ADDITION FOR
VOS RESIDENCE
33 LAFAYETTE AVE, HINGHAM, MA

DRAWING LIST

ISSUED OR RE-ISSUED WITH REVISION	●
RE-ISSUED WITHOUT REVISION	○

2026-01-13 PERMIT SET

ARCHITECTURAL DRAWINGS		
T1	TITLE SHEET	●
T2	TITLE SHEET	●
T3	TITLE SHEET	●
D1	DEMOLITION PLANS	●
A1	EXTERIOR ELEVATIONS	●
A2	EXTERIOR ELEVATIONS	●
A3	FLOOR PLANS	●
A4	FOUNDATION PLAN & BUILDING SECTIONS	●
A5	FRAMING PLANS & DETAIL	●

GENERAL NOTES

1) THE CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF AIA DOCUMENT A201 (2007) GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION AS IF INCLUDED HEREIN.
2) OWNER: ALL REFERENCES TO "OWNER" MADE IN THE CONSTRUCTION DOCUMENTS SHALL REFER TO VOS RESIDENCE.
3) GENERAL CONTRACTOR: ALL REFERENCES TO "CONTRACTOR" OR "GC" MADE IN THE CONSTRUCTION DOCUMENTS SHALL MEAN THE GENERAL CONTRACTOR. THE GC IS RESPONSIBLE FOR OVERSEEING & COORDINATING THE WORK OF ALL SUBCONTRACTORS & TRADES, INCLUDING MEP DESIGN/BUILD WORK, UNLESS NOTED OTHERWISE. VERIFY ALL EXISTING SITE CONDITIONS. COORD & COOPERATE W/ OWNER'S INDEPENDENT CONTRACTORS & PERSONNEL CONCURRENTLY PERFORMING WORK.
4) COORD ARCHITECTURAL DWGS w/ ANY CIVIL, MECHANICAL, PLUMBING, FIRE PROTECTION, ELECTRICAL, LIFE SAFETY, FIRE ALARM & ANY OTHER OWNER-PROVIDED DWGS FOR THE VERIFICATION OF ALL PROJECT REQUIREMENTS.
5) DESIGN/BUILD: ALL HVAC, ELECTRICAL & PLUMBING DESIGN/BUILD DRAWINGS SHALL BE PREPARED BY LICENSED CONSULTANTS IF REQUIRED
6) OWNER(S) & THE GENERAL CONTRACTOR SHALL REVIEW THE CONSTRUCTION DOCUMENTS (DRAWINGS & SPECIFICATIONS) PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY ISSUES w/ THE DOCUMENTATION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO STARTING CONSTRUCTION.
7) ARCHITECT: ALL REFERENCES TO "ARCHITECT" IN THE CONSTRUCTION DOCUMENTS SHALL REFER TO CME ARCHITECTS, INC.
8) DIMENSIONS: DIMENSIONS SHOWN ON THE PLANS ARE TO THE CENTER OF THE INTERIOR FINISHED PARTITION OR OUTSIDE FACE OF EXTERIOR WALL UNLESS OTHERWISE NOTED. DO NOT SCALE DIMENSIONS FROM THE DRAWINGS. ANY DISCREPANCIES AND/OR DEVIATIONS SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT & BE RECONCILED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF THE WORK.
9) REGULATIONS: ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE STATE & LOCAL BUILDING CODES, THE AMERICANS WITH DISABILITIES ACT & OTHER APPLICABLE CODES & REGULATIONS IN EFFECT.
10) PERMITS: THE GC & ITS SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING & PAYING FOR ALL BUILDING PERMITS, APPROVALS & FEES REQD BY THE AUTHORITY HAVING JURISDICTION.
11) WORKMANSHIP: ALL WORK SHALL BE DONE BY TRADESPEOPLE EXPERIENCED IN EACH SPECIFIC TRADE & TO THE HIGHEST STANDARDS OF PRACTICE & WORKMANSHIP FOR EACH TRADE.
12) FIELD VERIFICATION: PRIOR TO BEGINNING THE WORK, THE CONTRACTOR SHALL VERIFY ALL EXISTG FIELD CONDITIONS & DIMENSIONS & IMMEDIATELY NOTIFY THE ARCHITECT OF ANY CONTRADICTIONS, ERRORS OR OMISSIONS CONTAINED IN THE CONSTRUCTION DRAWINGS.
13) STRUCTURAL INTEGRITY: DURING THE PROGRESS OF CONSTRUCTION, THE GC SHALL PERFORM FIELD INVESTIGATIONS TO THE EXTENT REQD TO ENSURE STRUCTURAL MEMBERS ARE NOT BEING COMPROMISED DURING CONSTRUCTION.
14) SITE SAFETY: THE GC SHALL BE RESPONSIBLE FOR PROTECTION OF ALL MATERIALS & CONSTRUCTION FROM DAMAGE, THE SAFETY OF ALL WORKERS, EMPLOYEES & OTHERS ON THE JOB SITE, SITE SECURITY & THE MAINTAINING OF EGRESS REQTS FOR THE DURATION OF THE WORK, PER APPLICABLE CODES, ORDINANCES & REGULATIONS. THE GC SHALL NOT PERMIT ANY PART OF THE CONSTRUCTION OR SITE TO BE LOADED SO AS TO CAUSE DAMAGE OR UNSAFE CONDITIONS.
15) FIRE SAFETY: AT NO TIME DURING THE WORK SHALL STORED MATERIALS OR TOOLS BLOCK OR IMPEDE A PATH OF EMERGENCY MEANS OF EGRESS.
16) DUST CONTROL: DEBRIS, DIRT & DUST SHALL BE KEPT TO A MINIMUM, BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA & BE CLEANED UP & CLEARED FROM THE JOB SITE ON A REGULAR SCHEDULE TO AVOID EXCESSIVE ACCUMULATION. PROVIDE DUST BARRIERS OR BLANKETS AS NECESSARY TO CONTAIN AIRBORNE DUST.
17) CONTROLS: TAKE ALL REASONABLE MEASURES TO LIMIT DEMOLITION & CONSTRUCTION NOISE FROM DISRUPTING ADJACENT BUILDING OCCUPANTS. REVIEW & COORDINATE IN ADVANCE WITH THE AUTHORITY HAVING JURISDICTION AND/OR OWNER FOR PRESCRIBED OPERATING HOURS & PROCEDURES
18) SUBMITTALS: THE GC SHALL REVIEW FOR COMPLIANCE W/ THE CONSTRUCTION DRAWINGS, APPROVE & SUBMIT TO THE ARCHITECT, SHOP DRAWINGS, PRODUCT DATA, SAMPLES & SIMILAR SUBMITTALS FOR REVIEW & APPROVAL BY THE ARCHITECT. BY SUBMITTING, THE GC REPRESENTS TO THE OWNER & ARCHITECT THAT HE/SHE HAS REVIEWED & APPROVED THEM, VERIFIED MATERIALS, FIELD MEASUREMENTS & RELATED FIELD CONSTRUCTION (OR WILL DO SO) & COORDINATED THE INFO WITHIN SUBMITTALS W/ THE REQTS OF THE WORK.
19) THE GC SHALL BE RESPONSIBLE FOR DAILY REMOVAL & LEGAL DISPOSAL OF ALL CONSTRUCTION DEBRIS FROM THE SITE.
20) COORD ARCHITECTURAL DWGS W/ ANY CIVIL, MECHANICAL, PLUMBING, FIRE PROTECTION, ELECTRICAL, LIFE SAFETY, FIRE ALARM & ANY OTHER OWNER-PROVIDED DWGS FOR THE VERIFICATION OF ALL PROJECT REQTS.
21) "PROVIDE" SHALL MEAN TO "SUPPLY & INSTALL".

PROJECT DIRECTORY

ARCHITECT:
CME ARCHITECTS LLC
6 WILKINS DRIVE: STE 210
PLAINVILLE, MA 02762
CRAIG MITCHELL
TEL: 508-809-3509
FAX: 508-809-3511

GENERAL CONTRACTOR:
SHAUN MCLAUGHLIN
ADDRESS
TOWN, STATE ZIP
CONTRACTOR
TEL: 000-000-0000

APPLICABLE CODES & MANUALS

ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE FOLLOWING:

1) 2021 INTERNATIONAL RESIDENTIAL CODE (IRC 2021) FOR 1 & 2 FAMILY DWELLINGS
2) 780 CMR 51.00 MA AMENDMENTS TO IRC 2021 (MA 1 & 2 FAMILY RESIDENTIAL CODE, 10th EDITION).
3) 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC 2021) AS AMENDED BY 780 CMR MA STATE BUILDING CODE, 10th EDITION.
4) 2018 NATIONAL ELECTRIC CODE (527 CMR 12.00 MA ELECTRICAL CODE AMENDMENT
5) The MASS FUEL & GAS PLUMBING CODE, AS AMENDED/ AND NFPA 54 NATIONAL FUEL GAS CODE
6) 2001 WFCM: WOOD FRAME CONSTRUCTION MANUAL FOR 1 & 2 FAMILY DWELLINGS.
7) 2018 WFCM: WOOD FRAME CONSTRUCTION MANUAL - GUIDE TO WOOD CONSTRUCTION IN HIGH WIND AREAS FOR 1 & 2 FAMILY DWELLINGS.
8) PRESCRIPTIVE RESIDENTIAL WOOD DECK CONSTRUCTION GUIDE (BASED ON THE 2021 IRC).

CITY/TOWN OF DESIGN CRITERIA: HINGHAM, MA

Snow load, ground snow load
(pg) = 35 psf
Wind load, basic wind speed
(vult) = 131 mph

SYMBOLS LEGEND

- NEW 2x6 / 2x4 WALL PARTITION
- LOAD BEARING WALL PARTITION
- EXISTING TO REMAIN
- WALL TO BE REMOVED
- X / X1.0 — SECTION TAG
- X / X1.0 — ELEVATION TAG
- ROOM 5'-0" x 5'-0" — ROOM NAME AND SIZE
- 2'-6" — DIMENSION
- # — DOOR TAG (SEE SCHEDULE)
- A — WINDOW TAG (SEE SCHEDULE)
- P — PHOTOSENSITIVE SMOKE DETECTOR
- C — COMBINATION CARBON MONOXIDE AND SMOKE DETECTOR
- 135 — 135° HEAT DETECTOR
- F — FAN/ LIGHT

CME ARCHITECTS, INC.
6 WILKINS DRIVE: SUITE 210
PLAINVILLE, MA 02762 508-809-3509

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING:

1. 2021 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS.
2. 780 CMR 51.00 - MASS. AMENDMENTS TO THE INTERNATIONAL RESIDENTIAL CODE.
3. WFCM: WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS. 2001 EDITION.
4. WFCM: WOOD FRAME CONSTRUCTION MANUAL: GUIDE TO WOOD CONSTRUCTION IN HIGH WIND AREAS FOR ONE AND TWO FAMILY DWELLINGS.
5. PRESCRIPTIVE RESIDENTIAL WOOD DECK CONSTRUCTION GUIDE (BASED ON THE 2021 INTERNATIONAL RESIDENTIAL CODE)

REGISTERED ARCHITECT
MATTHEW A. BOUCHARD
NO. 50766
REHOBOTH
MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

VOS RESIDENCE
33 LAFAYETTE AVE,
HINGHAM, MA
SHAUN MCLAUGHLIN

TITLE SHEET

△	Date	Revisions
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----
7	----	----

PERMIT SET

Scale:	1/4" = 1'-0"
Date:	2026-02-05
Drawn By:	JS
Checked By:	CM
Job Number:	25200

Drawing: T1

TABLE R602.2(3) REQUIREMENTS FOR STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES: 131 MPH

MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (INCHES)	MINIMUM WALL STUD SPACING (INCHES)	PANEL NAIL SPACING		ULTIMATE DESIGN WIND SPEED (MPH) WIND EXPOSURE CATEGORY		
SIZE	PENETRATION (IN.)				EDGES (INCHES O.C.)	FIELD (INCHES O.C.)	B	c	D
6d COMMON (2.0" x .113")	1.5	24/0	$\frac{3}{8}$	16	6	12	140	115	110
8d COMMON (2.5" x .131")	1.75	24/16	$\frac{7}{16}$	16	6	12	170	140	135
				24	6	12	140	115	110

FOR SI: 1 INCH = 25.4 MM, 1 FOOT = 304.8 MM, 1 MILE PER HOUR = 0.447 M/S; 1 KSI = 6.895 MPA.
1.PANEL SHEATHING AXIS PARALLEL OR PERPENDICULAR TO SUPPORTS. THREE-PLY PLYWOOD SHEATHING WITH STUDS SPACED MORE THAN 16 INCHES ON CENTER SHALL BE APPLIED WITH PANEL STRENGTH AXIS PERPENDICULAR TO SUPPORTS.
2.TABLE IS BASED ON WIND PRESSURES ACTING TOWARD AND AWAY FROM BUILDING SURFACES IN ACCORDANCE WITH SECTION R301.2. LATERAL BRACING REQUIREMENTS SHALL BE IN ACCORDANCE WITH SECTION R602.10.
3.WOOD STRUCTURAL PANELS WITH SPAN RATINGS WALL-16 OR WALL-24 SHALL BE PERMITTED AS AN ALTERNATE TO PANELS WITH A 24/0 SPAN RATING. PLYWOOD SIDING RATED 16 O.C. OR 24 O.C. SHALL BE PERMITTED AS AN ALTERNATE TO PANELS WITH A 24/16 SPAN RATING. WALL-16 AND PLYWOOD SIDING 16 O.C. SHALL BE USED WITH STUDS SPACED NOT MORE THAN 16 INCHES ON CENTER.

TABLE R404.4: EV READY PARKING SPACE REQUIREMENTS

TYPE OF BUILDING	NUMBER OF PARKING SPACES
1 & 2 FAMILY DWELLINGS AND TOWN HOUSES	AT LEAST 1 50-AMP BRANCH CIRCUIT PER DWELLING UNIT TO PROVIDE FOR AC LEVEL II CHARGING

STRUCTURAL DESIGN LOADS

- DEAD LOAD = 15 PSF
- SNOW LOAD = ---- PSF

BRACED WALL REQUIREMENTS (130-140MPH) PER 602.10 FOR WSP

		REQUIRED	ACTUAL	COMPLIANCE
R602.10.1.3	MAXIMUM BRACED WALL LINE SPACING	60 FEET	24 FEET	PASS
R602.10.3(1)	BRACING REQUIREMENTS BASED ON WIND SPEED (<140MPH)			
	# OF FEET OF BRACED WALL @ 1ST FLOOR	20.1 FEET	28 FEET	PASS
	# OF FEET OF BRACED WALL @ 2ND FLOOR	10.4 FEET	36.50 FEET	PASS
R602.10.5	MAXIMUM BRACED WALL LINE SPACING	4 FEET		PASS

INTERNATIONAL ENERGY CONSERVATION CODE 2021 (IECC 2021)

R404.4 WIRING FOR ELECTRIC VEHICLE READY PARKING SPACES ("EV READY SPACE")

EV READY SPACES SHALL BE PROVIDED IN ACCORDANCE W/ TABLE R404.4. THE DEDICATED BRANCH CIRCUIT SHALL BE IDENTIFIED AS "EV READY" IN THE SERVICE PANEL OR SUBPANEL DIRECTORY & THE TERMINATION LOCATION SHALL BE MARKED AS "EV READY". THE CIRCUIT SHALL TERMINATE IN A NEMA RECEPTACLE OR A SOCIETY OF AUTOMOTIVE ENGINEERS (SAE) STANDARD SAE J1772 ELECTRICAL CONNECTOR FOR EVSE SERVICING ELECTRIC VEHICLES, LOCATED WITHIN 6 FEET (1828 MM) OF EACH EV READY SPACE. CONDUCTORS AND OUTLETS FOR EVSE SHALL BE SIZED & INSTALLED IN ACCORDANCE W/ THE MA ELECTRICAL CODE.

2021 IRC AND 780 CMR 51.00 10TH EDITION RESIDENTIAL BUILDING CODE EXCERPTS

R303: LIGHT, VENTILATION, AND HEATING

R303.1: HABITABLE ROOMS

Habitable rooms shall have an aggregate glazing area of not less than 8 percent of the floor area of such rooms. Natural ventilation shall be through windows, skylights, doors, louvers or other approved openings to the outdoor air. Such openings shall be provided with ready access or shall otherwise be readily controllable by the building occupants. The openable area to the outdoors shall be not less than 4 percent of the floor area being ventilated.

EXCEPTIONS:

1. For habitable rooms other than kitchens, the glazed areas need not by openable where the opening is not required by section R310 and a whole-house mechanical *ventilation* system or a mechanical ventilation system capable of producing 0.35 air changes per hour in the habitable rooms is installed in accordance with Section M1505
2. For kitchens the glazed areas need not by openable where the opening is not required by section R310 and a local exhaust system is installed in accordance with Section M1050
3. The glazed areas need not be installed in rooms where Exception 1 is satisfied and artificial light is provided that is capable of producing an average illumination of 6 footcandles (65 lux) over the area of the room at a height of 30 inches (762 mm) above the floor level
4. Use of *sunroom* and patio covers, as defined in Section R202, shall be permitted for natural *ventilation* if in excess of 40 percent of the exterior *sunroom* walls are open, or are enclosed only by insect screening

R303.3: BATHROOMS

Bathrooms, water closets compartments and other similar rooms shall be provided with aggregate glazing area in windows of not less that 3 square feet (0.3 m^2), one-half of which shall be openable

R310: EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1: EMERGENCY ESCAPE AND RESCUE OPENING REQUIRED

Basements, habitable attics and every sleeping room shall have not less than one operable emergency escape and rescue opening.Where *basements* contain one or more sleeping rooms, an emergency egress and rescue opening shall be required in each sleeping room. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court having an minimum width of 36 inches (914 mm) that opens to a public way.

EXCEPTION:

1. *Storm Shelters* and *Basements* used only to house mechanical *equipment* and not exceeding total floor area of 200ft^2 (18.58 m^2)

R310.2.1: MINIMUM SIZE

Emergency escape and rescue openings shall have a minimum net clear opening of 5.7ft^2.

EXCEPTIONS:

1. The minimum net clear opening for grade-floor emergency escape and rescue openings shall be 5 square feet (0.465 m^2)
2. Single-hung and/or double-hung windows shall have a minimum net clear opening of 3.3 ft^2 (0.31 m^2).

R310.2.2: MINIMUM DIMENSIONS

The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width shall be 20 inches (508 mm). The net clear opening dimensions shall be the result of normal operation of the opening

EXCEPTIONS:

1. Single-hung and/or double-hung windows shall have minimum net clear opening dimensions shall be 20 inches (508 mm) by 24 inches (610 mm) in either direction.

R310.2.3: MAXIMUM HEIGHT FROM FLOOR

Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches (1118 mm) above the floor

R311: MEANS OF EGRESS

R311.1: MEANS OF EGRESS

Dwellings shall be provided with a means of egress in accordance with this section. The means of egress shall provide a continuous and unobstructed path of vertical and horizontal egress travel from all portions of the *dwelling* to the required egress door without requiring travel through a garage. The required egress door shall open directly to a *public way* or to a *yard* or court that opens to a *public way*.

R311.2: EGRESS DOOR

Not less than one egress door shall be provided for each *dwelling* unit. The egress shall be side-hinged, an shall provide a clear width of not less than 32 inches (813 mm) where measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). The clear height of the door opening shall be not less that 78 inches (1981 mm) in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily openable from inside the *dwelling* without the use of a key or special knowledge or effort

R311.6: HALLWAYS

The width of a hallway shall be not less than 3 feet.

R311.7: STAIRWAYS

R311.7.1: WIDTH

Stairways shall be not less than 36 inches (914 mm) in clear width at all points above the permitted *handrail* height and below the required headroom height. The clear width of *stairways* at and below the *handrail* height, including treads and landings, shall be not less that 31$\frac{1}{2}$ inches (787 mm) where a *handrail* is installed on one side and 27 inches (698 mm) where handrails are installed on both sides.

R311.7.2: HEADROOM

The headroom in *stairways* shall be not less than 6 feet 8 inches (2032 mm) measures vertically from the sloped line adjoining the tread *nosing* or from the floor surface of the landing or platform on that portion of the *stairway*.

EXCEPTION:

1. Where the *nosing* of treads at the side of a flight extend under the edge of a floor opening through which the *stair* passes, the floor opening shall not project horizontally into the required headroom more than 4 $\frac{3}{4}$ inches (121 mm)
2. The headroom for spiral stairways shall be in accordance with Section R311.7.10.1

R311.7.3: VERTICAL RISE

A flight of stairs shall not have a vertical rise greater than 12 feet 7 inches between floor levels or landings.

R311.7.5: STAIR TREADS AND RISERS

R311.7.5.1: RISERS

The *riser* height shall be not more that 8$\frac{1}{4}$ inches (210 mm). The *riser* height shall be measured vertically between leading edges of the adjacent treads. The greatest *riser* height within any flight of stairs shall not exceed the smallest by more than $\frac{3}{8}$ inch (9.5 mm). *Risers* shall be vertical or sloped from the underside of the *nosing* of the tread above at an angel not more than 30 degrees (0.51 rad) from the vertical. At open *risers*, openings located more than 30 inches (762 mm), as measured vertically, to the floor or *grade* below shall not permit the passage of a 4-inch-diameter (102 mm) sphere.

R311.7.5.2: TREADS

The tread depth shall be not less than 9 inches (229 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than $\frac{3}{8}$ inch (9.5 mm)

R311.7.5.2.1: WINDER TREADS

Winder treads shall have a tread depth of not less that 9 inches (229 mm) measured between the vertical planes of the foremost projection of adjacent treads at the intersections with the walkline. *Winder* treads shall have a tread depth of not less that 6 inches (152 mm) at any point within the clear width of the *stair*. Within any flight of stairs, the largest *winder* tread depth at the walkline shall not exceed the smallest winder tread by more than $\frac{3}{8}$ inch (9.5 mm). Consistently shaped *winders* at the walkline shall be allowed within the same flight of stairs as rectangular treads and shall not be required to be within $\frac{3}{8}$ inch (9.5 mm) of the rectangular thread depth

EXCEPTION:

1. The tread depth at spiral stairways shall be in accordance with Section R311.7.10.1.

R311.7.7: STAIRWAY WALKING SURFACE

The walking surface of treads and landings of stairways shall be sloped no steeper than 1 unit vertical in 48 inches horizontal (2-percent slope)

R311.7.8: HANDRAILS

Handrails shall be provided on not less than one side of each flight of stairs with 4 or more risers.

R311.7.8.1: HEIGHT

Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches and not more than 38 inches.

EXCEPTION:

1. The use of volute, turnout or starting easing shall be allowed over the lowest tread.
2. Where handrail *fittings* or bendings are used to provide continuous transition between flights, transitions at *winder* treads, the transition from *handrail* to *guard*, or used at the star of a flight, the *handrail* heights at the fittings or bendings shall be permitted to exceed 38 inches (965 mm)

R311.7.8.4: CONTINUITY

Handrails shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned towards a wall, guardrail walking surface continuous to itself, or terminate to a post.

EXCEPTION:

1. Handrail continuity shall be permitted to be interruped by a newel post at a turn in a flight with winders, at a landing, or over the lowest tread.
2. A volute, turnout or starting easing shall be allowed to terminate over the lowest tread and over the top landing

R312: GUARDS AND WINDOW WALL PROTECTION

R312.1.1: WHERE REQUIRED

Guards shall be provided for those portions of open-sided walking surfaces, including floors, stairs, ramps and landings that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at an point within 36 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a *guard*.

R312.1.2: HEIGHT

Required *guards* at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less that 36 inches (914 mm) in height measured vertically above the adjacent walking surface or the line connection the *nosing*.

EXCEPTIONS:

1. *Guards* on the open side of stairs shall have a height of not less that 34 inches (864 mm) measured vertically from the line connection the *nosing*.
2. Where the top of the *guard* serves as a *handrail* on the open sides of stairs, the top of the *guard* shall be not less that 34 inches (864 mm) and not more than 38 inches (965 mm) as measured vertically from a line connecting the *nosing*.

R312.1.3: OPENING LIMITATIONS

Required *guards* shall not have openings from the walking surface to the required *guard* height that allow passage of a sphere 4 inch (102 mm) in diameter.

EXCEPTIONS:

1. The triangular openings at the open side of a stair, formed by the riser, tread and bottom rail of a *guard*, shall not allow passage of a sphere 6 inche (153 mm) in diameter.
2. *Guards* on the open sides of stairs shall not have openings that allow passage of a sphere 4$\frac{3}{8}$ inches (111 mm) in diameter.

R314: SMOKE ALARMS

R314.3: LOCATION

Smoke alarms shall be installed in the following locaitons;

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms
3. On each additional story of the dwelling, including basements and habitable attics and not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
4. Not less than 3 feet (914 mm) horizontally from the door opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by this section.
5. In the hallway and in the room open to the hallway in dwelling units where the ceiling of a room open to a hallway serving bedrooms exceeds that of the hallway by 24 (610 mm) inches or more.
6. Near the base of all stairs, but not within the stairway.
7. For each 1,000 ft of area or part thereof

R315: CARBON MONOXIDE ALARMS

R315.3: LOCATION

Carbon monoxide alarms in dwelling units shall be installed outside of each separate sleeping area within 10 feet of the bedrooms. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom. At least one carbon monoxide alarm shall be installed on each story of a dwelling unit, including basements and cellars but not crawl spaces and uninhabitable attics.

R315.4: COMBINATION ALARMS

Combination carbon monoxide and smoke alarms (in compliance with Section 314) shall be permitted to be used in lieu of carbon monoxide alarms, located as in R315.3, provided they are compatible and the smoke alarms take precedence.

R506: CONCRETE FLOORS (ON GROUND)

R506.1: GENERAL

Concrete slab-on-ground floors shall be designed and constructed in accordance with the provisions of this section or ACI 332. Floor shall be a minimum 3$\frac{1}{2}$" thick (for expansive soils, see section R403.1.8). the specified compressive strength of concrete shall be as set forth in section R402.2.

R506.2: SITE PREPERATION

The area within the foundation walls shall have all vegetation, top soil, and foreign material removed.

R506.2.1: FILL

Fill material shall be free of vegetation and foreign material. The fill shall be compacted to ensure uniform support of the slab, and except where approved, the fill depths shall not exceed 24 inches (610 mm) for clean sand or gravel and 8 inches (203 mm) for earth.

R506.2.2: BASE

A 4-inch-thick (102 mm) base course consisting of clean graded sand, gravel, crushed stone, crushed concrete or crushed blast-furnace slag passing a 2-inch (51 mm) sieve shall be placed on the prepared subgrade where the slab is below grade.

EXCEPTION:

A base course is not required when the concrete slab is installed on well-drained or sand-gravel mixture soils classified as Group I according to the United Soils Classification System in accordance with Table R405.1.

R506.2.3: VAPOR RETARDER

A minimum 10-mil (0.010 inch: 0.254 mm) vapor retarded conforming to ASTM E1745 Class A requirements with joits lapped no less that 6 inches (152 mm) shall be places between the concrete floor slab and the base course or the prepared subgrade where a base course doe not exist

EXCEPTIONS: THE VAPOR RETARDER IS NOT REQUIRED FOR THE FOLLOWING

1. From garages, utility buildings and other unheated *accessory structures.*
2. For unheated storage rooms having an area of less that 70 square feet (6.5 m^2) and carports.
3. Driveways, walks, patios and other flatwor not likely to be enclose and heated at a later date.
4. Where *approved* by the *building official*, based on local site conditions.

R506.2.4: REINFORCEMENT SUPPORT

Where provided in slabs on ground, reinforcement shall be supported to remain in place from the center to upper one third of the slab for the duration of the concrete placement.

R807: ATTIC ACCESS

R807.1: ATTIC ACCESS

Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas that have a vertical height of 30 inches (762 mm) or greater over an area of not less than 30 square feet (2.8 m2). The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members.

The rough-framed opening shall be not less than 22 inches by 30 inches (559 mm by 762 mm) and shall be located in a hallway or other location with ready access. Where located in a wall, the opening shall be not less than 22 inches wide by 30 inches high (559 mm wide by 762 mm high). Where the access is located in a ceiling, minimum unobstructed headroom in the attic space shall be 30 inches (762 mm) at some point above the access measured vertically from the bottom of ceiling framing members. See Section M1305.1.2 for access requirements where mechanical equipment is located in attics.

R905: REQUIREMENTS FOR ROOF COVERINGS

R905.2.2: SLOPE

Asphalt shingles shall be used only on roof slopes of 2 units vertical in 12 units horizontal (17-percent slope) or greater. for roof slopes from 2 units vertical in 12 units horizontal (17-percent slope) up to 4 units vertical in 12 units horizontal (33-percent slope), double underlayment application is required in accordance with section R905.1.1.

R1003: MASONRY CHIMNEYS

R1003.9: TERMINATION

Chimneys shall extend not less than 2 feet (610 mm) higher than any portion of a building within 10 feet (3048 mm), but shall be not less than 3 feet (914 mm) above the highest point where the chimney passes through the roof.

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PLAINVILLE, MA 02762 508-809-3509

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING:

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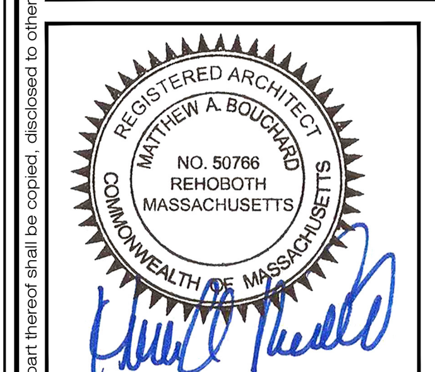

VOS RESIDENCE
33 LAFAYETTE AVE,
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SHAUN MCLAUGHLIN

TITLE SHEET

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PERMIT SET

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ENERGY EFFICIENCY & COMPLIANCE PATH

CH 4 RESIDENTIAL ENERGY EFFICIENCY (EXCERPTED FROM IECC 2021)

SECTION R401 GENERAL

R401.1 Scope
Chapter 4 applies to residential bldgs. Municipalities adopting the 'Stretch Energy Code' or the 'Municipal Opt-In Specialized Stretch Energy Code': Use 225 CMR & CH 51 (IBC 2021), or this chapter as applicable, for energy efficiency reqts.

R401.2 Application
Residential bldgs: Comply w/ R401.2.5 and either R401.2.1, R401.2.2, R401.2.3 or R401.2.4.

Exception: Additions, alterations, repairs & changes of occupancy to existg bldgs complying w/ CH 5.

R401.2.1 Prescriptive Compliance Option: Comply w/ R401 thru R404.

R401.2.5 Additional Energy Efficiency: Additional reqts applicable to all compliance approaches to achieve additional energy efficiency.
1. Bldgs complying w/ R401.2.1, one additional efficiency package option shall be installed per R408.2.

Option selected for compliance in the certificate reqd by R401.3:
R401.2.1 Prescriptive Compliance Option: Comply w/ R401 thru R404.

R401.3 Certificate
A permanent certificate shall be completed by the builder or other approved party & posted on a wall in the space where the furnace is located, a utility rm or other approved location inside the bldg. Where located on an elec panel, the certificate shall not obstruct visibilty of the ckt directory label, service disconnect label or other reqd labels. The certificate shall indicate the following:
1. Predominant R-values of insulation installed in or on ceilings, roofs, walls, foundation components such as slabs, basement walls, crawl space walls & floors & ducts outside conditioned spaces.
2. U-factors of fenestration & the solar heat gain coefficient (SHGC) of fenestration. Where there is more than 1 value for any component of the bldg envelope, certificate shall indicate both both the value covering the largest area & the area weighted avg value if available.
3. Results from any reqd duct system & bldg envelope air leakage testing performed on the bldg.
4. Types, sizes & efficiencies of heating, cooling & service water-heating equip. Where a gas-fired unvented room heater, elec furnace or baseboard elec heater is installed in the residence, certificate shall indicate "gas-fired unvented room heater", "elec furnace" or "baseboard elec heater" as appropriate. Efficiency shall not be indicated for gas-fired unvented room heaters, elec furnaces & elec baseboard heaters.
5. Where on-site photovoltaic panel systems have been installed, array capacity, inverter efficiency, panel tilt & orientation shall be noted on certificate.
6. Bldgs w/ Energy Rating Index determined per R406, ERI score, both with & without any on-site generation, shall be listed on the certificate.
7. Code edition under which structure was permitted & the compliance used.

SECTION R402 BUILDING THERMAL ENVELOPE

R402.1 General
Building thermal envelope shall comply w/ R402.1.1 thru R402.1.
Exception:
1. Low-energy bldgs, or portions thereof, separated from the remainder of the bldg by building thermal envelope assemblies complying w/ R402.

R402.1.1 Vapor retarder: Bldg thermal envelope wall assemblies shall comply w/ vapor retarder reqts of IRC Section R702.7.

R402.1.2 Insulation & fenestration criteria: Bldg thermal envelope shall meet reqts of Tbl R401.1.2, based on Climate Zone 5A (for MA per Ch 3). Assemblies to have a U-factor & glazed fenestration SHGC = or < than that spec'd in Tbl R402.1.2.

TBL402.1.2 MAXIMUM ASSEMBLY U-FACTORS & FENESTRATION REQTS

CLIMATE ZONE:	5A
FENESTRATION U-FACTOR:	0.30
SKYLIGHT U-FACTOR:	0.55
GLAZED FENESTRATION SHGC:	0.40
CEILING U-FACTOR:	0.024
WOOD FRAME WALL U-FACTOR:	0.045
MASS WALL U-FACTOR:	0.082
FLOOR U-FACTOR:	0.033
BASEMENT WALL U-FACTOR:	0.050
CRAWL SPACE WALL U-FACTOR:	0.055

R402.1.3 R-value alternative: Assemblies w/ R-value of insulation materials = or > than as spec'd in Tbl R402.1.3.

TBL402.1.3 INSULATION MINIMUM R-VALUES & FENESTRATION REQTS BY COMPONENT(a)

CLIMATE ZONE:	5A
FENESTRATION U-FACTOR(b,i):	0.30(i)
SKYLIGHT U-FACTOR:	0.55
GLAZED FENESTRATION SHGC(b,e):	0.40 U-value
CEILING R-VALUE:	60
WOOD FRAME WALL R-VALUE(g):	30 or 20 & 5ci(h) or 13 & 10ci(h) or 20ci(h)
MASS WALL R-VALUE (h):	13
FLOOR R-VALUE:	30
BASEMENT WALL R-VALUE(c,g):	19 or 13 & 5ci or 15ci
SLAB R-VALUE & DEPTH(d):	10ci, 4ft
CRAWL SPACE WALL R-VALUE(c,g):	19 or 13 & 5ci or 15ci

ci = continuous insulation

(a) R-values are minimums. U-factors & SHGC are maximums. Insulation that is installed in a cavity that is < the label or design thickness of the insul, R-value of the installed insul shall not be < R-value spec'd in the table.
(b) Fenestration U-Factor column excludes skylights. SHGC column applies to all glazed fenestration.
(c) '5ci or 13' means R-5 continuous insul (ci) on intr or extr surface of the wall or R-13 cavity insul on the intr side of the wall.
(Other designations in this format are read the same way just w/ different values inserted).
(d) Provide R-5 insul under the full slab area of a heated slab in addition to reqd slab edge insul R-value for slabs as indicated in the Table. Slab edge insul for heated slabs shall not be reqd to extend below the slab.
(e) No SHGC reqts for Marine Zone.
(f) Bsmnt wall insul not reqd in Warm Humid locations per Fig R301.1 & Tbl R301.1.
(g) 1st value is cavity insul;2nd value is continuous insul.
Ex: '13&5' means R-13 cavity insul + R-5 continuous insul.
(h) Mass walls: Per R402.2.5; 2nd R-value applies where > half the insul is on interior of the mass wall.
(i) Max U-factor of 0.32 applies to Climate Zones 3 thru 8 to vertical fenestration products installed in high altitudes or windborne debris areas w/ opening protection reqd by IRC R301.2.1.2.

R402.1.4 R-value computation
- Cavity insul alone shall be used to determine compliance w/ Tbl R402.1.3 reqts;
- Manuf's settled R-value shall be used for blown-in insulation;
- Continuous insul (ci) alone shall be used to determine compliance w/ Tbl R402.1.3 reqts;
- Computed R-values shall not include R-values for other bldg materials or air films;
- Insulated siding used for the purpose of compliance w/ ci insul reqts of Tbl R402.1.3: Reduce manuf's labeled R-value by R-0.6.

R402.1.5 Total UA alternative
- Where the total bldg thermal envelope UA (sum of U-factor x assembly area) is < or = to the total UA resulting from multiplying the U-factors in Tbl R402.1.2. by the same assembly area as in the proposed bldg, the bldg shall be considered to be in compliance w/ Tbl R402.1.2.
- UA calculation: Use method consistent w/ ASHRAE Handbook of Fundamentals; Incl thermal bridging effects of framing materials.
- SHGC reqts of Tbl R402.1.2 & Max Fenestration U-Factors of R402.5 shall be met.

R402.1.5.1 Approved software for Total UA alternative: REScheck software approved for demonstrating Total UA compliance (www.energycodes.gov/rescheck).

R402.2 Specific insulation reqts: In addition to R402.1 reqts insul shall meet specific reqts of R402.2.1 thru R402.2.12.

R402.2.1 Ceilings w/ attics
- Where R402.1.3 requires R-49 insulation in ceiling or attic, installing R-38 over 100% of the ceiling or attic area requiring insul shall satisfy the reqts for R-49 insul wherever the full height of uncompressed R-38 insul extends over wall top plate at eaves.
- Where R402.1.3 requires R-60 insulation in ceiling or attic, installing R-49 over 100% of the ceiling or attic area requiring insul shall satisfy the reqts for R-60 insul wherever the full height of uncompressed R-49 insul extends over wall top plate at eaves.
- This reduction shall not apply to insul & fenestration criteria in R402.1.2 & the Total UA alternative in R402.1.5.

R402.2.2 Ceilings without attics
- Where R402.1.3 requires R-values > R-30 in the interstitial space above a ceiling & below the structural roof deck, & the design of the roof/ceiling assembly does not allow sufficient space for reqd insulation, minimum reqd insul R-value = R-30.
- Insulation shall extend uncompressed over to outer edge of top of wall plate.
- This reduction of insulation from reqts of R402.1.3 limited to 500 SF or 20% of total insulated area, whichever is less.
- Reduction does not apply to the Total UA alternative in R402.1.5.

R402.2.3 Eave baffle
- Air-permeable insulation in vented attics: Install baffle adjacent to soffit & eave vents.
- Baffles shall maintain a net free area opening = or > than vent size.
- Extend baffle over top of attic insul; Baffle may be any solid material.
- Install baffle at outer edge of extr wall top plate so as to provide max space for attic insul coverage over top plate.
- Non-continuous soffit venting: Install baffles continuously to prevent air infiltration in eave soffit from bypassing baffle.

R402.2.4 Access hatches & doors
Access hatches & doors from conditioned to unconditioned spaces such as attics & crawl spaces shall be insulated to same R-value reqd by Tbl R402.1.3 for wall or ceiling where installed.
Exceptions:
1. Vertical doors providing access from conditioned to unconditioned spaces that comply w/ fenestration reqts of Tbl R402.1.3 based on applicable climate zone per Ch 3 (Zone 5A).
2. Horizontal pull-down stair type access hatches in ceiling assemblies providing access from conditioned to unconditioned spaces in Climate Zones 0 thru 4 not reqd to comply w/ insul level of surrounding surfaces provided hatch meets all reqts of 2.1 thru 2.4.
Reduction not applicable to Total UA Alternative in R402.1.5.

R402.2.5 Mass walls
Mass walls used as a component of the bldg thermal envelope: Above-ground walls of conc block, concrete, insulated conc form, masonry cavity, brick but nit brick veneer, adobe, compressed earth block, rammed earth, solid timber, mass timber or solid logs.

R402.2.6 Steel-frame ceilings, walls & floors.: N/A

R402.2.7 Floors: Floor cavity insulation shall comply w/ 1 of the following:
1. Install insulation to maintain permanent contact w/ underside of the subfloor decking per manuf's instructions to maintain reqd R-value or readily fill the available cavity space.
2. Floor framing cavity insulation is permitted to be in contact w/ top side of sheathing separating the cavity & the unconditioned space below.
3. Extend insul from bottom to top of all perimeter floor framing members. Framing members shall be air sealed.
4. Install combination of cavity & continuous insulation so the cavity insul is in contact w/ the top side of the 'ci' that is installed on underside of floor framing separating the cavity & the unconditioned space below. Cavity & 'ci' combined R-value shall = R-value reqd for floors.
5. Extend insul from bottom to top of all perimeter floor framing members. Framing members shall be air sealed.

R402.2.8 Basement walls: Insulate basement walls per Tbl R402.1.3.
Exception: Basement walls associated w/ unconditioned basements where all of the following reqts are met:
1. Floor overhead, incl underside of stairway stringers leading to basement, is insulated per R402.1.3 & applicable provisions of R402.2.
2. No uninsulated duct, domestic hot water or hydronic heating surfaces exposed to the basement.
3. No HVAC supply or return diffusers serving the basement.
4. Walls surrounding stairway & adjacent to conditioned space are insulated per R402.1.3 & applicable provisions of R402.2.
5. Doors leading to the basement from conditioned spaces are insulated per R402.1.3 & applicable provisions of R402.2; Weatherstripped per R402.4.
6. Building thermal envelope separating the basement from conditioned spaces complies w/ R402.4.

R402.2.8.1 Basement wall insulation installation: Where basement walls are insulated, install insul from top of bsmnt wall down to 10 ft below grade or to the basement floor, whichever is less.

R402.2.9 Slab-on-grade floors. Insulate slab-on-grade floors w/ a floor surface area that is < 12" below grade per Tbl R402.1.3.
Exception: Slab-edge insul not reqd in jurisdictions designated by code official as having heavy termite infestation.

R402.2.9.1 Slab-on-grade insulation installation
- Where installed, insulation shall extend downward from top of slab on outside of house or inside of foundation wall.
- Extend insul located below grade the distance per Tbl R402.1.3 or the distance of the proposed design, as applicable, by any combination of vert insul, insul extending under the slab or insul extending out from the bldg.
- Protect insul extending away from bldg w/ pavement or minimum 10" of soil.
- Top edge of insul installed between the exterior wall & edge of intr slab shall be permitted & edge of intr slab shall be permitted to be cut at 45-degree angle away from extr wall.

R402.2.10 Crawl space walls: Insulate crawl space walls per Tbl R402.1.3.
Exception: Insulate crawl space walls associated w/ a crawl space vented to the outdoors & floor overhead per Tbl R402.1.3 & R402.2.7.

R402.2.10.1 Crawl space insulation installation
- Where installed, permanently fasten insul to crawl space walls; extend insul downward from floor to unfinished grade elev & then vert or horiz for add'l 2'-0" min.
- Cover exposed earth in unvented crawl space foundations w/ a continuous Class I vapor retarder per IRC.
- Overlap joints in vapor retarder 6", tape or seal.
- Extend vapor retarder min 6" up stem walls; fasten to stem walls.

R402.2.11 Masonry veneer: Insulation not reqd on horiz portion of foundation supporting a masonry veneer.

R402.2.12 Sunroom & heated garage insulation: Insulate sunrooms enclosing conditioned space & heated garages per reqts of this Code.
Exception: For sunrooms & heated garages provided thermal isolation & enclosed conditioned space, the following exceptions to the insul reqts shall apply:
1. Min R-24 ceiling insulation.
2. Min R-13 wall insulation; Walls separating a sunroom or heated garage w/ thermal isolation from conditioned space shall comply w/ bldg thermal envelope reqts.

R402.3 Fenestration: In addition to R402 reqts, fenestration shall comply w/ R402.3.1 thru R402.3.5.

R402.3.1 U-factor: An area-weighted avg of fenestration products is permitted to satisfy U-factor reqts.

R402.3.2 Glazed fenestration SHGC: An area-weighted avg of fenestration products >50% glazed are permitted to satisfy SHGC reqts.

R402.3.3 Glazed fenestration exemption: Max 15sf of glazed fenestration per dwelling unit is exempt from U-factor & SHGC reqts in R402.1.2. This exemption does not apply to Total UA Alternative in R402.1.5.

R402.3.4 Opaque door exemption: 1 side-hinged opaque door assembly <24sf in area is exempt from U-factor reqts in R402.1.2. This exemption does not apply to Total UA Alternative in R402.1.5.

R402.3.5 Sunroom & heated garage fenestration: Comply w/ fenestration reqts of this Code.
Exception: For sunrooms & heated garages w/ thermal isolation & enclosing conditioned space, max U-factor = 0.45 for fenestration; max U-value for skylight = 0.70.

R402.4 Air leakage: Construct bldg thermal envelope to limit air leakage per R402.4.1 thru R402.4.5.

R402.4.1 Installation: Install components of the bldg thermal envelope per Tbl R402.1., the manuf's instructions & criteria in Tbl R402.4.1.1, as applicable to construction method. Where reqd by the code official, an approved third party shall inspect all components to verify compliance.

TBL402.4.1.1 AIR BARRIER & INSULATION INSTALLATION

COMPONENT:	General reqts
AIR BARRIER CRITERIA:	Install continuous air barrier in bldg thermal envelope; seal breaks or joints in air barrier
INSUL INSTALLATION CRITERIA:	Install Grade I quality insul per ICC/RESNET 301

R402.4.1.2 Testing

- Test bldg or dwelling for air leakage; Max air leakage rate for any bldg or dwelling under any compliance path: Not > 5.0 air changes/hr or 0.28 cfm per sf of dwelling unit enclosure area.
- Conduct testing per ANSI/RESNET/ICC 380, ASTM E779 OR ASTM E1827, reported at test pressure of 0.2 inch wg.
- Conduct testing w/ an approved third party where reqd by code official; A written report of the results of the test shall be signed by party conducting test & provided to code official.
- Perform testing at any time after all penetrations of bldg thermal envelope have been sealed.
Exception: For attached single & multi-family bldg dwelling units and bldgs or dwelling units = to or < 1,500sf: Max air leakage 0.30 cfm per sf of dwelling unit enclosure area, tested in accordance w/ above specs.

R402.4.1.3 Leakage rate: When complying w/ R401.2.1, max air leakage rate not > 5.0 air changes/hr when tested per R402.4.1.2.

R402.4.2 Fireplaces: New wood-burning fireplaces shall have tight-fitting flue dampers & outdoor combustion air; Where using tight-fitting doors on factory-built fireplaces, listed & labeled per UL127, doors shall be tested & listed for the fireplace.

R402.4.3 Fenestration air leakage
- Windows, skylights & sliding glass doors: Max air infiltration rate not . 0.3 cfm per sf; Swinging doors:
- Max air infiltration rate not . 0.5 cfm per sf; tested per NFRC 400 or AAMA/WDMA/CSA101/I.S.2/A440 by an accredited, independent laboratory & listed & labeled by the manuf.
Exception: Site-built windows, skylights & doors.

R402.4.4 Rooms containing fuel-burning appliances
- Where open combustion air ducts provide combustion air to open combustion fuel-burning appliances, the appliances & combustion air opening shall be located outside the bldg thermal envelope or enclosed in a room isolated from inside the bldg thermal envelope.
- Seal & insulate such rooms per envelope reqts of Tbl R402.1.3, where walls, floors & ceilings shall meet a min of the basement R-value reqt.
- Fully gasket the door into room & insulate any water lines & ducts per R403.
- Insulate combustion air duct where it passes thru conditioned space to min R-8 value.
Exceptions:
1. Direct vent appliances w/ both intake & exhaust pipes installed continuous to outside.
2. Fireplaces & stoves complying w/ R402.4.2 and R1006 of the IRC.

R402.4.5 Recessed lighting
- Seal recessed luminaires installed in the bldg envelope to limit air leakage between conditioned & unconditioned spaces.
- Recessed luminaires: IC-rated; labeled max air leakage rate of 2.0 cfm when tested per ASTME283 at pressure differential of 1.57 psf.
- Seal recessed luminaires w/ a gasket or caulked between housing & intr wall or ceiling covering.

R402.4.6 Electrical & communication outlet boxes (air-sealed boxes)
- Seal elec & communication outlet boxes installed in the bldg envelope to limit air leakage between conditioned & unconditioned spaces.
- Elec & communication outlet boxes: Tested per NEMA OS 4 (Reqts for Air-sealed boxes for Elec & Communication Applications) ; max air leakage rate of 2.0 cfm when tested per ASTME283 at pressure differential of 1.57 psf.

R402.5 Maximum fenestration U-factor & SHGC
- Area-weighted average max fenestration U-factor permitted using tradeoffs from R 402.1.5 or R405: Climate Zones 4 & 5:0.48; Climate Zones 6 thru 8: 0.40.

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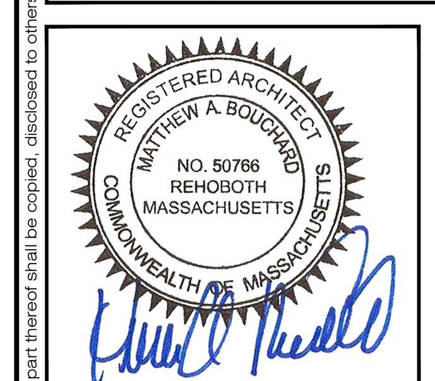

VOS RESIDENCE
33 LAFAYETTE AVE,
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TITLE SHEET

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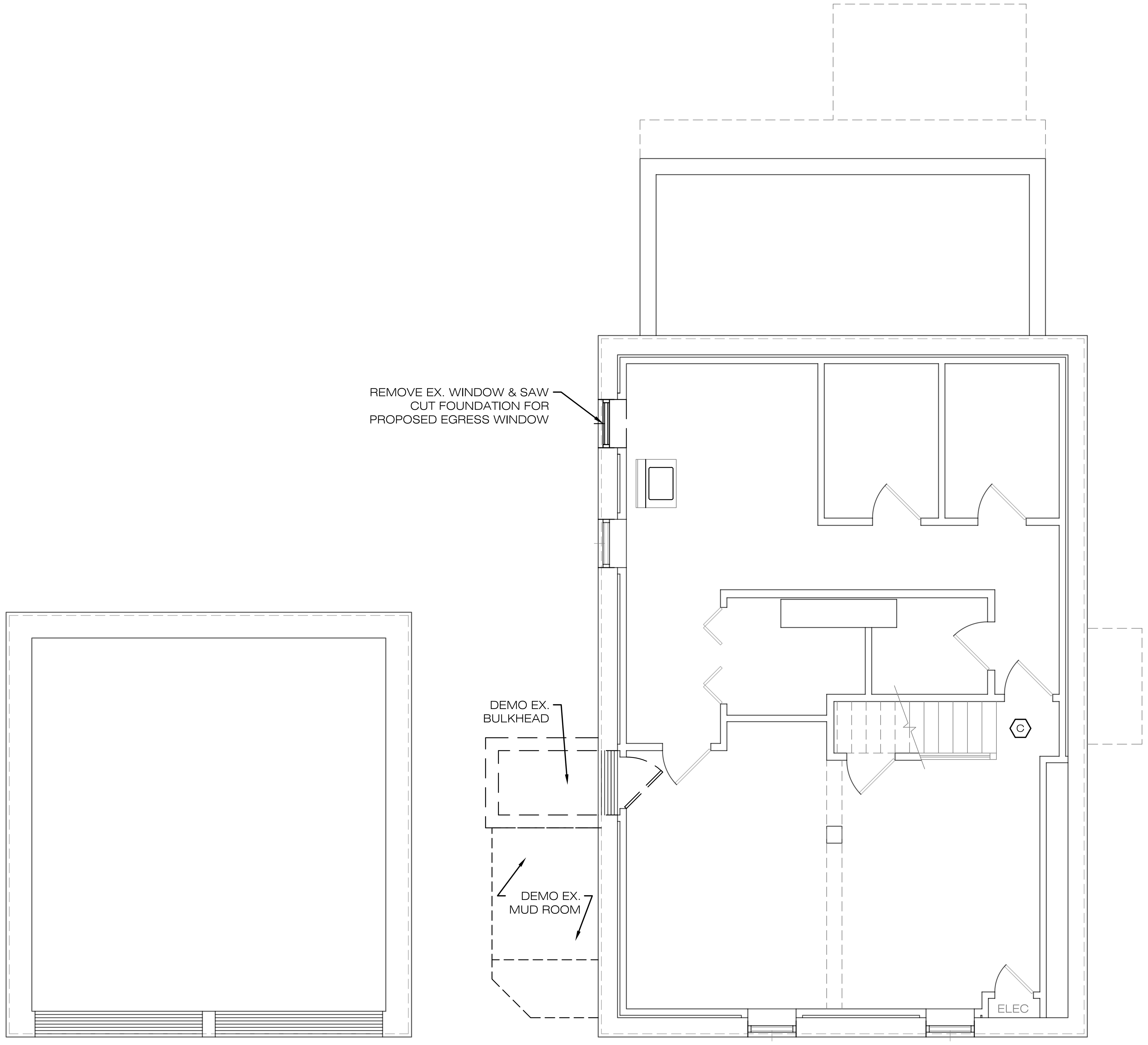


FOUNDATION DEMOLITION PLAN

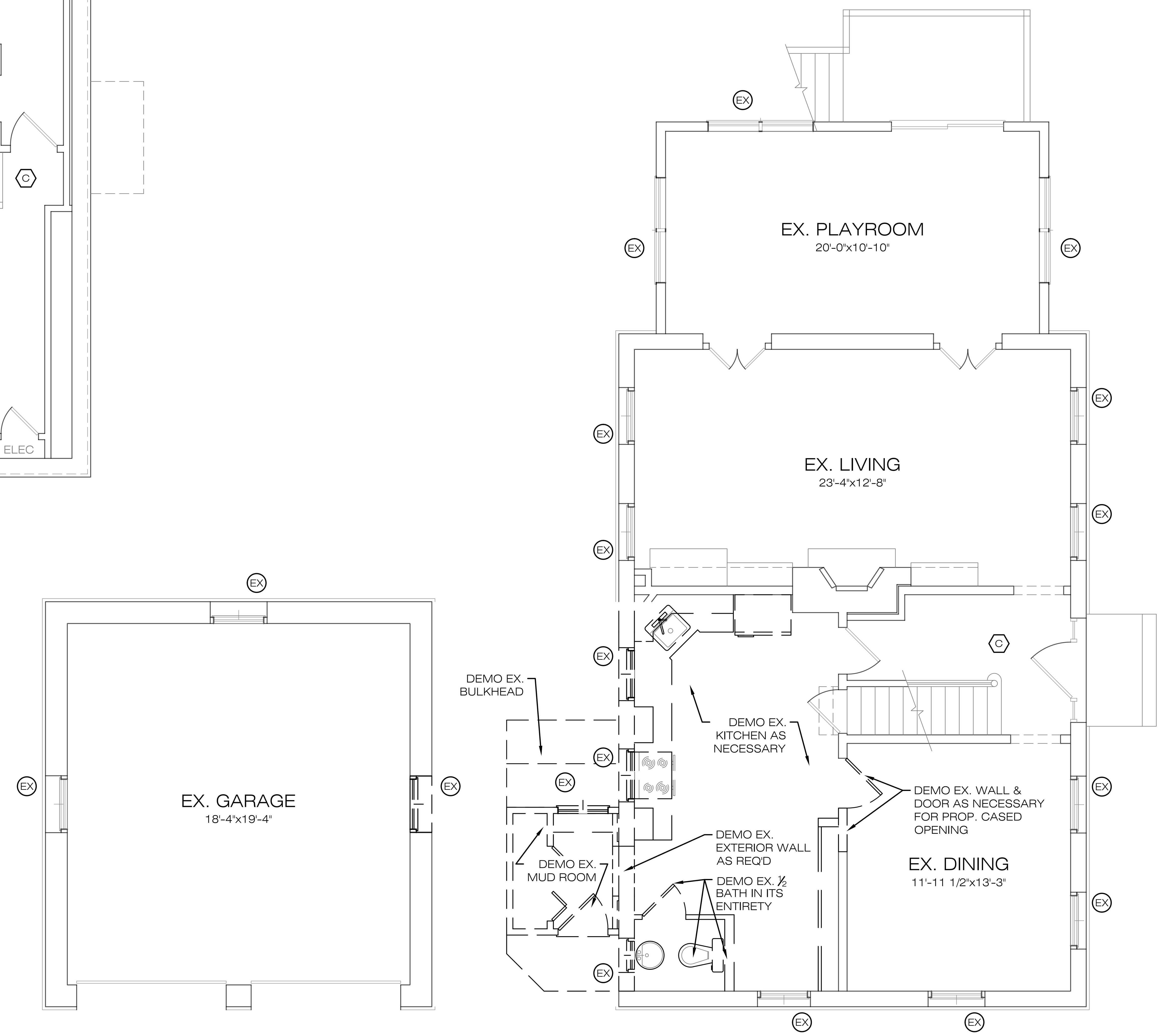
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1) OWNERS AND GENERAL CONTRACTOR SHALL REVIEW ALL PLANS, NOTES AND SPECIFICATIONS PRIOR TO CONSTRUCTION.
2) ANY ALTERATIONS TO PLANS MUST BE TAKEN UNDER THE ADVISEMENT OF CME ARCHITECTS, INC.
3) CME ARCHITECTS, INC., AND/OR CRAIG C. MITCHELL ARE NOT LIABLE FOR STRUCTURES BUILT FROM THESE PLANS.
4) G.C. MUST COMPLY TO ALL STATE AND LOCAL CODES, LAWS AND REGULATIONS
5) ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD.
6) G.C. TO VERIFY ALL EXISTING SITE CONDITIONS
7) ANY REPRODUCTION OF PLANS WITHOUT WRITTEN PERMISSION FROM CME ARCHITECTS, INC., AND/OR CRAIG C. MITCHELL IS PROHIBITED.
8) ALL ON SITE WORK TO BE OVERSEEN BY A LICENSED CONTRACTOR.
9) ELECTRICAL, HVAC, AND PLUMBING PLANS TO BE PROVIDED BY LICENSED CONSULTANTS.
10) ALL PAINTS AND FINISHES PROVIDED BY OTHERS.
11) ALL SPECIFICATIONS TO BE VERIFIED BY OWNER AND CONTRACTOR.
12) EXTERIOR WINDOW CASINGS TO BE PROVIDED BY DESIGNATED LUMBER YARD.
13) FIRE STOPPING REQUIRED: SHALL CUT OFF ALL CONCEALED OPENINGS, MINIMUM 2" NOMINAL LUMBER REQUIRED.

SYMBOLS LEGEND:

- # DOOR TAG (SEE SCHEDULE)
- A WINDOW TAG (SEE SCHEDULE)
- P PHOTOSENSITIVE SMOKE DETECTOR
- C COMBINATION CARBON MONOXIDE AND SMOKE DETECTOR
- 135 135° HEAT DETECTOR
- FAN/ LIGHT
- NEW 2x6/ 2x4 WALL PARTITION
- LOAD BEARING WALL
- EXISTING TO REMAIN
- WALL TO BE REMOVED



FIRST FLOOR DEMOLITION PLAN

SCALE: 1/4" = 1'-0"
ADDITION: 226 Sq. Ft.

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REGISTERED ARCHITECT MATTHEW A. BOUCHARD NO. 50786 REHOBOTH MASSACHUSETTS COMMONWEALTH OF MASSACHUSETTS

VOS RESIDENCE
33 LAFAYETTE AVE,
HINGHAM, MA
SHAUN MCLAUGHLIN

DEMOLITION PLANS

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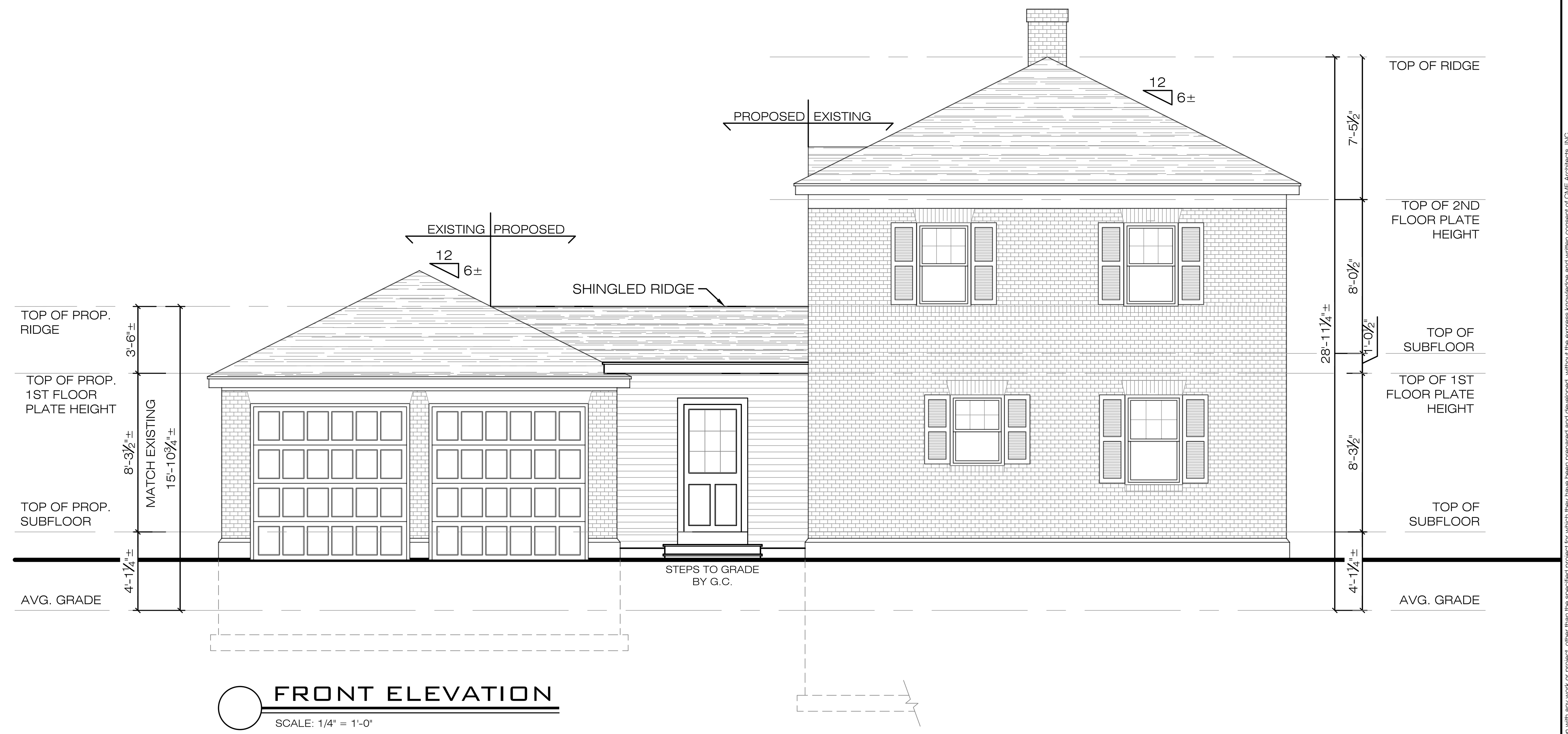
EXTERIOR DECK & STAIR NOTES

1) MAXIMUM RISER HGT = 7 3/4"; ALL TREADS = 10"
2) STAIR HANDRAILS: MIN 1 1/4"Ø; MAX 2"Ø; HGT MIN = 2'-10" & MAX 3'-2" ABV TREAD NOSING
3) - GUARDRAILS: 3'-0" HGT; PROVIDE @ ALL OPEN-SIDED WALKING SURFACES, INCL FLOORS, STAIRS,RAMPS & LANDINGS THAT ARE > 2'-6" ABV GRADE BLW
   - GUARDS ON OPEN SIDES OF STAIRS: MIN HGT = 2'-10" ABV TREAD NOSING OR LANDINGS
   - WHERE TOP OF GUARD SERVES AS A HANDRAIL ON OPEN SIDES OF STAIRS, TOP OF GUARD MIN HGT = 2'-10" & MAX 3'-2" ABV TREAD NOSING
4) DECK RAILING STYLE & MATERIALS AS SELECTED BY OWNER

EXTERIOR NOTES

1) SIDING AS DEPICTED
2) REFER TO BUILDING SECTIONS FOR ALL EAVE DETAILS
3) REFER TO ROOF & CEILING FRAMING PLANS FOR ALL ROOF PITCH AND EXTERIOR VENTILATION AS REQ'D
4) FLASHING IS REQUIRED FOR ALL ROOF TO SIDING CONNECTIONS
5) GABLE END AND EAVE OVERHANGS TO BE SPECIFIED BY GENERAL CONTRACTOR
6) GRADES WILL VARY AS PER SITE CONDITIONS



FRONT ELEVATION

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

LEFT ELEVATION

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

CME ARCHITECTS, INC.
6 WILKINS DRIVE: SUITE 210
PLAINVILLE, MA 02762 508-809-3509

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING:

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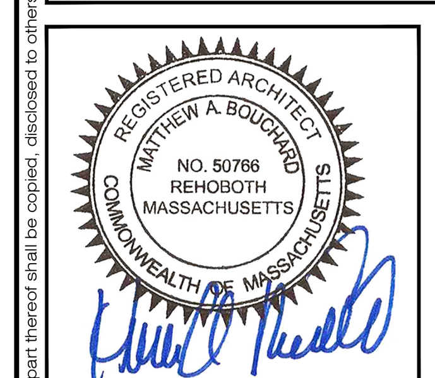

VOS RESIDENCE
33 LAFAYETTE AVE,
HINGHAM, MA
SHAUN MCLAUGHLIN

EXTERIOR ELEVATIONS

△	Date	Revisions
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Scale:	1/4" = 1'-0"
Date:	2026-02-05
Drawn By:	JS
Checked By:	CM
Job Number:	25200

Drawing:

A1

EXTERIOR DECK & STAIR NOTES

1) MAXIMUM RISER HGT = 7 ¾"; ALL TREADS = 10"
2) STAIR HANDRAILS: MIN 1¼"Ø; MAX 2"Ø; HGT MIN = 2'-10" & MAX 3'-2" ABV TREAD NOSING
3) - GUARDRAILS: 3'-0" HGT; PROVIDE @ ALL OPEN-SIDED WALKING SURFACES, INCL FLOORS, STAIRS,RAMPS & LANDINGS THAT ARE > 2'-6" ABV GRADE BLW
   - GUARDS ON OPEN SIDES OF STAIRS: MIN HGT = 2'-10" ABV TREAD NOSING OR LANDINGS
   - WHERE TOP OF GUARD SERVES AS A HANDRAIL ON OPEN SIDES OF STAIRS, TOP OF GUARD MIN HGT = 2'-10" & MAX 3'-2" ABV TREAD NOSING
4) DECK RAILING STYLE & MATERIALS AS SELECTED BY OWNER

EXTERIOR NOTES

1) SIDING AS DEPICTED
2) REFER TO BUILDING SECTIONS FOR ALL EAVE DETAILS
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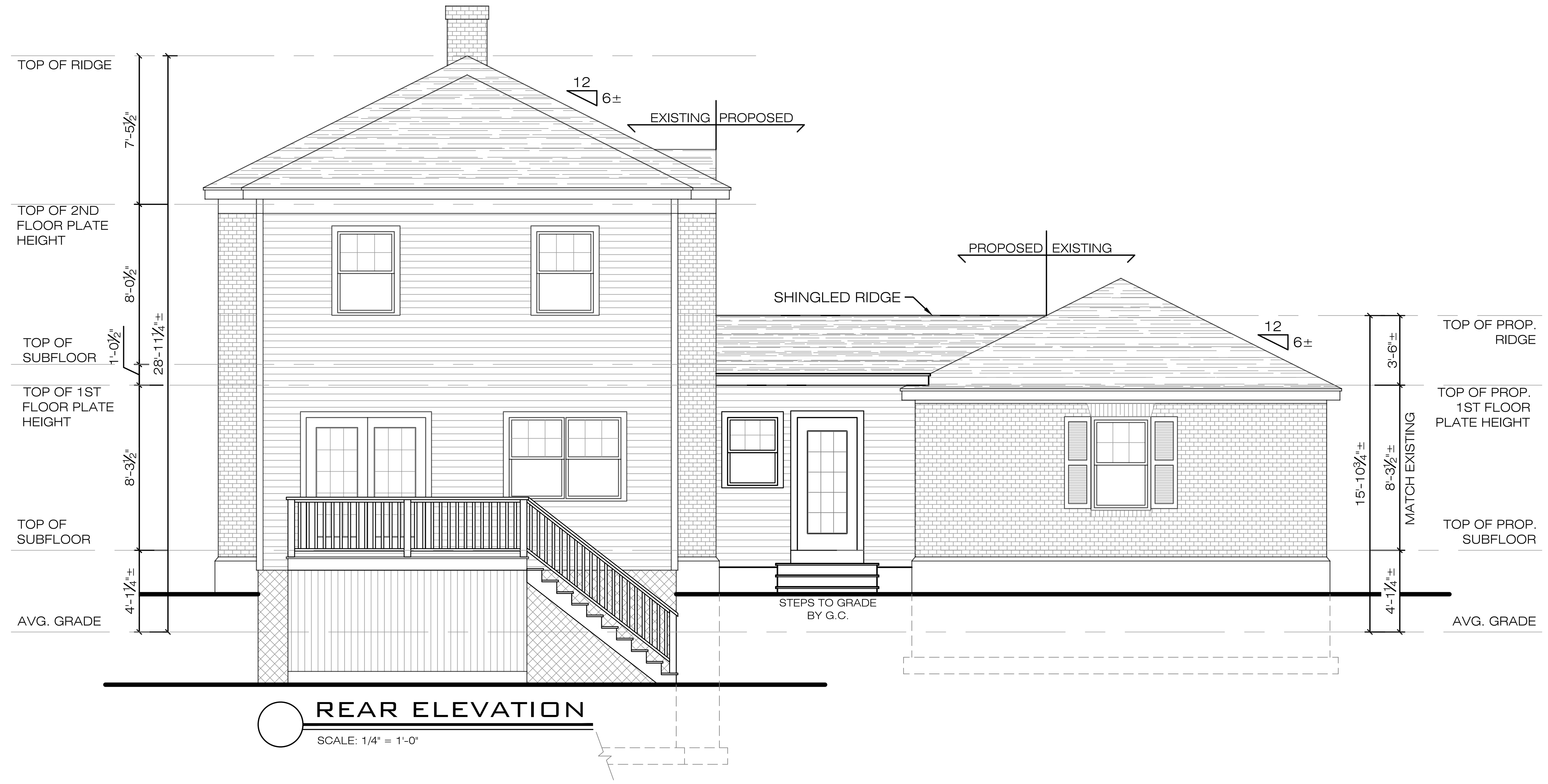

REAR ELEVATION
SCALE: 1/4" = 1'-0"

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

CME ARCHITECTS, INC.
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REGISTERED ARCHITECT
MATTHEW A. BOUCHARD
NO. 50766
REHOBOTH
MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

VOS RESIDENCE
33 LAFAYETTE AVE,
HINGHAM, MA
SHAUN MCLAUGHLIN

EXTERIOR ELEVATIONS

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Scale:	1/4" = 1'-0"
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Drawing:
A2

FLOOR PLAN NOTES

1) (3)2x10 HEADERS ABOVE ALL EXTERIOR ROUGH OPENINGS UNLESS NOTED OTHERWISE. REFER TO INTERIOR/EXTERIOR HEADER SPAN CHARTS.
2) CLOSET SHELVES AND POLES BY G.C
3) 2x6 EXTERIOR CONSTRUCTION.
4) ALL LUMBER SPF#2 OR BETTER.

INTERIOR STAIR NOTES

1) MAXIMUM 8 1/4" RISERS
2) MINIMUM 9" TREAD DEPTH
3) MIN. 34" & MAX. 38" HIGH HANDRAILS
4) MAXIMUM 4" BALLAST SPACING

NOTE: SHGC AND U-VALUE FOR ALL WINDOWS TO BE CALCULATED AND PROVIDED BY LICENSED HERS RATER

WINDOW SCHEDULE

#	TYPE	MODEL	QUAN	SHCG	U-VALUE	ROUGH OPENING	REMARKS
A	DOUBLE HUNG	2432	1	TBD	TBD	2'-6 ⅛" x 3'-4 ⅛"	
B	CASEMENT	CW135	1*	TBD	TBD	2'-4 ⅛" x 3'-5 ⅜"	

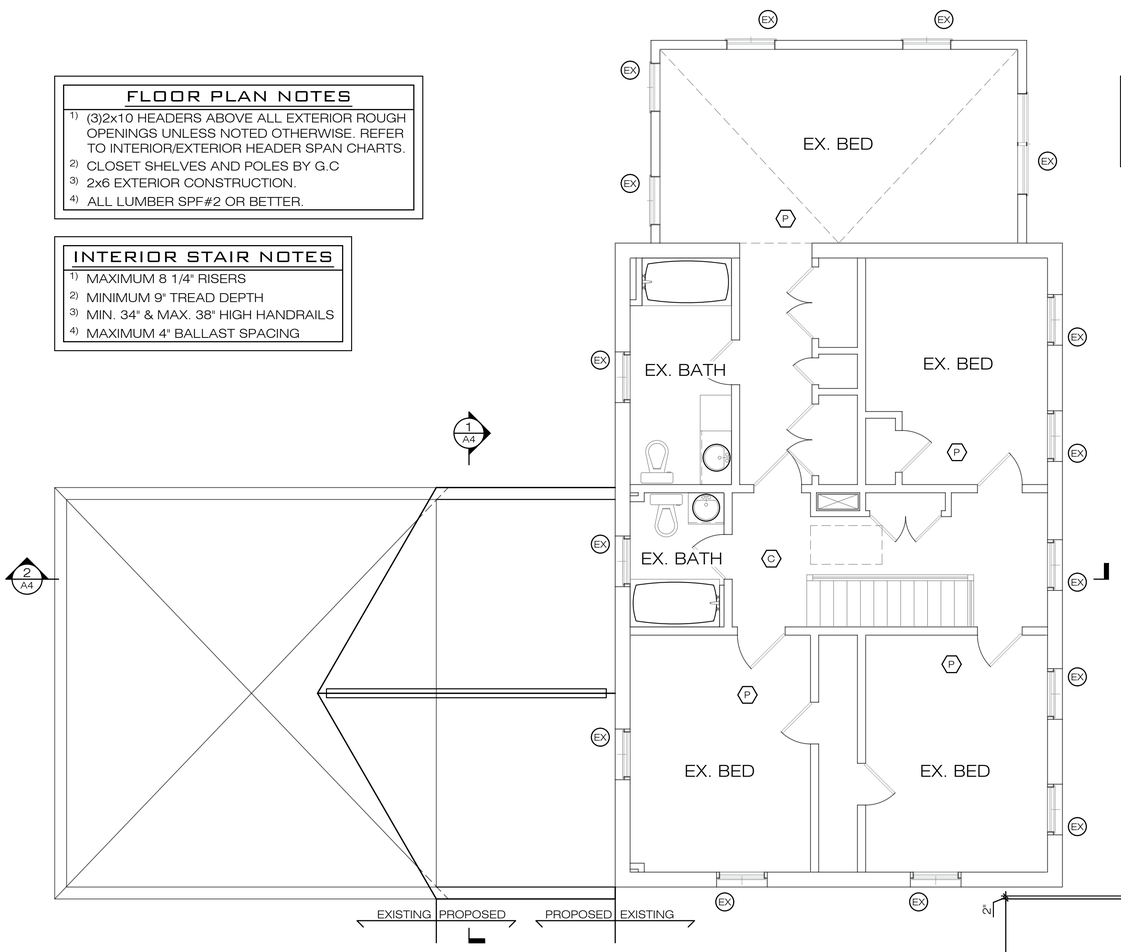
G.C. TO VERIFY R.O.s, SHGC, AND U-VALUE WITH MANUFACTURER
*EGRESS WINDOW TO BE VERIFIED BY G.C. PRIOR TO ORDER/ CONSTRUCTION

DOOR SCHEDULE

#	SIZE	TYPE	QUAN	U-VALUE	REMARKS
1	3'-0" x 6'-8"	9 LITE	1		
2	3'-0" x 6'-8"	FRENCH	1		
3	2'-6" x 6'-8"	6 PANEL	1		
4	2'-4" x 6'-8"	6 PANEL	1		
5	2'-6" x 6'-8"	POCKET	1		

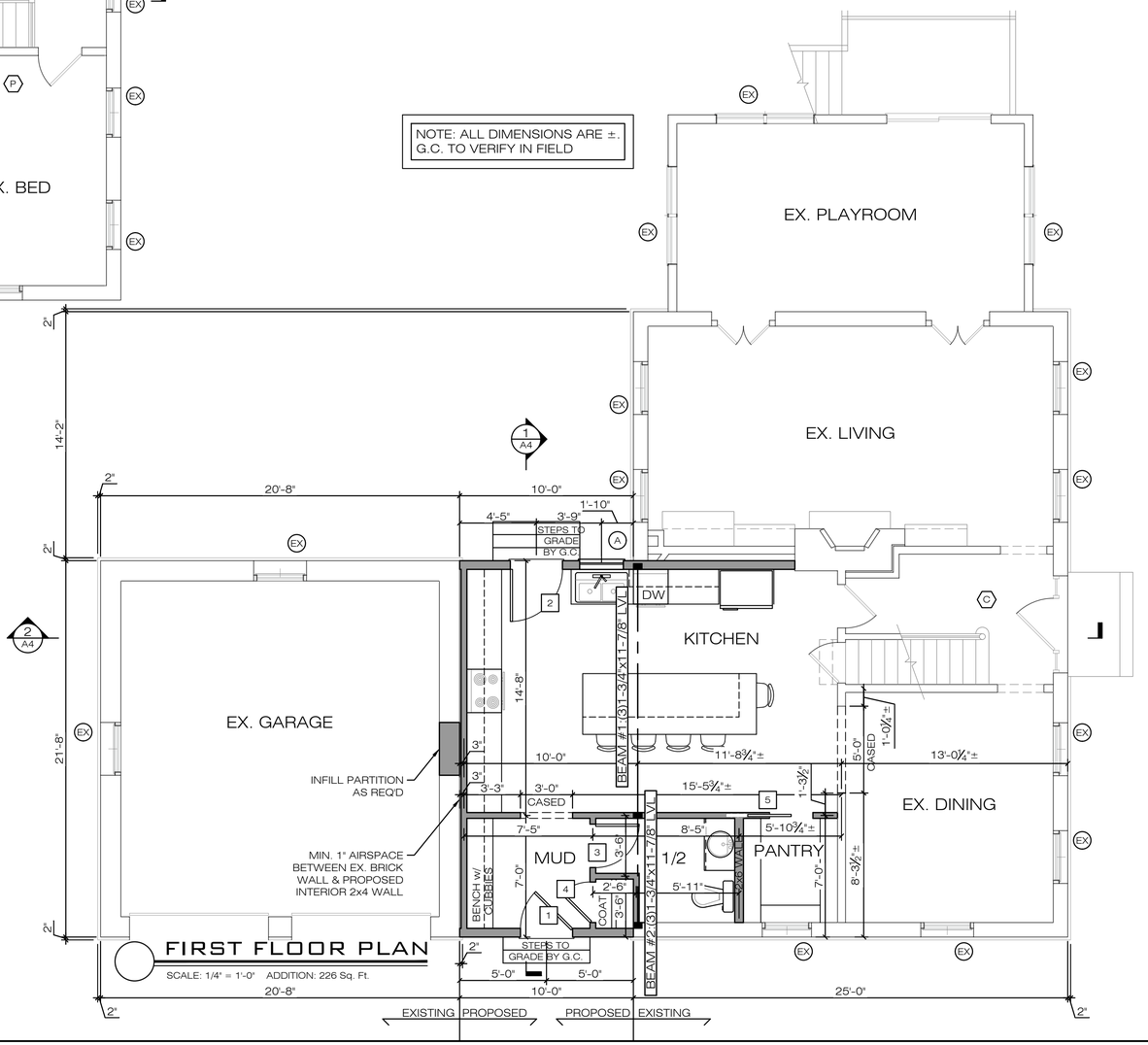
BEAM SCHEDULE

#	BEAM LENGTH	CLEAR SPAN	LOCATION	CONSTRUCTION	ENGINEERED SIZE
1	14'-8"	14'-0"	KITCHEN	FLUSH TO BOTTOM	(3) 1¾ " x 11⅞" LVL
2	6'-8"	6-0"	½ BATH	FLUSH TO BOTTOM	(3) 1¾ " x 11⅞" LVL



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

NOTE: ALL DIMENSIONS ARE ±. G.C. TO VERIFY IN FIELD



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" ADDITION: 226 Sq. Ft.

NOTE: ALL INSULATION VALUES NEEDED FOR WALLS, FLOORS, AND ROOFS TO BE CALCULATED AND PROVIDED BY LICENSED HERS RATER

GENERAL NOTES

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4) G.C. MUST COMPLY TO ALL STATE AND LOCAL CODES, LAWS AND REGULATIONS
5) ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD.
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10) ALL PAINTS AND FINISHES PROVIDED BY OTHERS.
11) ALL SPECIFICATIONS TO BE VERIFIED BY OWNER AND CONTRACTOR.
12) EXTERIOR WINDOW CASINGS TO BE PROVIDED BY DESIGNATED LUMBER YARD.
13) FIRE STOPPING REQUIRED: SHALL CUT OFF ALL CONCEALED OPENINGS, MINIMUM 2" NOMINAL LUMBER REQUIRED.

NOTE: ALL ENGINEERED FRAMING MEMBERS SIZED BY SUPPLIER OR LICENSED STRUCTURAL ENGINEER. CALCULATIONS PROVIDED BY SAME. SUGGESTED SIZES AND SPANS SHOWN TO BE VERIFIED.

SYMBOLS LEGEND:

- # DOOR TAG (SEE SCHEDULE)
- A WINDOW TAG (SEE SCHEDULE)
- P PHOTOSENSITIVE SMOKE DETECTOR
- C COMBINATION CARBON MONOXIDE AND SMOKE DETECTOR
- 135° 135° HEAT DETECTOR
- FAN/ LIGHT
- NEW 2x6/ 2x4 WALL PARTITION
- LOAD BEARING WALL
- EXISTING TO REMAIN
- WALL TO BE REMOVED

CME ARCHITECTS, INC.
6 WILKINS DRIVE: SUITE 210
PLAINVILLE, MA 02762 508-809-3509

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REGISTERED ARCHITECT
MATTHEW A. BOUCHARD
NO. 50766
REHOBOTH
MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

VOS RESIDENCE
33 LAFAYETTE AVE,
HINGHAM, MA
SHAUN MCLAUGHLIN

FLOOR PLANS

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1	----	----
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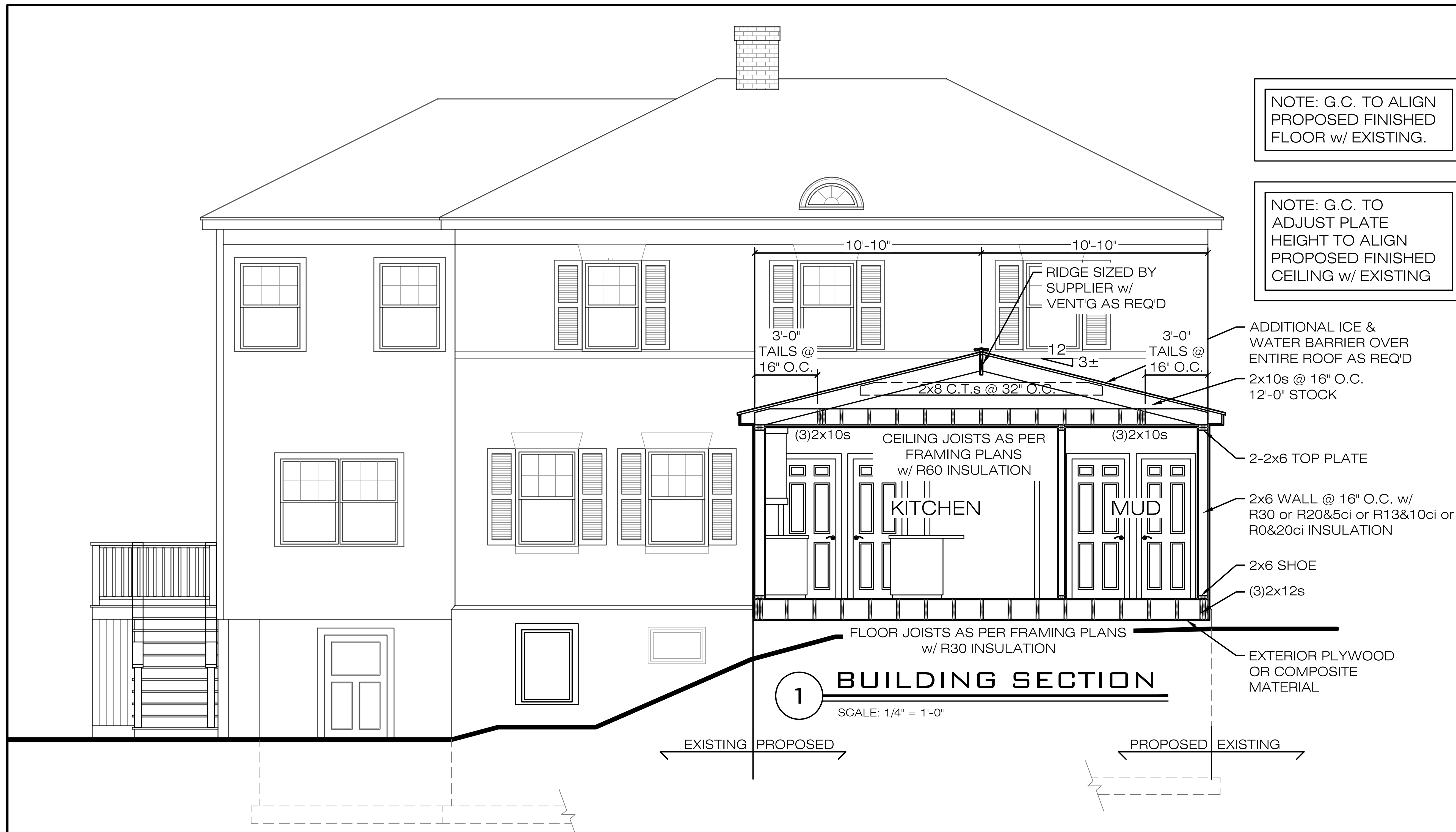
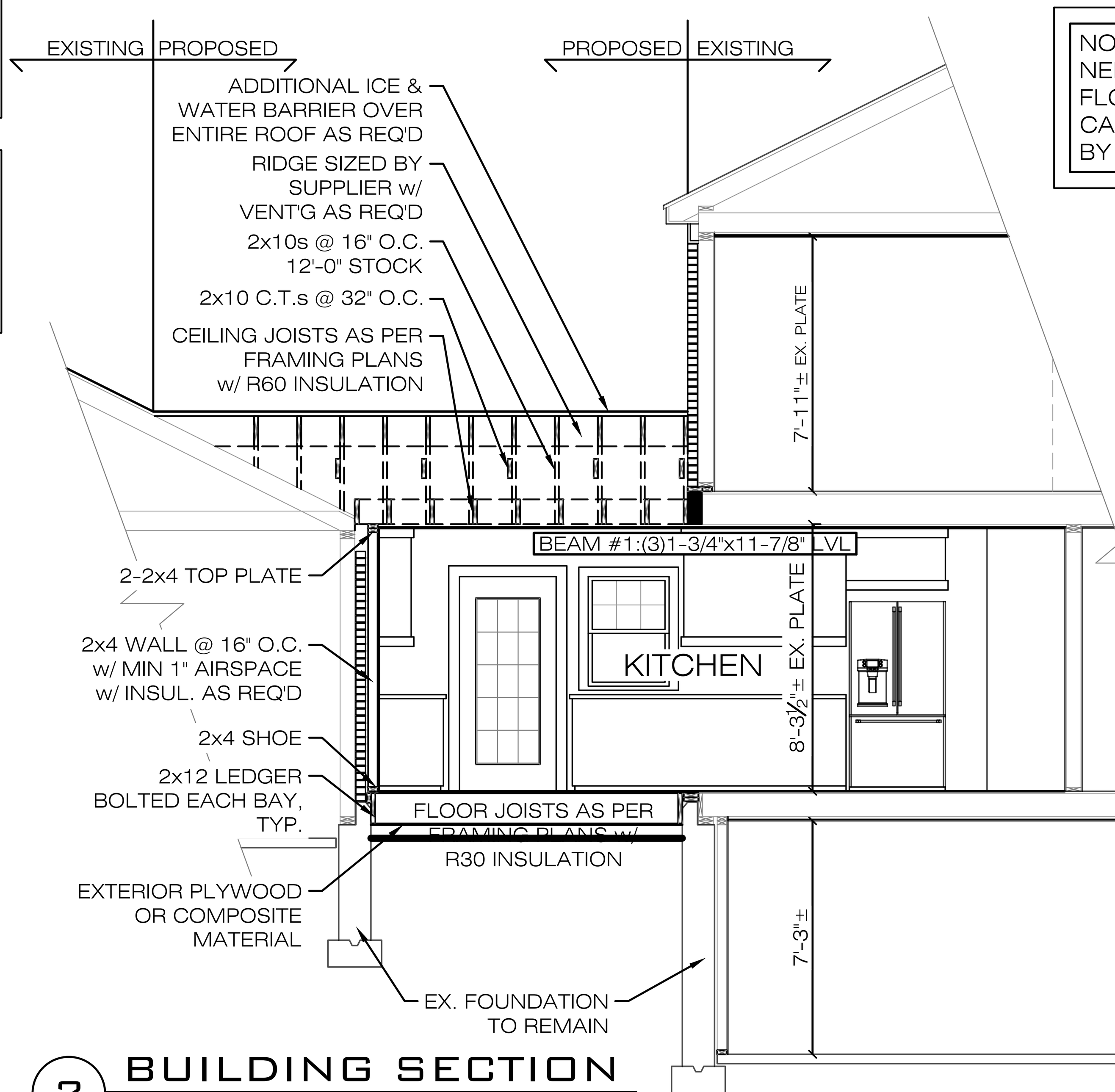


1 **BUILDING SECTION**

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

NOTE: G.C. TO ALIGN PROPOSED FINISHED FLOOR w/ EXISTING.

NOTE: G.C. TO ADJUST PLATE HEIGHT TO ALIGN PROPOSED FINISHED CEILING w/ EXISTING



2 **BUILDING SECTION**

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

NOTE: ALL INSULATION VALUES NEEDED FOR FOR WALLS, FLOORS, AND ROOFS TO BE CALCULATED AND PROVIDED BY LICENSED HERS RATER

SYMBOLS LEGEND:

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- P PHOTOSENSITIVE SMOKE DETECTOR
- C COMBINATION CARBON MONOXIDE AND SMOKE DETECTOR
- 135° HEAT DETECTOR
- FAN/ LIGHT
- NEW 2x6/ 2x4 WALL PARTITION
- LOAD BEARING WALL
- EXISTING TO REMAIN
- WALL TO BE REMOVED

NOTE: ALL ENGINEERED FRAMING MEMBERS SIZED BY SUPPLIER OR LICENSED STRUCTURAL ENGINEER. CALCULATIONS PROVIDED BY SAME. SUGGESTED SIZES AND SPANS SHOWN TO BE VERIFIED.

FLOOR PLAN NOTES

1) (3)2x10 HEADERS ABOVE ALL EXTERIOR ROUGH OPENINGS UNLESS NOTED OTHERWISE. REFER TO INTERIOR/EXTERIOR HEADER SPAN CHARTS.
2) CLOSET SHELVES AND POLES BY G.C
3) 2x6 EXTERIOR CONSTRUCTION.
4) ALL LUMBER SPF#2 OR BETTER.

MA FOUNDATION NOTES

1) 10" CONCRETE FOUNDATION WALL POUR UNLESS OTHERWISE NOTED.
2) FOUNDATION CONCRETE TO BE MINIMUM 3,000 P.S.I. IN 28 DAYS IN ACCORDANCE WITH MASS STATE BUILDING CODE 780 CMR TABLE 5402.2-MININMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE.
3) GARAGE SLABS TO BE MINIMUM 3,500 P.S.I.
4) ALL FOOTINGS TO REST ON UNDISTURBED SOIL.
5) FOUNDATION WALLS TO EXTEND A MINIMUM OF 8" ABOVE FINISHED GRADES
6) 10 MIL. POLY VAPOR GUARD, WITH JOINTS LAPPED NOT LESS THAN 6", SHALL BE PLACED BETWEEN BASE AND SLAB.
7) GARAGE SLABS TO BE MINIMUM 4" THICK ON MINIMUM 4" GRAVEL.
8) BACK FILL SHALL NOT BE PLACED UNTIL WALL HAS SUFFICIENT STRENGTH.
9) DRAINAGE SYSTEMS TO BE PROVIDED AROUND BOTTOM OF FOUNDATION TO BE DRAINAGE TILES, GRAVEL, CRUSHED STONE DRAINS, OR PERFORATED PIPES.
10) 24" X 12" CONCRETE FOOTINGS WITH 2" X 4" KEY WAY UNDER ALL CONCRETE FOUNDATION WALLS AT A MINIMUM 4'-0" BELOW GRADE.
11) DAMP PROOFING REQUIRED FROM TOP OF FOOTING TO FINISHED GRADE.
12) TOP OF ALL SONOTUBES AND ENTRY LANDING WALLS TO BE VERIFIED IN FIELD

GENERAL NOTES

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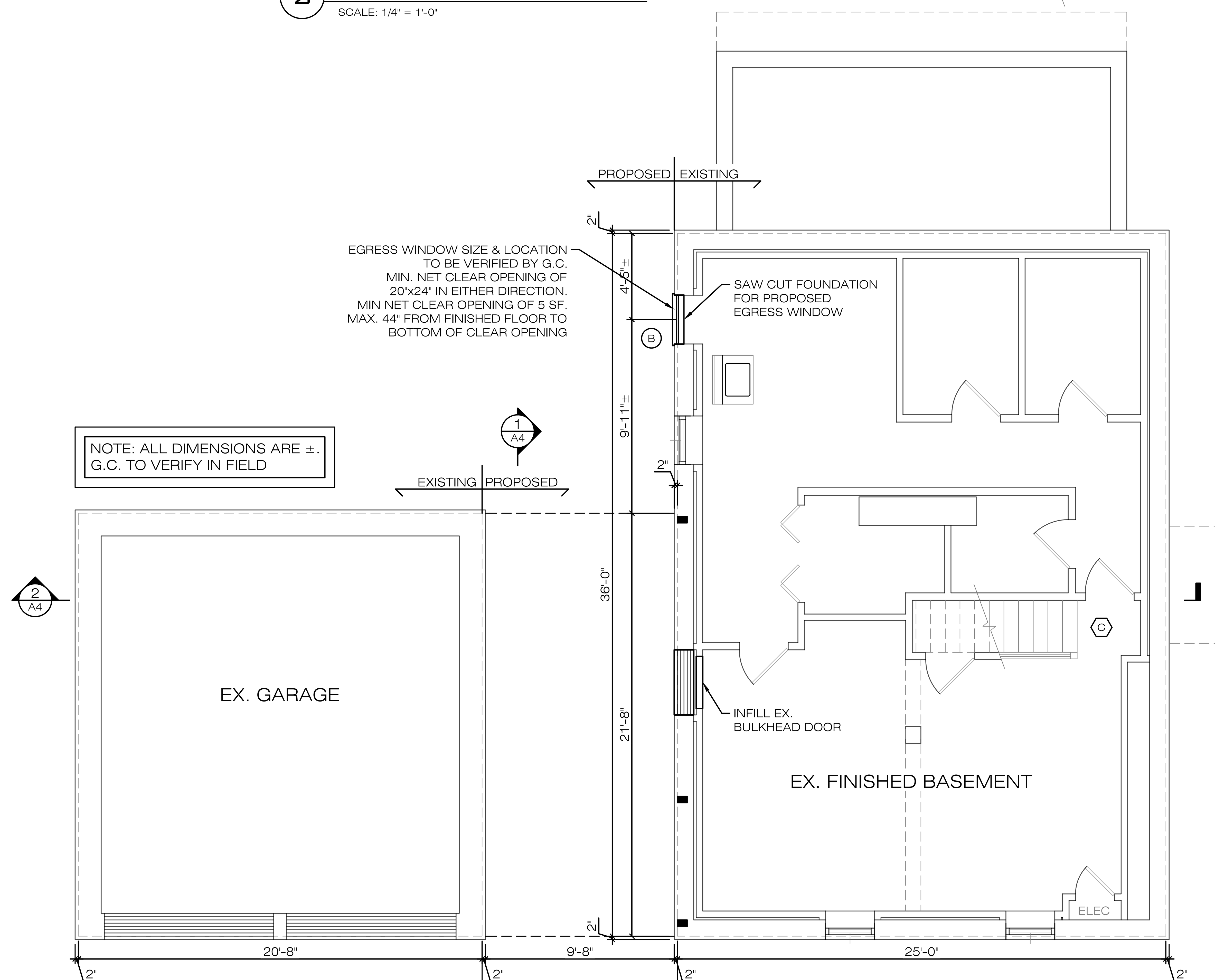

FOUNDATION PLAN

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

CME ARCHITECTS, INC.
6 WILKINS DRIVE: SUITE 210
PLAINVILLE, MA 02762 508-809-3509

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REGISTERED ARCHITECT MATTHEW A. BOUCHARD NO. 50786 REHOBOTH MASSACHUSETTS COMMONWEALTH OF MASSACHUSETTS

VOS RESIDENCE
33 LAFAYETTE AVE,
HINGHAM, MA
SHAUN MCLAUGHLIN

FOUNDATION PLAN & BUILDING SECTION

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1	----	----
2	----	----
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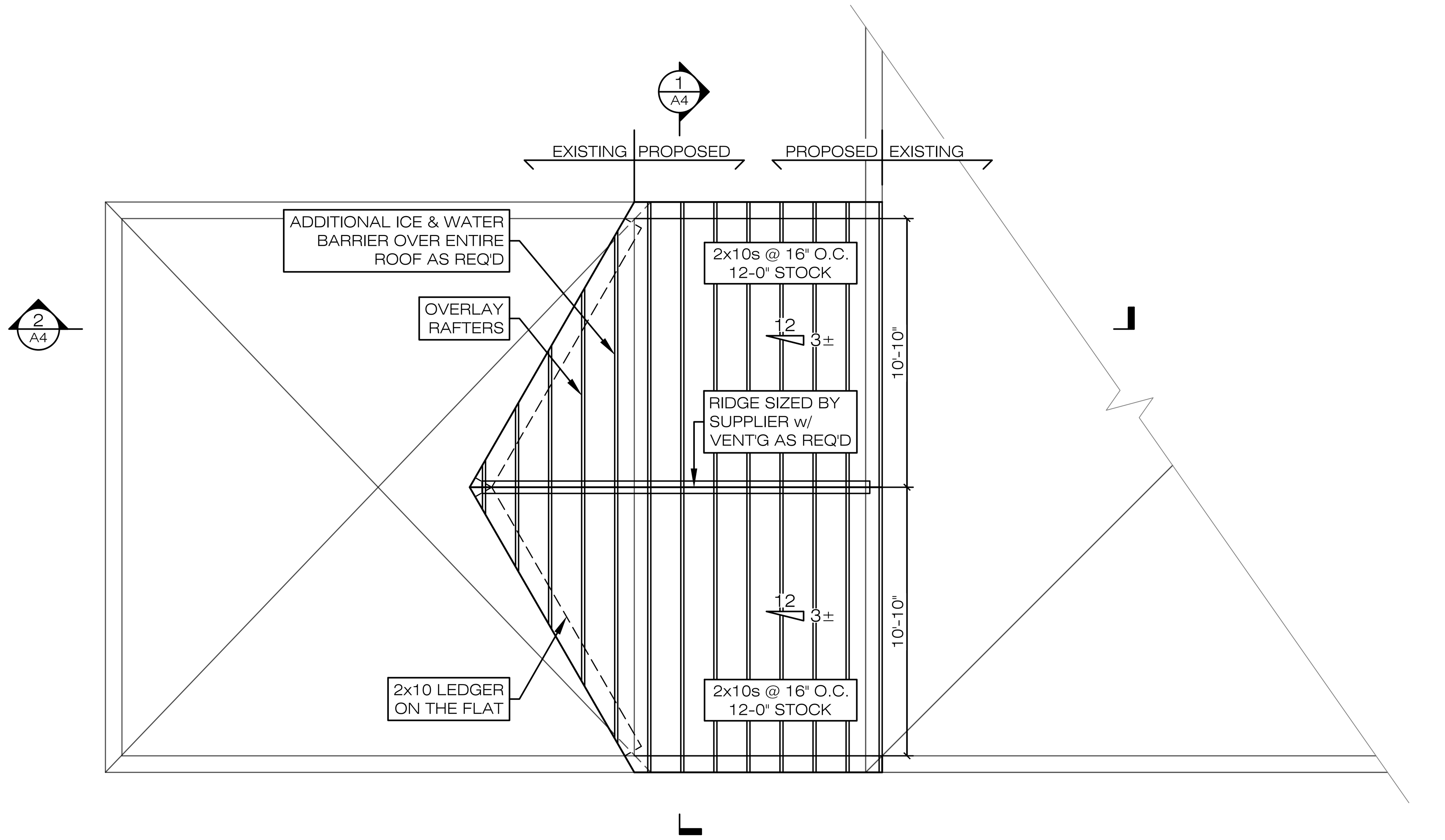
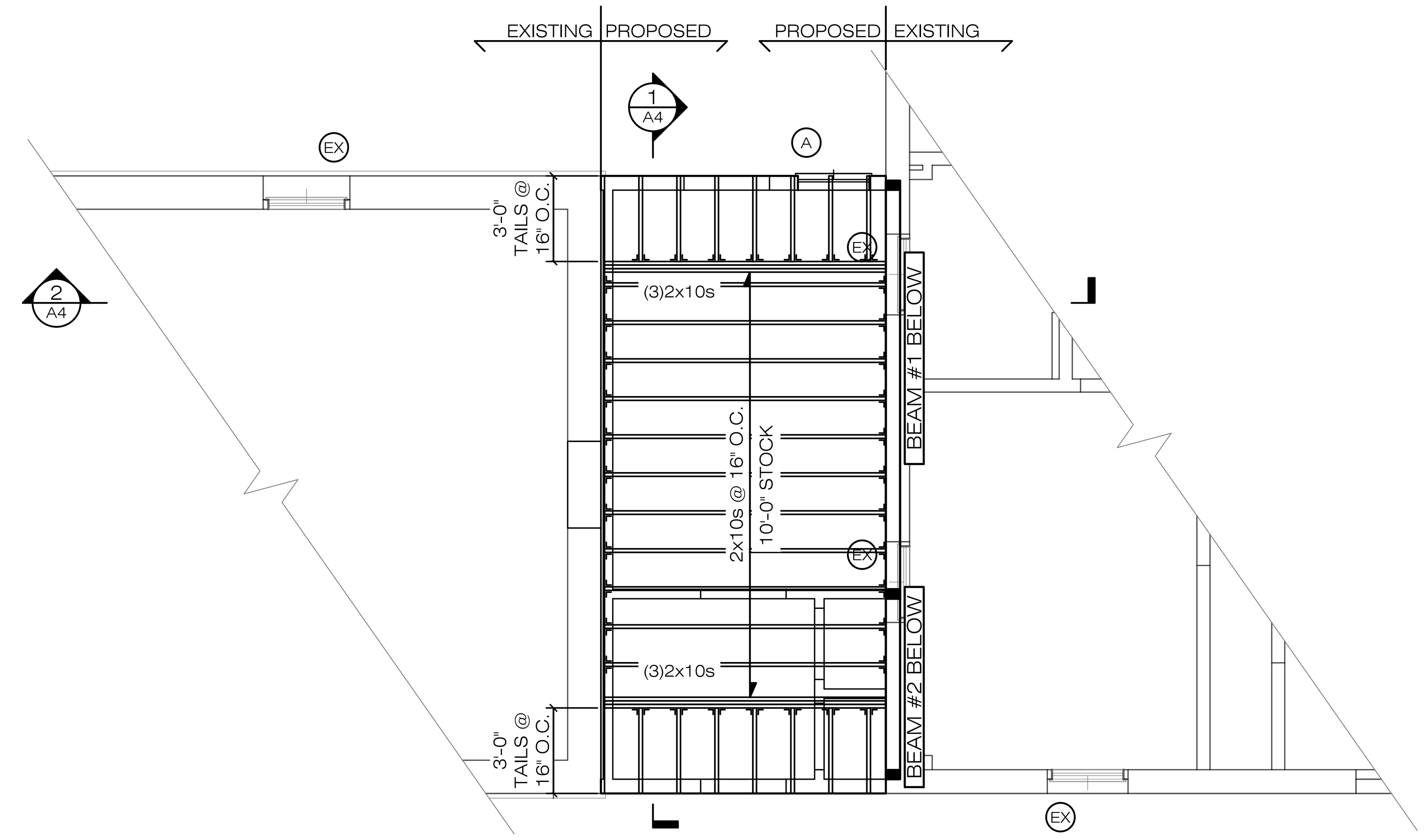


ROOF FRAMING

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



CEILING FRAMING

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

CEILING FRAMING NOTES
1) SEE FLOOR PLANS FOR DIMENSIONS
2) 20 LBS./SQ. FT. LIVE LOAD
3) 10 LBS/ SQ. FT. DEAD LOAD
4) SPRUCE-PINE-FIR #2 LUMBER OR BETTER
5) SEE PAGE T2 FOR ATTIC ACCESS NOTES

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FLOOR FRAMING NOTES
1) RIM JOIST TO SURROUND PERIMETER OF FRAMING SYSTEM.
2) SOLID BLOCKING ABOVE ALL BEARING PARTITIONS, GIRTS, AND STRUCTURAL HEADERS.
3) CONTINUOUS BRIDGING AT ALL MIDSPANS.
4) DOUBLE JOISTS AND HANGERS AS REQUIRED.
5) SEE FLOOR PLANS AND FOUNDATION PLAN FOR ALL DIMENSIONS.
6) MINIMUM 1" AIRSPACE BETWEEN ALL MASONRY AND FRAMING.

ROOF FRAMING NOTES
1) RAFTER SIZES AND ROOF PITCH AS NOTED
2) ROOFING SHINGLES SPECIFIED BY G.C.
3) ROOF VENTS AS SHOWN
4) RIDGE VENTS AS SHOWN (SET RIDGE DOWN 2" FOR PROPER AIR FLOW
5) WATER & ICE BARRIER TO COVER ALL HIPS, VALLEYS AND ONE COURSE UP FROM EAVE
6) EAVE AND GABLE END OVERHANGS BY GENERAL CONTRACTOR
7) MINIMUM ---- PSF SNOW LOAD SUPPORT
8) SEE TYPICAL EAVE DETAILS FOR ROOF TIE DOWN REQUIREMENTS

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SYMBOLS LEGEND:	
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A	WINDOW TAG (SEE SCHEDULE)
P	PHOTOSENSITIVE SMOKE DETECTOR
C	COMBINATION CARBON MONOXIDE AND SMOKE DETECTOR
135°	135° HEAT DETECTOR
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	NEW 2x6/ 2x4 WALL PARTITION
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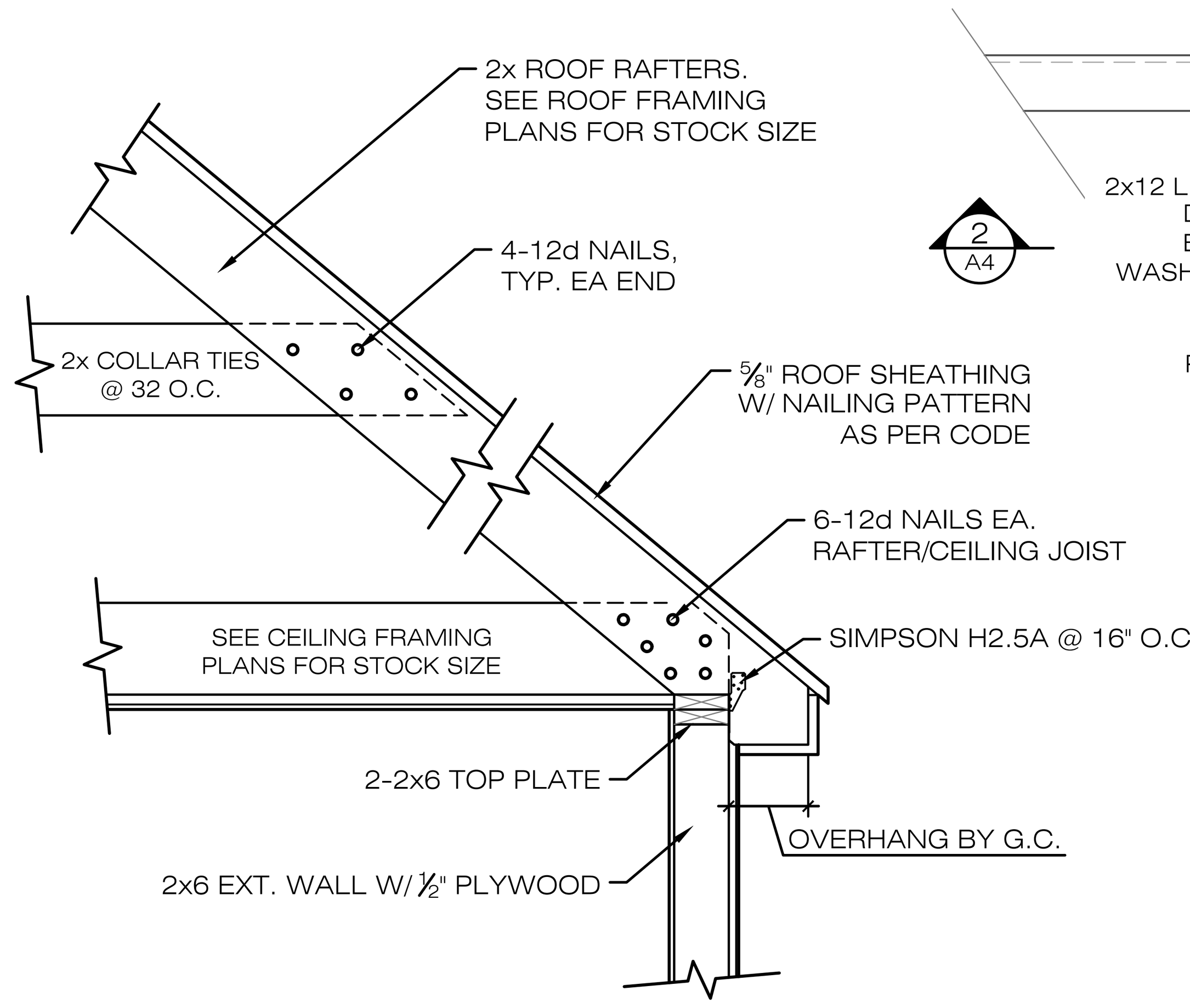
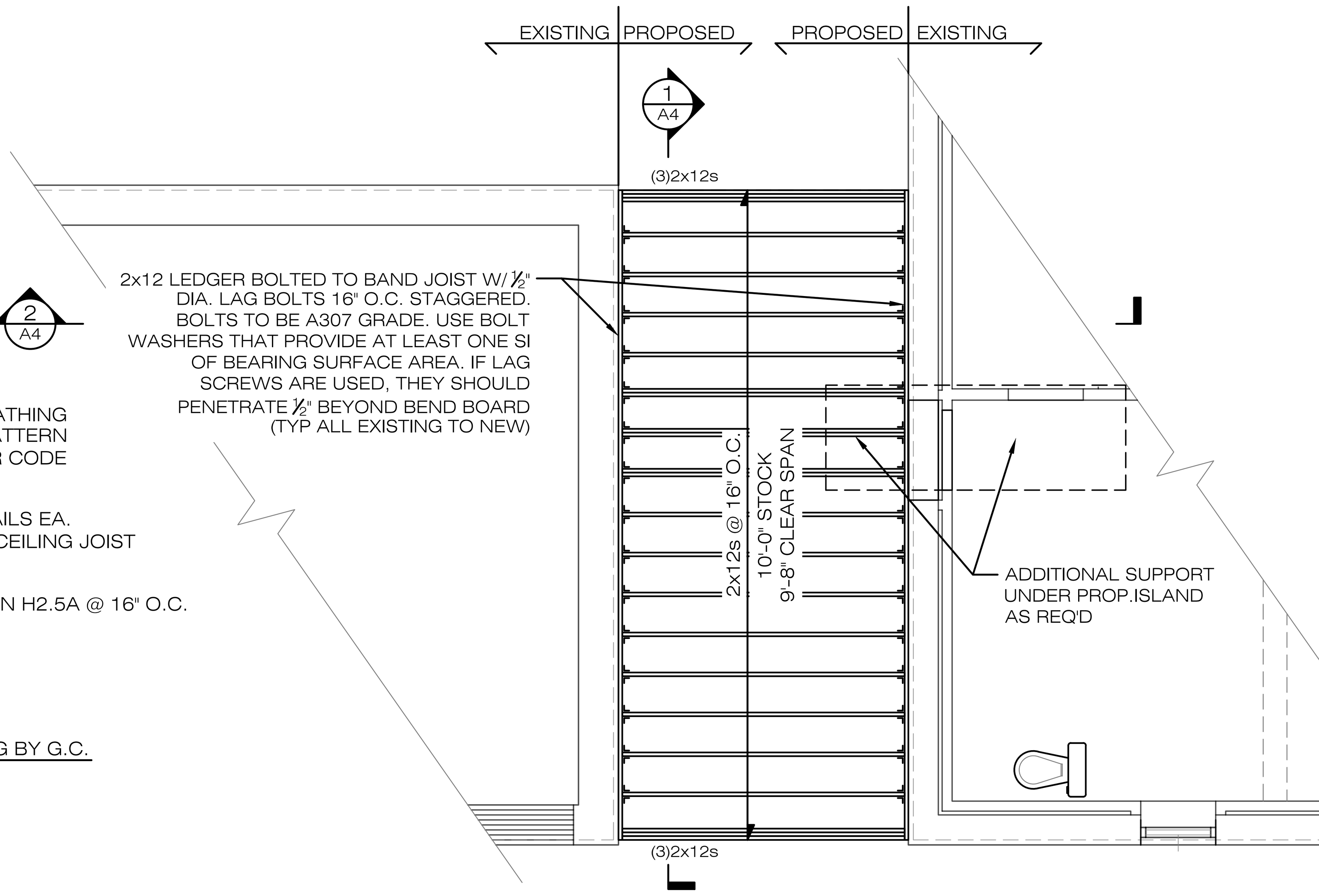


TYPICAL EAVE DETAIL

N.T.S.



FIRST FLOOR FRAMING

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

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FRAMING PLANS & DETAIL

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