO SCALE



**SECTION 1**







CROSS SECTION FAMILY ROOM



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