BROUGHTON'S MEADOW HOMES - 1 BEDROOM UNIT
SINGLE FAMILY AFFORDABLE HOUSING CLUSTER DEVELOPMENT
785 BURTS PIT RD, NORTHAMPTON
PERMIT DRAFT SET 8/16/21

Project Description:
New construction single family home for Habitat for Humanity.

Owner / Builder:
Pioneer Valley Habitat for Humanity
413.586.5430, megan@pvhabitat.org

Architect:
Simple City Studio LLC
206.375.5126, brien@simplecitystudio.com

ARCHITECTURAL DRAWINGS SHEET LIST

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Note: These drawings were prepared for construction of a Habitat for Humanity project in Florence MA. Simple City Studio LLC and Pioneer Valley Habitat for Humanity, Inc. assumes no responsibility for use of these drawings for any other project or purpose.
LOT SIZE: 6616 SF

SHARE DRIVeway AND FRONT YARD

UNIT 1
~800 SF
1 BED

UNIT 2
~800 SF
1 BED

UNIT 3
~800 SF
1 BED

30' TURNING DIAMETER

1/32" = 1'-0"

SITE PLAN FOR ALL THREE LOTS

785 BURTS PIT RD

789 BURTS PIT RD

781 BURTS PIT RD

PERVIOUS WALKWAY

GRAVEL DIAPHRAGM

SHED ~96 SF

GRAVEL DRIP EDGE

SHED ~96 SF
~100 SF WOOD FRAMED RAMP ON PIERS, TYP.

30 SF ROOF CONNECTION, TYP.
FLOOR PLAN NOTES
1. Dimensions are to face of framing unless noted otherwise.
2. Elevational dimensions are from top of wood panel subfloor and from top of concrete slab.
3. Window width & height dimensions given to window unit (not R.O.).
4. Verify all heights and operation of windows with schedules and types S.H. (Sill Height) indicated in schedule is top of rough opening framing at sill. Review rough opening and plate heights with Architect prior to framing.
5. Closets and linen closets are 2'-0" minimum clear depth unless otherwise noted.
6. Vibration isolation:
   a. (NONE REQUIRED)
7. Pack plumbing waste chases with acoustical insulation and thoroughly air (sound) seal where these pass through living spaces.
8. See specifications and sheet A3.0 for specific air sealing techniques, specified air infiltration limits and blower door testing schedule. This affects all trades. all penetrations and all sealing techniques are to be completed according to A3.0 (for more information).
9. See sheet A4.0 for more information. Habitat will install 1" x 48" high plywood mounting panels on walls where directed by Electrician (and by PV installer if involved).
10. Provide blocking as required for, but not limited to, the following: shelving, cabinets, grab bars, bathroom accessories, HVAC, plumbing and electrical equipment.
11. All exterior slabs and covered surfaces to be sloped 1/4" per foot minimum away from building.

GENERAL PROJECT NOTES
1. The contractor shall apply for and supply all permits.
2. The contractor shall keep the building closed and secure at all times and protect the building and site from theft and/or vandalism. The contractor shall be responsible for all damage or loss due to theft or vandalism resulting from contract operations.
3. All work shall be done in strict accordance with all state and local codes and ordinances.

GENERAL PLUMBING NOTES
1. PLUMBING CONTRACTOR IS TO WORK A PLUMBING FIXTURES PACKAGES PROVIDED BY HABITAT.
2. Use PEX piping for hot and cold water supply piping.
3. Install dedicated runs on hot water supply lines using 3/8 inch (in lieu of 1/2 inch) and 1/2 inch (in lieu of 3/4 inch) diameter piping to reduce runtime (and therefore energy) to get hot water at faucets.
4. All water piping — hot and cold — to be insulated.
5. Ensure that all plumbing vents through roof are to the north side of the ridge — and not through roof planes scheduled for solar collecting arrays.
6. Install water supply piping in the following locations using vibration isolating 'Holdrite' resilient pipe supports:
   a. (NONE REQUIRED)
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LOCATION OF RAMP ENDING DETERMINED BY SITE CONDITIONS

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LOCATION OF RAMP ENDING DETERMINED BY SITE CONDITIONS

A1.2
EXTERIOR ELEVATION NOTES
1. All dimensions are to face of framing, top of sub-floor, or top or face of concrete unless otherwise noted.
2. Mounting blocks in plane of siding for power outlet, hose bib, ventilation duct, lighting fixture or similar penetrations shall be the same material and material thickness as exterior trim material — 5/4.
   Mounting blocks shall be canted at the top edge and have a top flashing — formed aluminum in color to match siding or trim.

1. W Elevation
   1/8" = 1'-0"

2. N Elevation
   1/8" = 1'-0"

3. E Elevation
   1/8" = 1'-0"

4. S Elevation
   1/8" = 1'-0"

PV ZONE - SIZE/LOCATION TBD
**Wall Section Notes**

1. **Blower door testing** to be completed prior to exterior wall cavity insulation installation if possible. HVAC: seal duct penetrations through the wall plane using spray sealant foam in an annulus space of at least ½" width.
2. **Electrician:** Seal conduit and electrical cable penetrations through the wall plane using spray sealant foam in an annulus space of at least ½" width. Drill one hole for each cable.
3. **Plumber:** Seal pipe penetrations through the wall plane using spray sealant foam in an annulus space of at least ½" width.
4. **Plumber:** Seal waste vent penetrations through the roof plane using spray sealant foam and inverted pipe "boot" seal tight to the underside of the roof sheathing.

**Air Sealing Requirement**

At 50 Pascals:

- 2.0 Air Changes per Hour (ACH) maximum.

Readout on the blower door: ______ CFM50

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**Blower Door Test Schedule**

1. At completion of all of the following:
   - Taped Sheathing (primary air barrier)
   - Windows installation (door rough openings can be temporarily sealed)
2. At completion of MEP roughing — including after all exterior wall penetrations including but not limited to:
   - Bath Fans
   - Hose Bibs
   - Dryer Vent
   - Drain Vent
   - ASHP Lineset
   - Plumbing Pans and Vents
   - Range Hood Exhaust
   - All Electrical Conduit to Exterior Fixtures
3. At final punchlist or later if required by AHJ or utility incentive program administrator.

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**Roof Assembly**

- **30 YR. ASPHALT SHINGLES**
- **ICE & WATER** OR EQ. AT RIDGE AND EAVES (3'-0")
- **30# FELT**
- **5/8" SHEATHING**
- **5/16" HEAVY GAUGE Drip Edge**
- **ALUMINUM COIL STOCK OVER WOOD TRIM**
- **VINYL SOFFIT VENT, INSUL, BAFFLE, RIDGE VENT**
- **AIR SEAL WITH SILICONE CAULK**
- **F CHANNELS TO SECURE SOFFIT**

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**Insulation Baffle**

- **BLOWN IN CELLULOSE**
- **INSULATION BAFFLE**
- **1X3 STRAPPING, 16" O.C.**
- **1/2" GYP. BOARD**

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**Notation**

**Complete Drywall Ceiling Prior to Interior Partitions**

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**Building Sections**

**Wall Section at Roof**

1. **5/16" Zip Sheathing, Insul. Baffle, Ridge Vent**
2. **Dense Pack Cellulose: R-20**
3. **1/2" Gyp. Board**

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**Wall Section at Foundation**

1. **1" = 1'-0"**

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**Notation**

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**Scale**

As indicated
Simple City Studio LLC
Architecture Interiors & Planning
206.375.5126
785 Burts Pit Rd Florence MA

Pink Habitat for Humanity

Broughton's Meadow

Simple City Studio LLC
Architecture Interiors & Planning
206.375.5126
2 Juniper St Florence MA
NOTE:
- Lighting/Powerplan to be design-build by electrician:
  - LED surface mount light fixture in shed
  - Switch and outlet in attic for radon fan
  - All surface mount ceiling lights to be ceiling fan rated - except in shed
  - Placement of lights, outlets and other fixtures may vary
  - Bathrooms and bedroom outlets must be sufficient for an electric space heater
  - Pre-wire for wall heaters in bedrooms

INCLUDE OUTLET IN ATTIC NEAR RADON PIPE
FOR POTENTIAL ADDITION OF RADON FAN

ELECTRICAL LEGEND

NOTES:
1) All decorative lights shall be selected by the Habitat.
2) All lighting dimmable except exterior, bathrooms & utility room.
3) Coordinate all GFI outlets w/ counter heights.
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