

# BROUGHTON'S MEADOW HOMES - 2 BEDROOM UNIT

SINGLE FAMILY AFFORDABLE HOUSING CLUSTER DEVELOPMENT  
789 BURTS PIT RD, NORTHAMPTON



SIMPLE CITY STUDIO LLC  
Architecture Interiors & Planning  
www.simplecitystudio.com  
206.375.5126  
2 Juniper St Florence MA

REVISED CONSTRUCTION SET 03/07/22

**Project Description:**

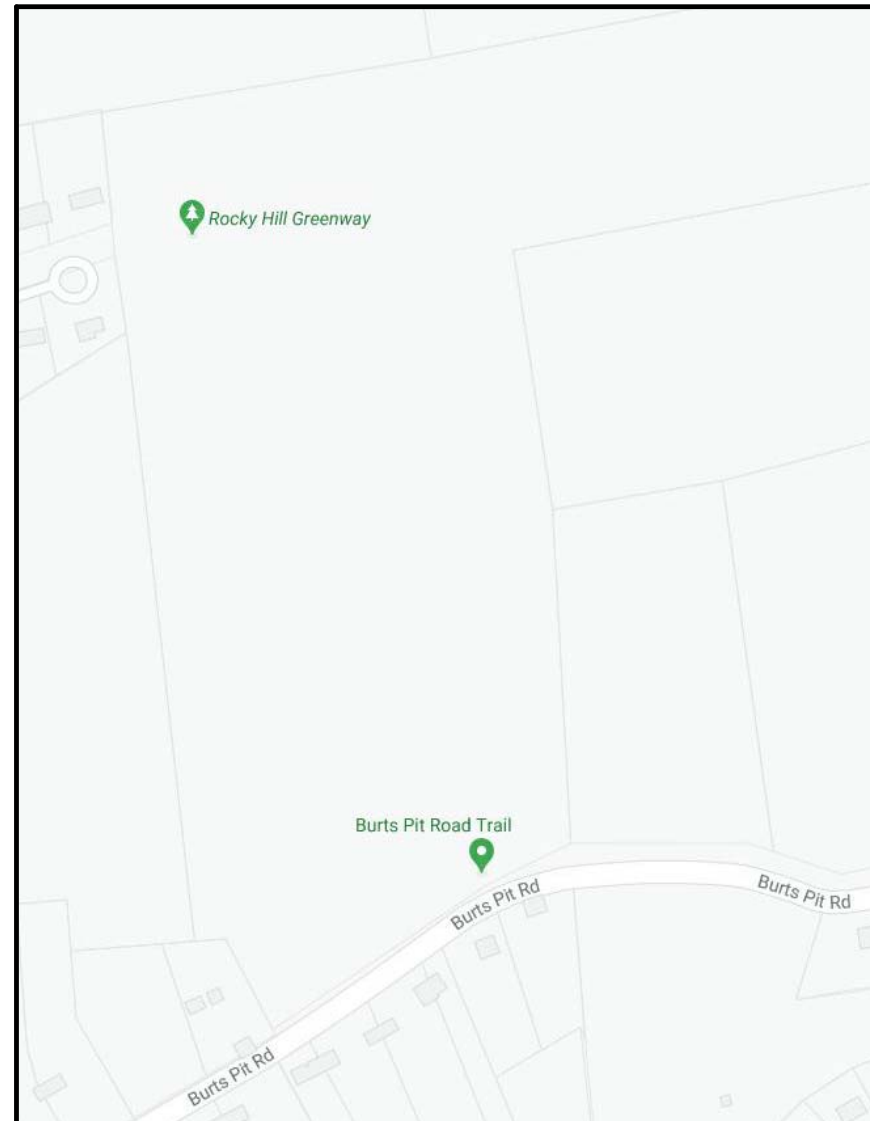
New construction single family home for Habitat for Humanity.

**Owner / Builder:**

Pioneer Valley Habitat for Humanity  
413.586.5430, megan@pvhabitat.org

**Architect:**

Simple City Studio LLC  
206.375.5126, brien@simplecitystudio.com



**GENERAL REQUIREMENTS**

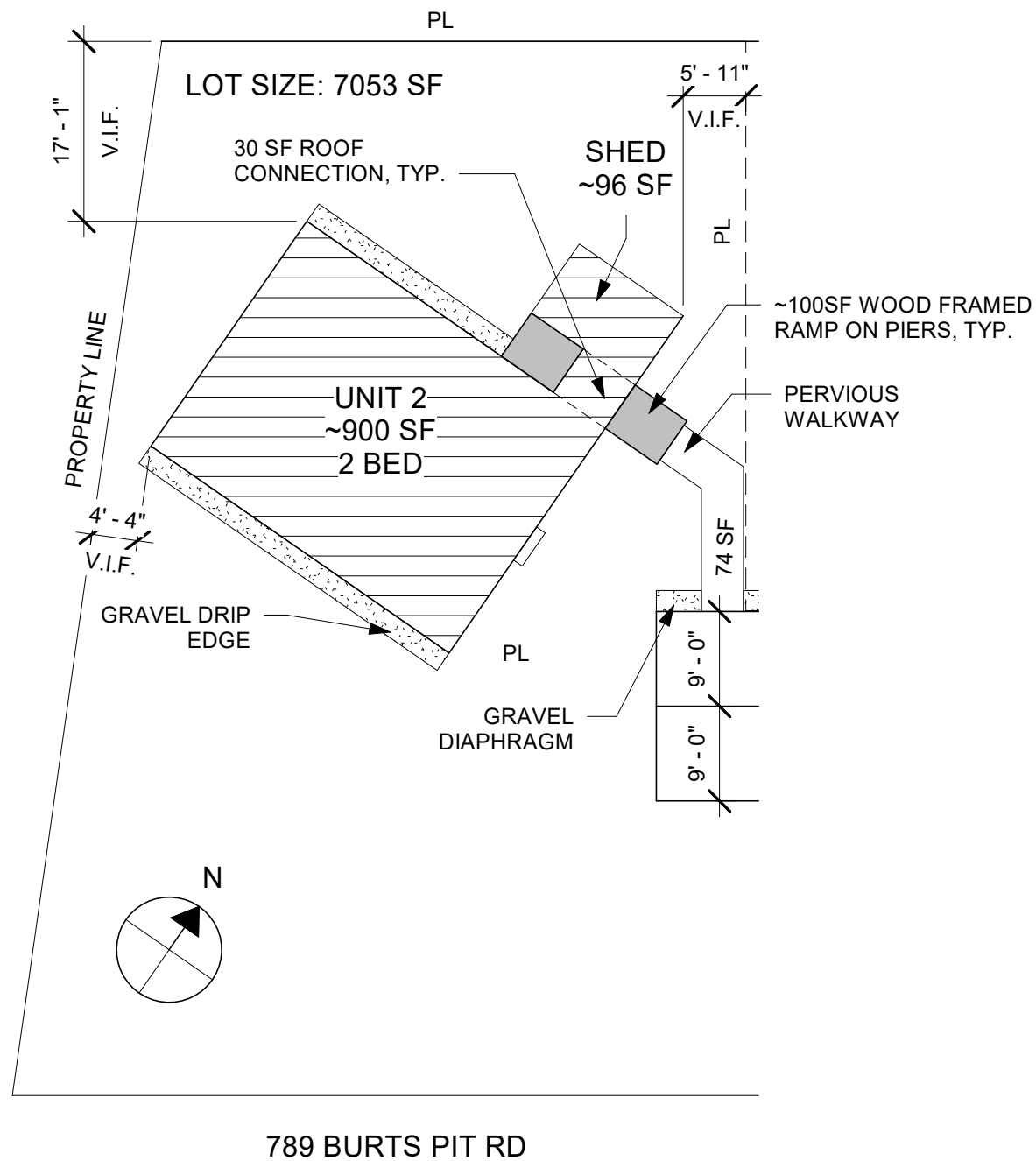
NOTE! The General Requirements are an integral part of this document set. Any part of the project not installed according to these requirements may be subject to removal and reinstallation at the GC's expense.

1. Do not scale drawings, use written dimensions & notations only. Order of hierarchy: Equal Equal (EQ) and Alignment lines take precedence over hard dimensions. Detailed drawings take precedence over general plans. All dimensions are from face of framing unless otherwise indicated.
2. General Contractor and Subcontractors (GC) or Owner shall notify Simple City Studio (SCS) of any discrepancies or inconsistencies in dimensions, notes, or other information in architectural drawings. Failure of Owner and/or GC to notify SCS of any error found in these drawings and/or to give SCS the opportunity to correct those errors shall indemnify SCS from all and any claims and damages relating to this project. Any changes made to these drawings by any person or entity other than SCS shall indemnify SCS from all and any claims and damages related to this project. Any variation in construction of the project from these drawings by Owner and/or the GC without written notice to SCS shall indemnify SCS from all and any claims and damages related to this project. Use of some or all of these drawings in any other project is not permitted without written permission of SCS.
3. All framing tolerances will be within 1/4". All finish tolerances will be within 1/16". If foundation does not permit this, contact SCS.
4. GC shall be responsible for securing all applicable permits as required for their respective trades. This includes providing respective engineering, if required to obtain permit.
5. All structural information provided in these plans for pre-engineered & manufactured structural elements is for illustrative purposes only. The GC shall be responsible for submitting all structural specifications as indicated in plans by structural engineer, including stamped engineering drawings for manufactured structural components if required, and submitting them to SCS for review prior to ordering and/or purchasing.
6. Information on any page of this set of drawings relates to information on other pages of this set of drawings. GC/Owner shall not submit partial sets of construction documents to subcontractors. All work shall be priced from a full and complete set of documents. The GC shall be responsible for errors or omissions of work or pricing caused by working from incomplete sets of documents.
7. All products shall be installed per manufacturer's specifications. GC shall verify all rough openings, and installation requirements for all fixtures, doors, windows, and mechanicals etc., prior to installation. GC must notify SCS if plans/SPECs conflict with MANF requirements.
8. Complete all work in a workmanlike manner consistent with all applicable building, zoning and fire codes and with all rules, laws and regulations having jurisdiction over this project.
9. At completion of job, GC shall provide Owner with a project manual containing copies of all material and equipment specs, warranty information, users manuals, installation specs, maintenance info. and all similar information.
10. The final means and methods of construction as well as the sequence of construction for this project are to be determined by the GC and the Owner.

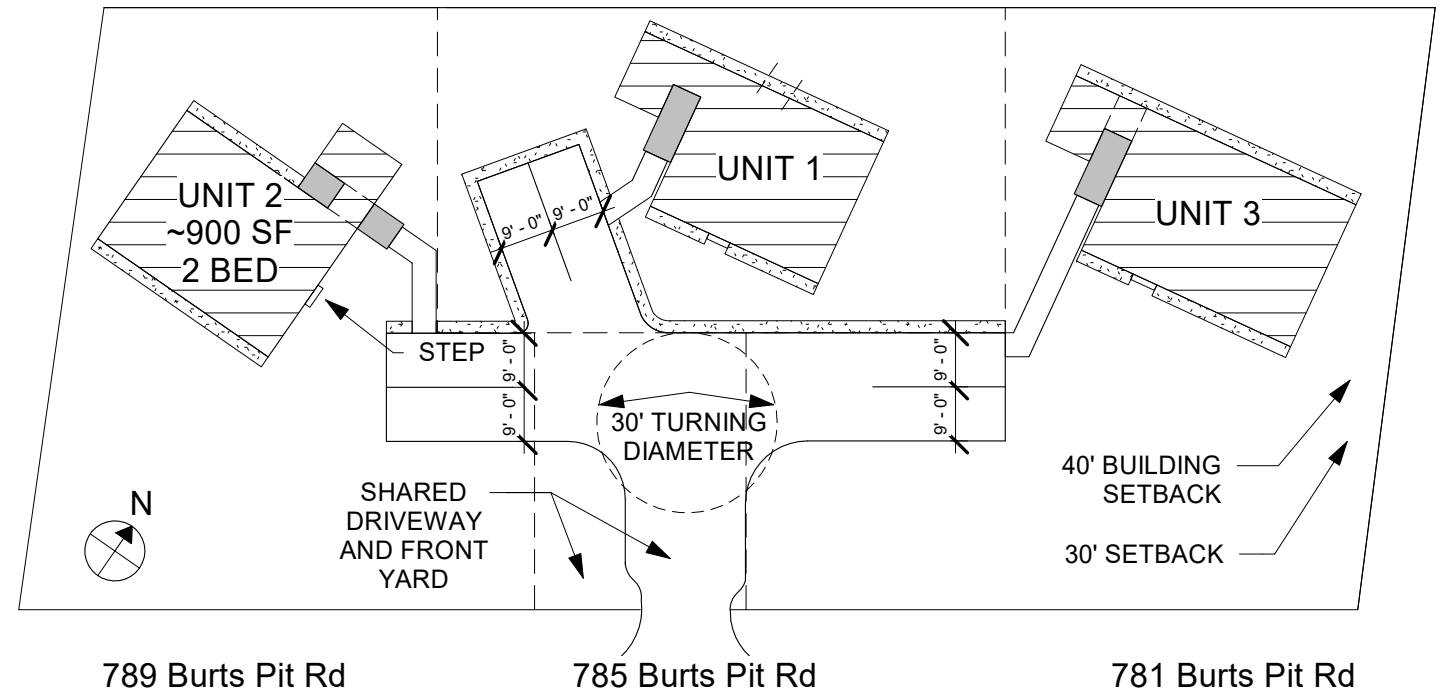
**ARCHITECTURAL DRAWINGS SHEET LIST**

Sheet #	Sheet Name	Issue Date
A1.0	SITE PLAN	9/16/2021
A1.1	FOUNDATION, ROOF AND FRAMING PLANS	3/7/2022
A1.2	FLOOR PLAN	3/7/2022
A2.0	EXTERIOR ELEVATIONS	3/7/2022
A3.0	BUILDING SECTIONS	3/7/2022
A4.0	KITCHEN/BATH ELEVATIONS	3/7/2022
A5.0	ELECTRIC & HVAC PLANS	3/7/2022

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



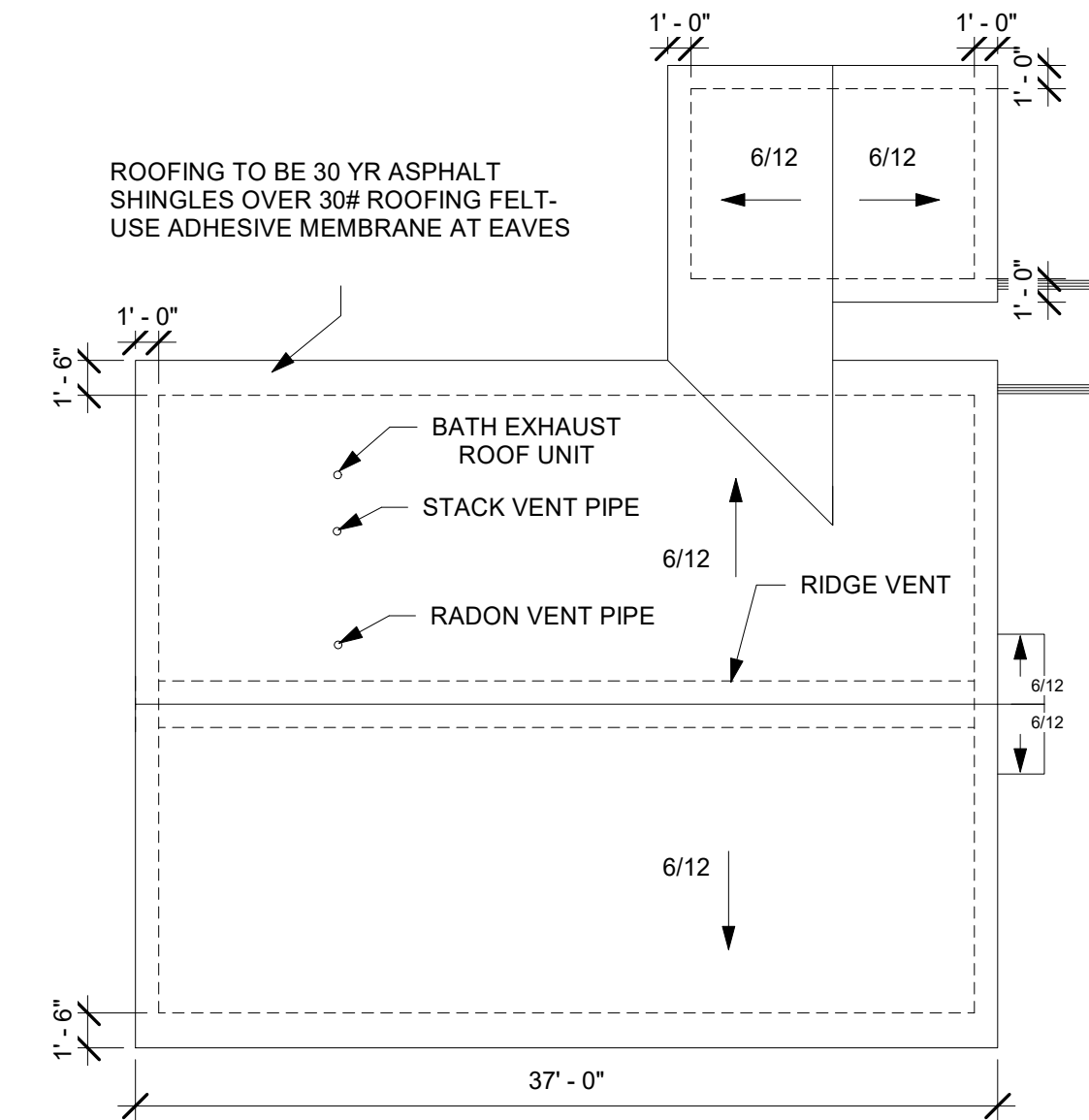
1 SITE PLAN  
1/16" = 1'-0"



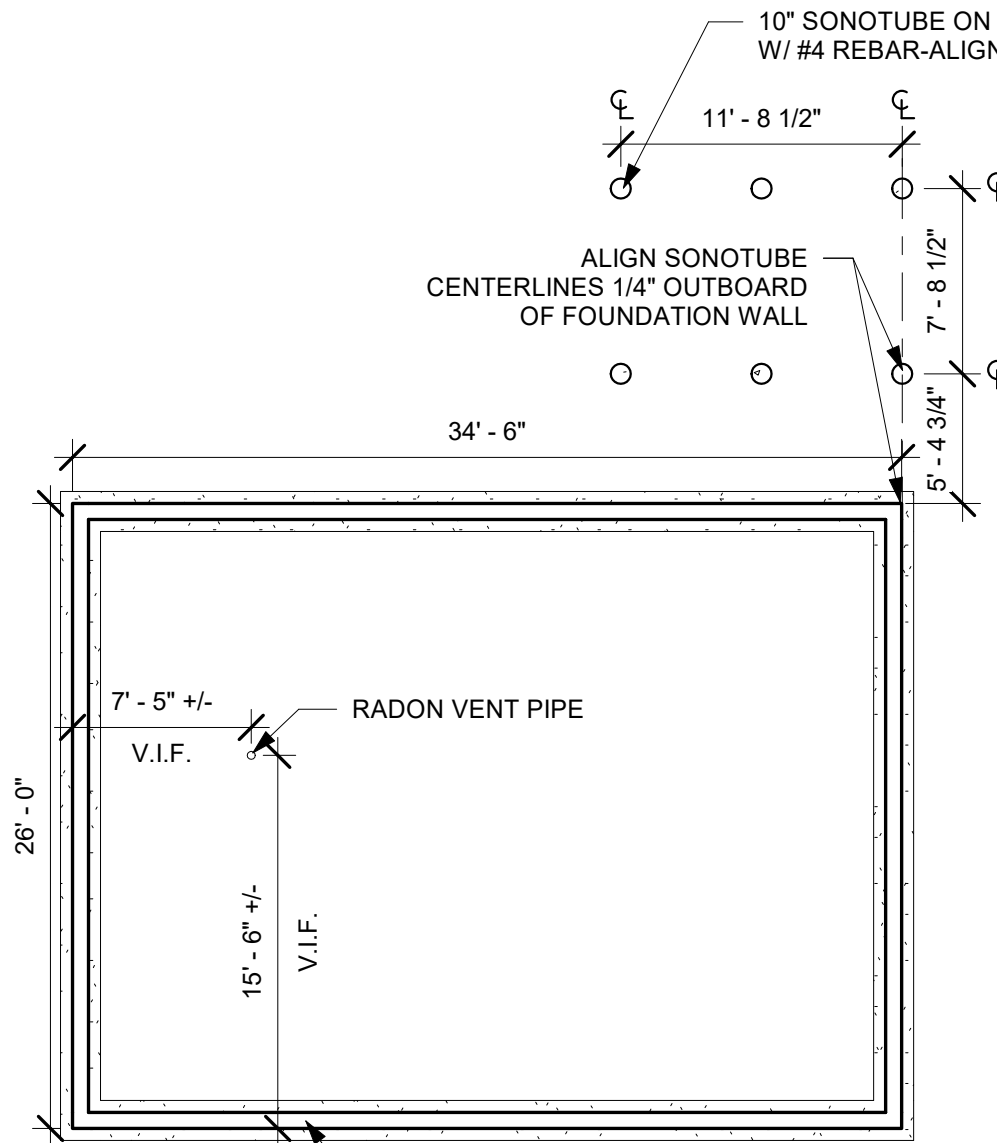
2 SITE PLAN FOR ALL THREE LOTS  
1/32" = 1'-0"

SIMPLE CITY STUDIO	DATE 9/16/2021	STAMP	CONSULTANTS	CLIENT PV HABITAT FOR HUMANITY	PROJECT BROUGHTON'S MEADOW	SCALE As indicated	DRAWN BY BWB	A1.0
	SIMPLE CITY STUDIO LLC Architecture Interiors & Planning www.simplecitystudio.com 206.375.5126 2 Juniper St Florence MA			ADDRESS 789 Burts Pit Rd	DRAWING SITE PLAN	SET CONSTRUCTION		

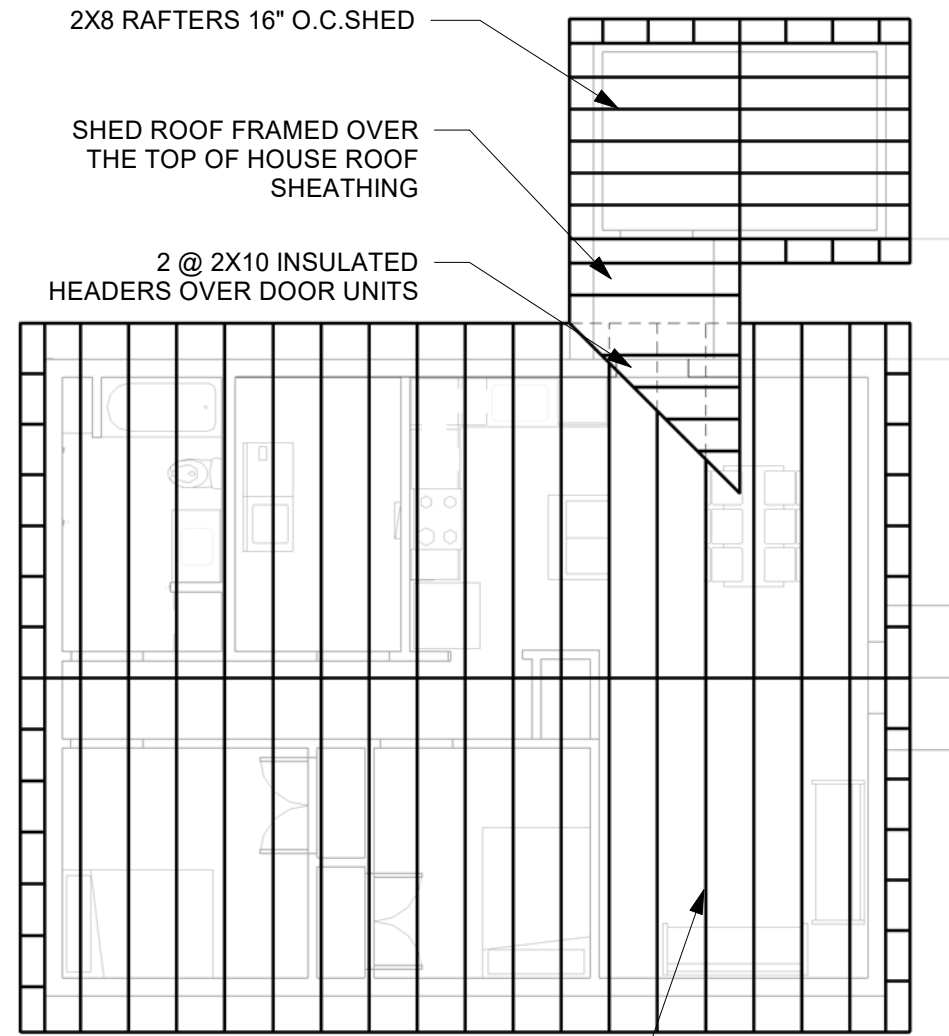
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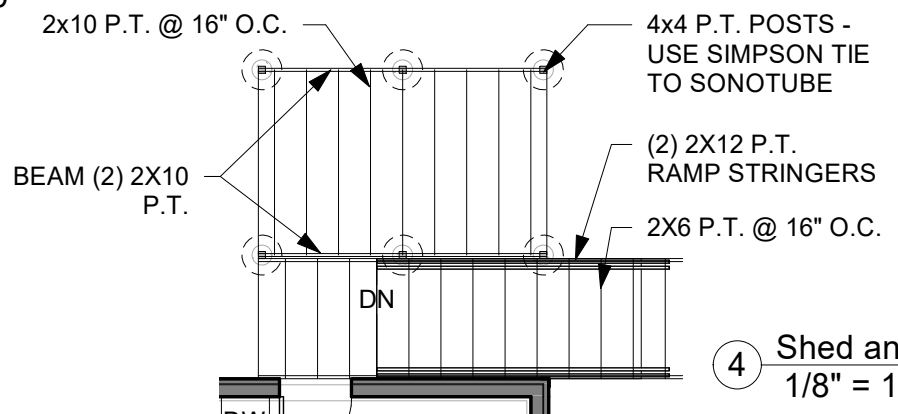
3 Roof Plan  
1/8" = 1'-0"



1 Foundation  
1/8" = 1'-0"



2 Roof Framing  
1/8" = 1'-0"



4 Shed and Ramp Framing  
1/8" = 1'-0"

8" REINFORCED FOUNDATION W/ 10"X20" FOOTING ON COMPACTED STRUCTURAL FILL OR UNDISTURBED EARTH

SIMPLE CITY STUDIO	DATE 3/7/2022	STAMP	CONSULTANTS	CLIENT PV HABITAT FOR HUMANITY	PROJECT BROUGHTON'S MEADOW	SCALE 1/8" = 1'-0"	DRAWN BY BWB	A1.1
	SIMPLE CITY STUDIO LLC Architecture Interiors & Planning www.simplecitystudio.com 206.375.5126 2 Juniper St Florence MA			ADDRESS 789 Burts Pit Rd	DRAWING FOUNDATION, ROOF AND FRAMING PLANS	SET CONSTRUCTION		

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**FLOOR PLAN NOTES**

- Dimensions are to face of framing unless noted otherwise.
- Elevational dimensions are from top of wood panel sub-floor and from top of concrete slab.
- Window width & height dimensions given to window unit (not R.O.)
- Verify sill 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.
- Closets and linen closets are 2'-0" minimum clear depth unless otherwise noted.
- Vibration Isolation:
  - (NONE REQUIRED)
- Pack plumbing waste chases with acoustical insulation and thoroughly air (sound) seal where these pass through living spaces.
- 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 construction schedule. Blower door testing will be conducted to ensure the building conforms to air infiltration limits (see sheet A3.0 for more information).
- See sheet A5.0 for more information. Habitat will install 3/4" x 48" high plywood mounting panels on walls where directed by Electrician (and by PV installer if involved).
- Provide blocking as required for, but not limited to, the following: shelving, cabinets, grab bars, bathroom accessories, HVAC, plumbing and electrical equipment.
- All exterior slabs and covered surfaces to be sloped 1/8" per foot minimum away from building.

**GENERAL PROJECT NOTES**

- The contractor shall apply for and supply all permits.
- 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.
- All work shall be done in strict accordance with all state and local codes and ordinances.

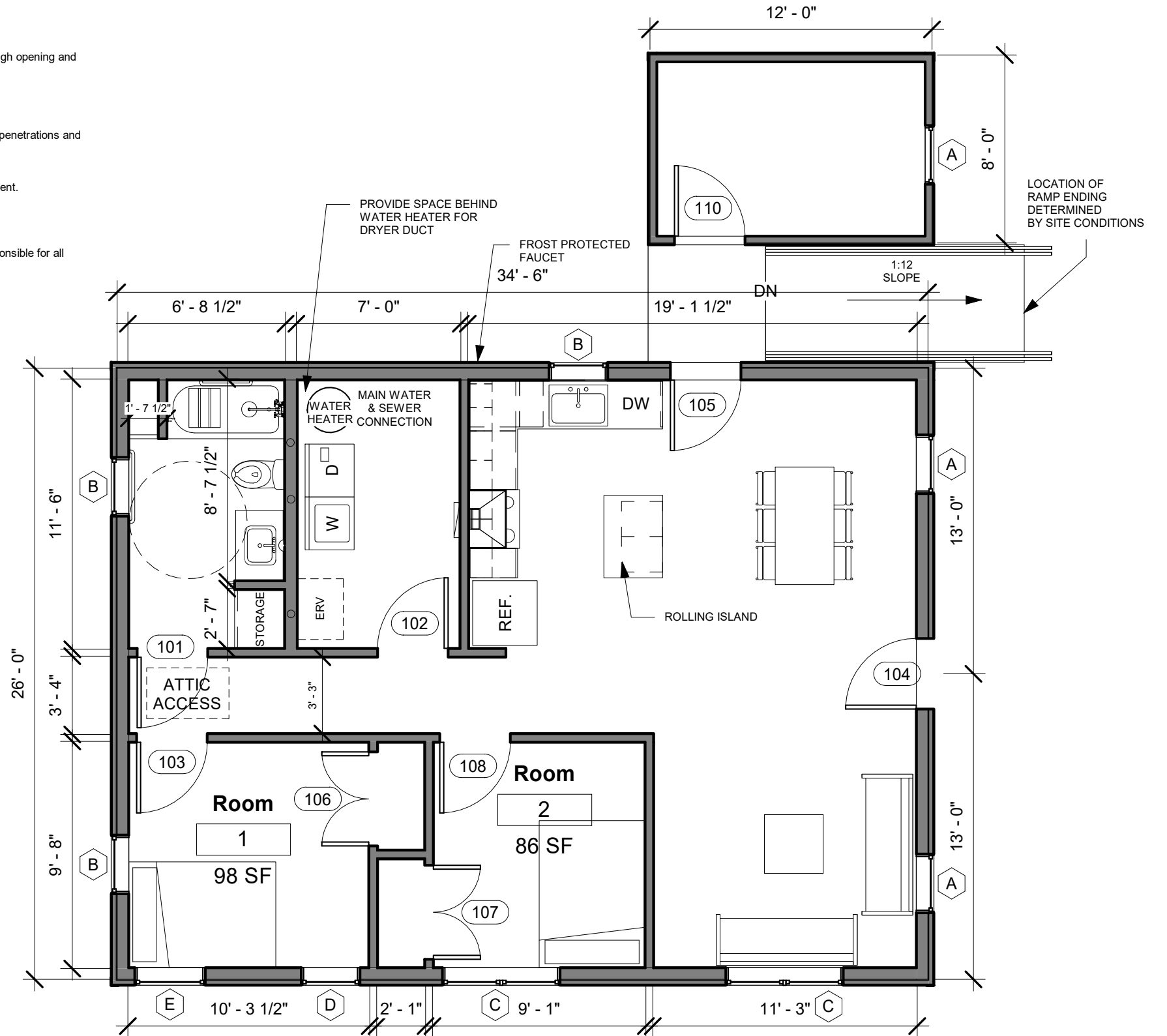
**GENERAL PLUMBING NOTES**

- PLUMBING CONTRACTOR IS TO WORK A PLUMBING FIXTURES PACKAGED PROVIDED BY HABITAT.
- Use PEX piping for hot and cold water supply piping.
- 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 wastage) to get hot water at faucets (and therefore wastage) to get hot water at faucets
- All water piping — hot and cold — to be insulated
- 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.
- Attend to air sealing of pipe penetrations through the air barrier as follows:
  - Install a roof vent "boot" to all vent pipes and tape or sealant seal the boot flange to the underside of the sheathing air barrier.
  - Seal water supply pipe penetrations through wall plane using a gasket such as a "KAFLEX or ROFLEX air tight EPDM sleeve" available from foursevenfive.com.
- Pack plumbing waste chases with acoustical insulation and thoroughly air (sound) seal where these pass through living spaces.
- Install water supply piping in the following locations using vibration isolating 'Holdrite' resilient pipe supports:
  - (NONE REQUIRED)

Door Schedule			
Mark	Width	Height	Note
101	3'-0"	6'-8"	EXT
102	3'-0"	6'-8"	EXT
103	3'-0"	6'-8"	EXT
104	3'-0"	6'-8"	EXT
105	3'-0"	6'-8"	EXT
106	4'-0"	6'-8"	INT
107	4'-0"	6'-8"	INT
108	3'-0"	6'-8"	EXT
110	3'-0"	6'-8"	SHED

Window Schedule 2 Bed					
Location	Mark	Note	Width	Height	Sill Ht
Accessory	A	Casement	2'-6"	4'-0"	2'-8"
East	A	Casement	2'-6"	4'-0"	2'-8"
East	A	Casement	2'-6"	4'-0"	2'-8"
North	B	Casement	2'-6"	3'-0"	3'-8"
South	C	Casement	5'-0"	4'-0"	2'-8"
South	C	Casement	5'-0"	4'-0"	2'-8"
South	D	Casement	2'-6"	4'-0"	2'-8"
South	E	Casement	3'-0"	4'-0"	2'-8"
West	B	Casement	2'-6"	3'-0"	3'-8"
West	B	Casement	2'-6"	3'-0"	3'-8"

\*ALL INTERIOR DOORS TO BE HOLLOW-CORE SIX PANEL COMPOSITE



**SIMPLE CITY STUDIO**

DATE  
3/7/2022

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2 Juniper St Florence MA

STAMP

CONSULTANTS

CLIENT  
PV HABITAT FOR HUMANITY

ADDRESS  
789 Burts Pit Rd

PROJECT  
BROUGHTON'S MEADOW

DRAWING  
FLOOR PLAN

SCALE  
3/16" = 1'-0"

SET  
CONSTRUCTION

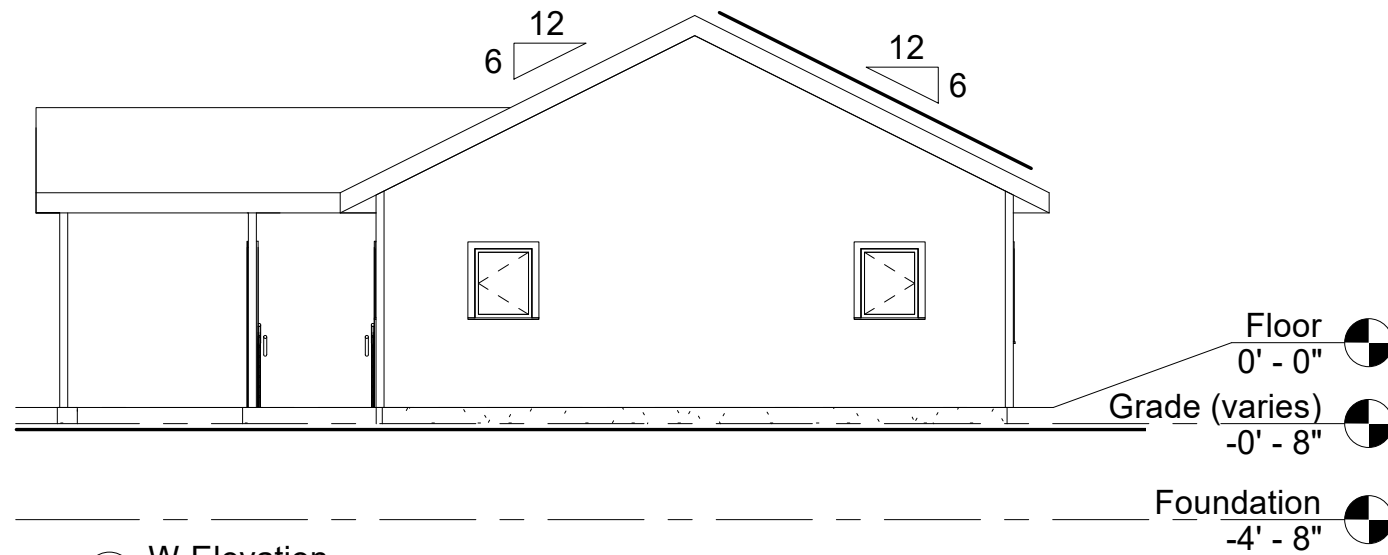
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**A1.2**

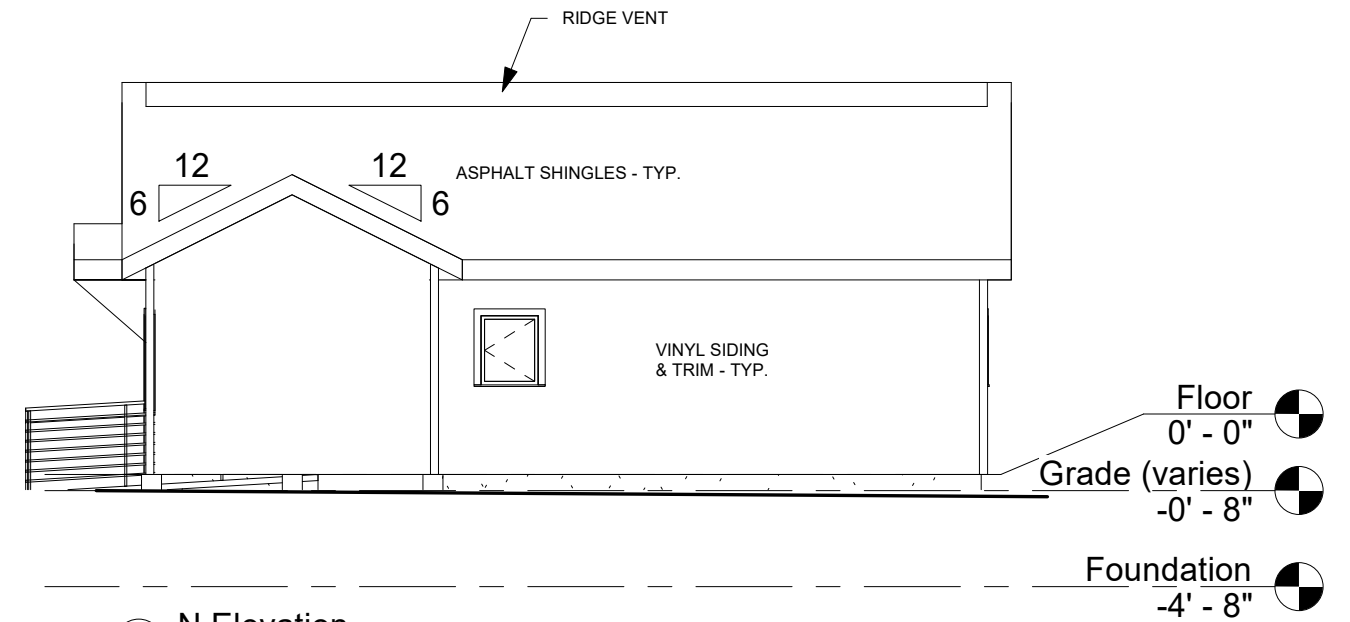
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**EXTERIOR ELEVATION NOTES**

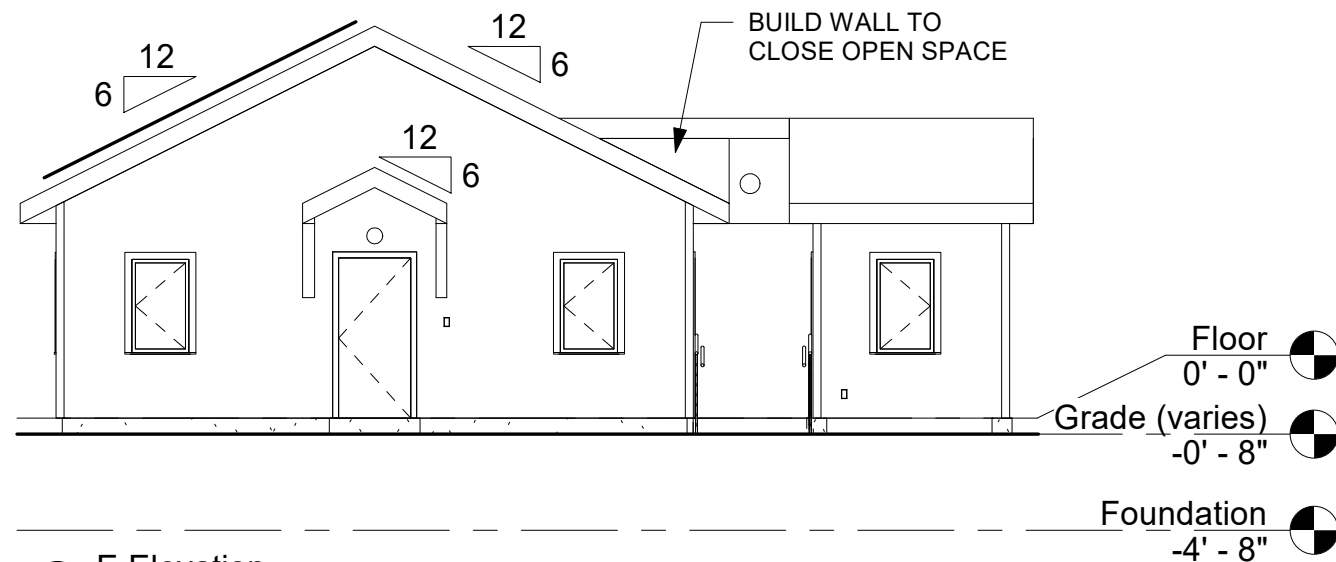
1. All dimensions are to face of framing, top of sub-floor, or top or face of concrete unless otherwise noted.
2. Mounting Blocks in plane of siding for power outlet, hose bib, ventilation duct, lighting fixture or similar penetrations shall of the same material and material thickness as exterior trim 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.



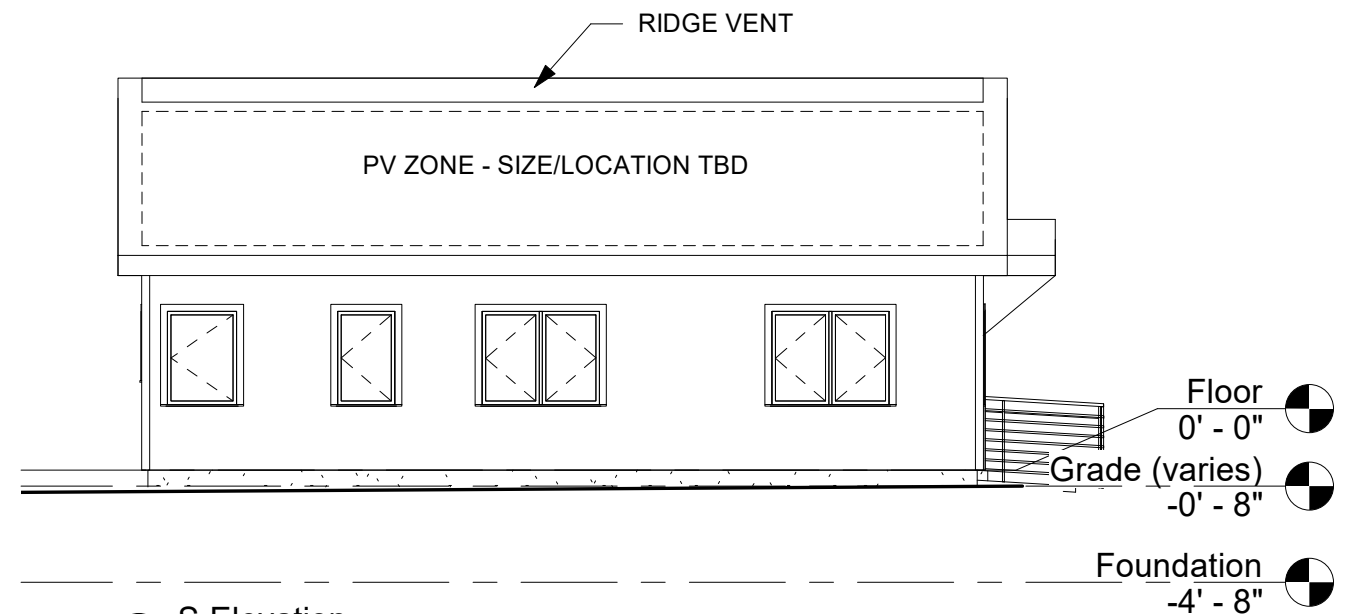
① W Elevation  
1/8" = 1'-0"



② N Elevation  
1/8" = 1'-0"



③ E Elevation  
1/8" = 1'-0"



④ S Elevation  
1/8" = 1'-0"

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	SIMPLE CITY STUDIO LLC Architecture Interiors & Planning www.simplecitystudio.com 206.375.5126 2 Juniper St Florence MA			ADDRESS 789 Burts Pit Rd	DRAWING EXTERIOR ELEVATIONS	SET CONSTRUCTION		

**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 1/2" width.
2. ELECTRICIAN: Seal conduit and electrical cable penetrations through the wall plane using spray sealant foam in an annulus space of at least 1/4" 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 1/4" width.
4. PLUMBER: Seal waste vent penetrations through the roof plane using 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.

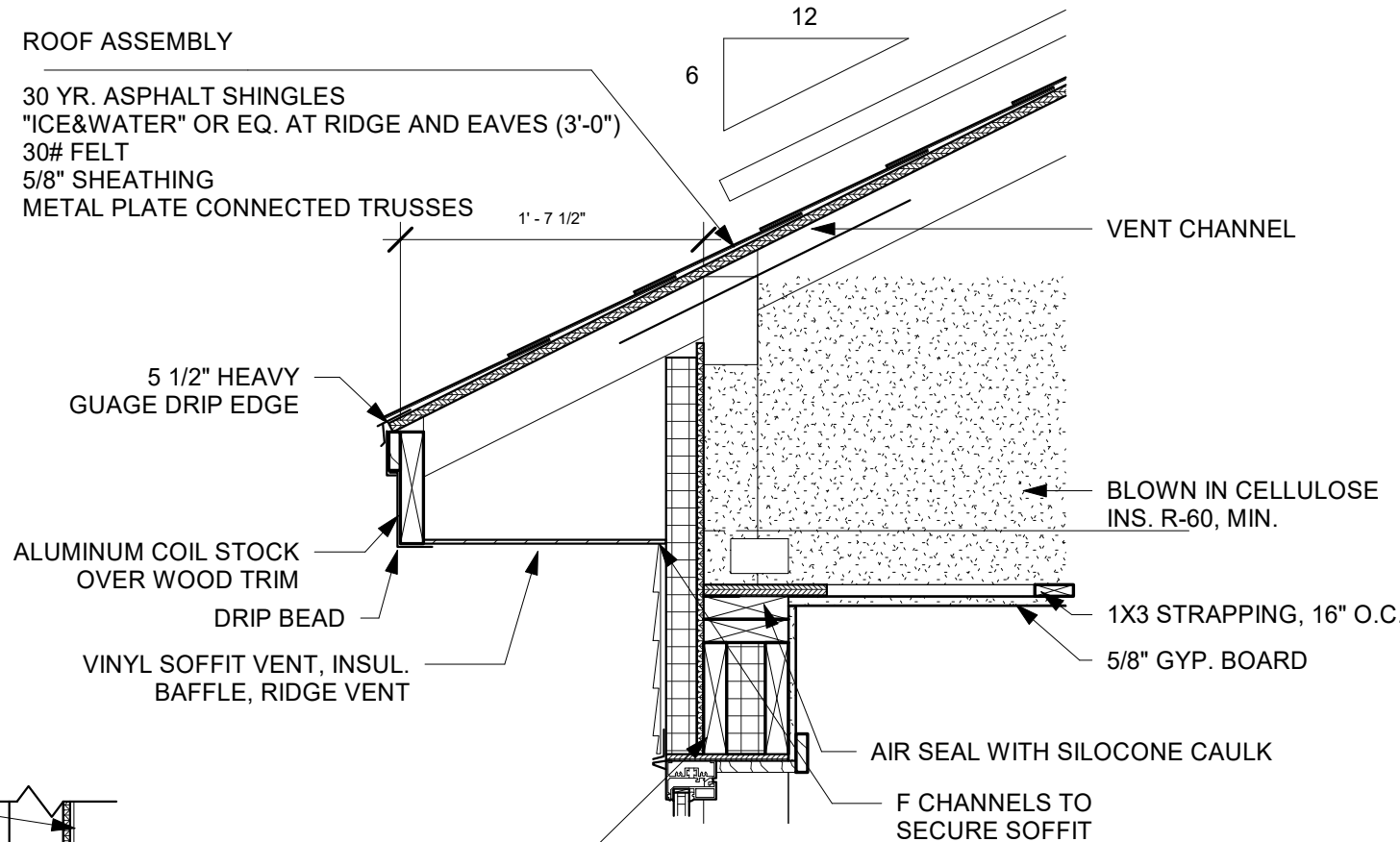
Readout on the blower door: \_\_\_\_\_ CFM50

**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
  - ASHP Lineset
  - Plumbing Pipes 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.

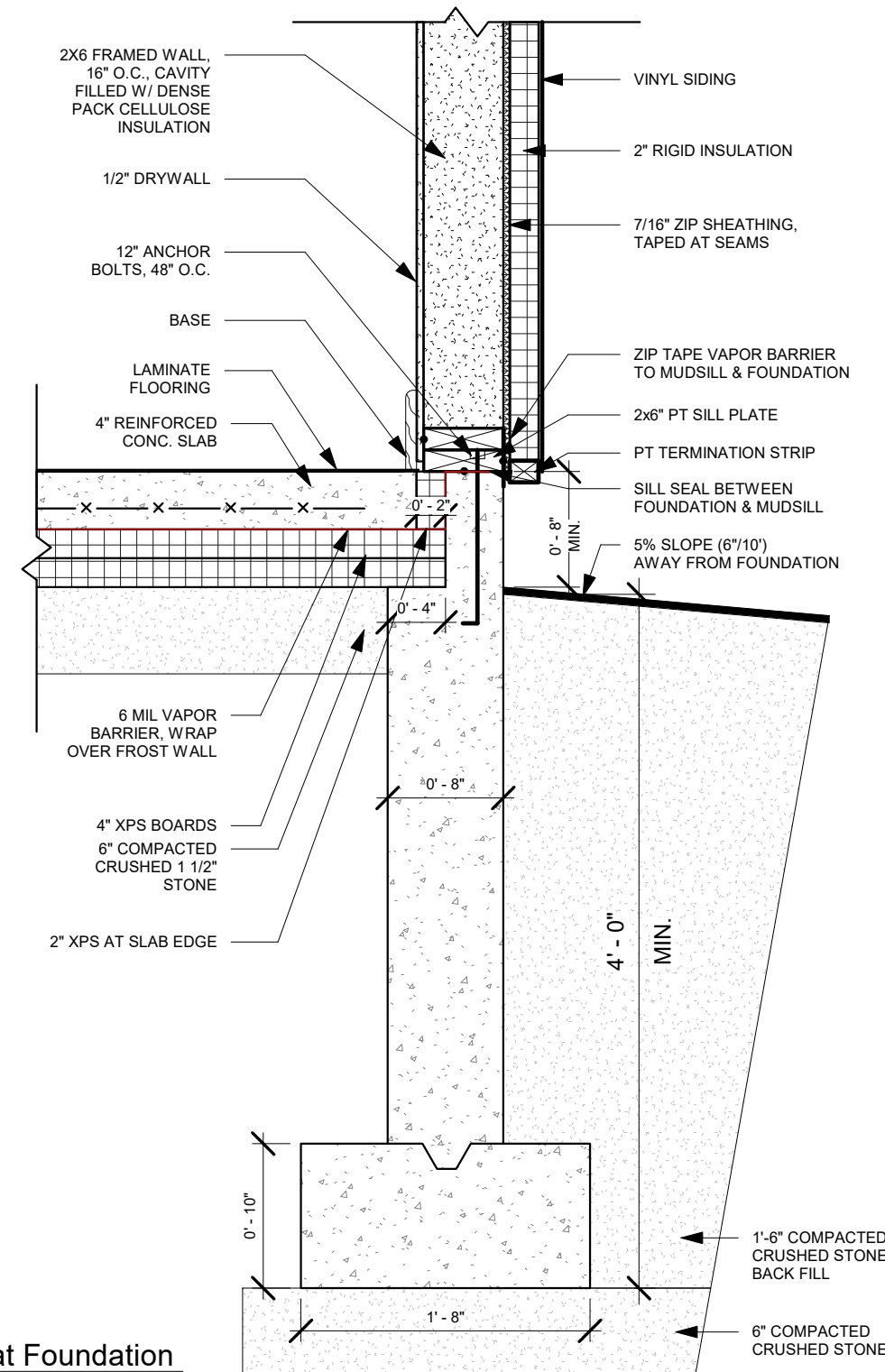
**ROOF ASSEMBLY**

- 30 YR. ASPHALT SHINGLES
- "ICE&WATER" OR EQ. AT RIDGE AND EAVES (3'-0")
- 30# FELT
- 5/8" SHEATHING
- METAL PLATE CONNECTED TRUSSES



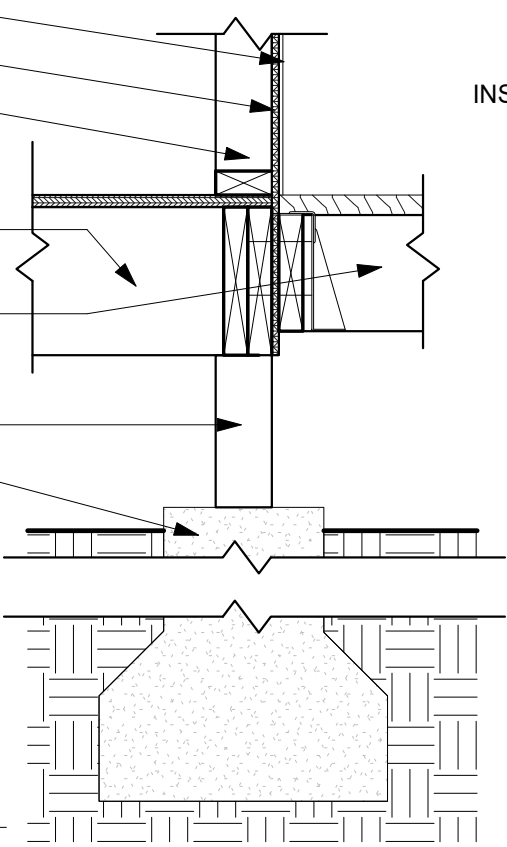
NOTE:  
COMPLETE DRYWALL CEILING PRIOR TO INTERIOR PARTITIONS

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① Wall Section at Foundation  
1" = 1'-0"

- VINYL SIDING
- 7/16" ZIP SHEATHING
- 2X4 @ 16" O.C.
- PT 2X10 @ 16" O.C.
- PT 2X8 @ 16" O.C. ATTACHED W/ JOIST HANGERS
- PT 4X4 POST
- 10" REINFORCED SONOTUBE

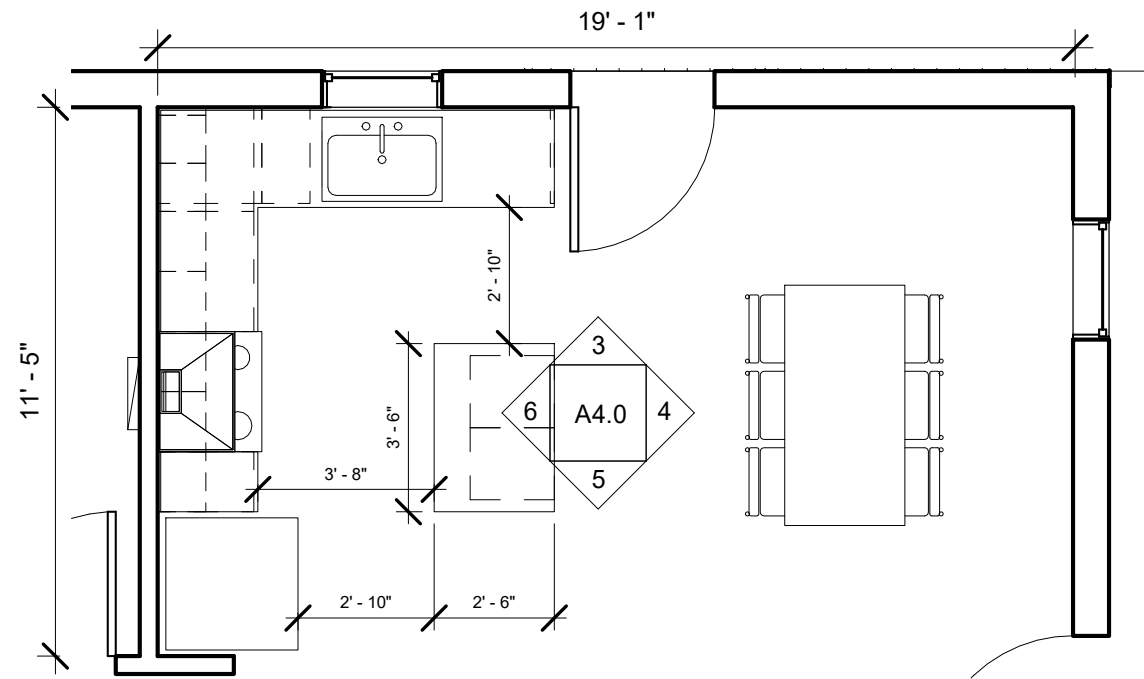


② Wall Section at Shed  
1" = 1'-0"

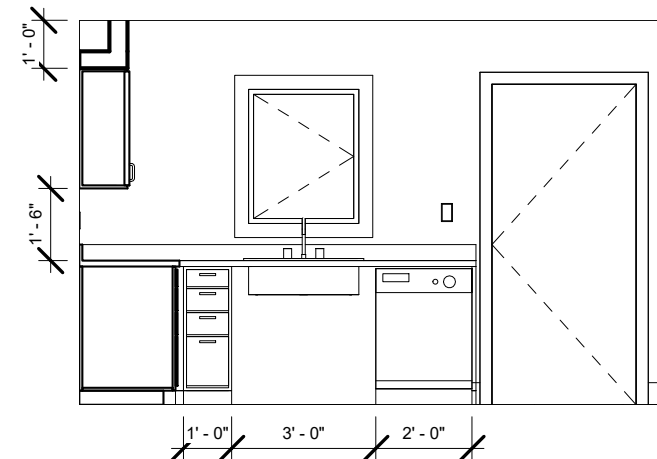
③ Wall Section at Roof  
1" = 1'-0"

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	SIMPLE CITY STUDIO LLC Architecture Interiors & Planning www.simplecitystudio.com 206.375.5126 2 Juniper St Florence MA	ADDRESS			789 Burts Pit Rd	DRAWING	BUILDING SECTIONS	SET	CONSTRUCTION	<b>A3.0</b>		

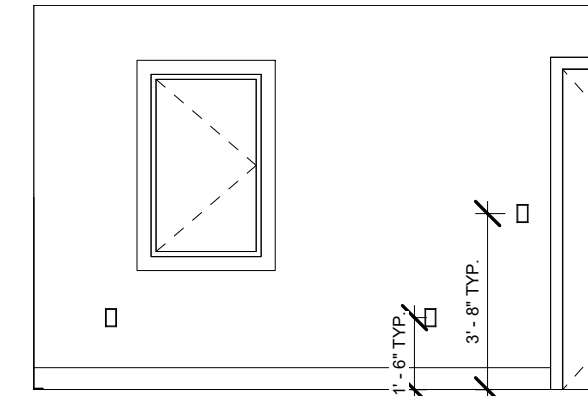
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1 Enlarged Kitchen Floor Plan  
1/4" = 1'-0"

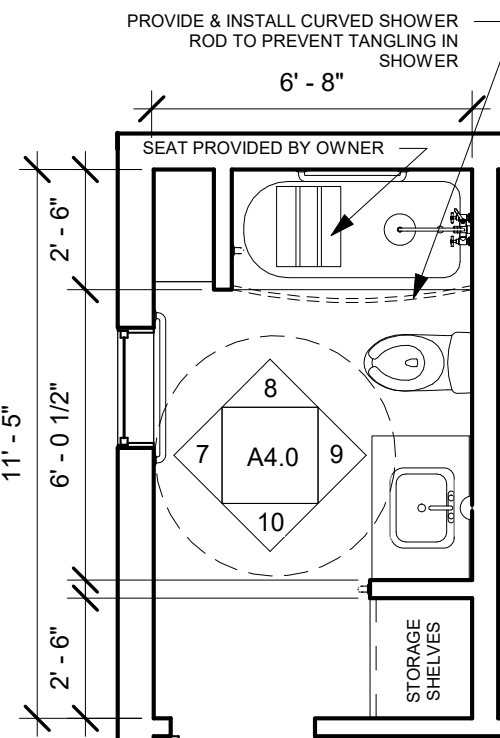


3 Kitchen - N  
1/4" = 1'-0"

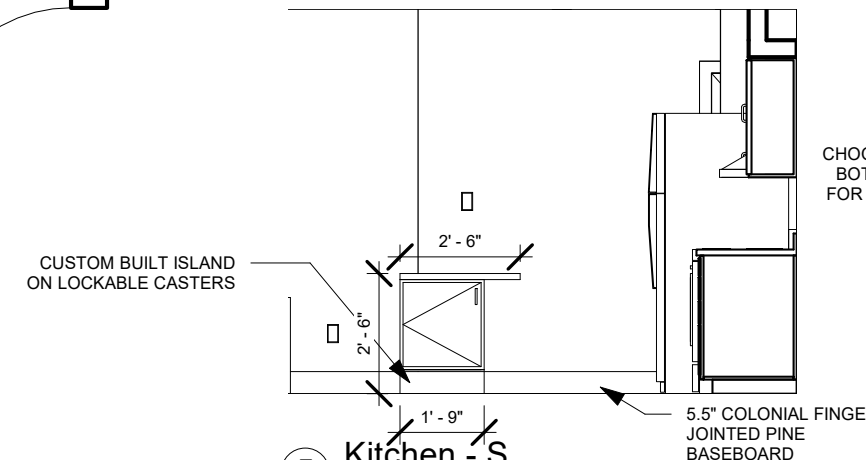


4 Kitchen - E  
1/4" = 1'-0"

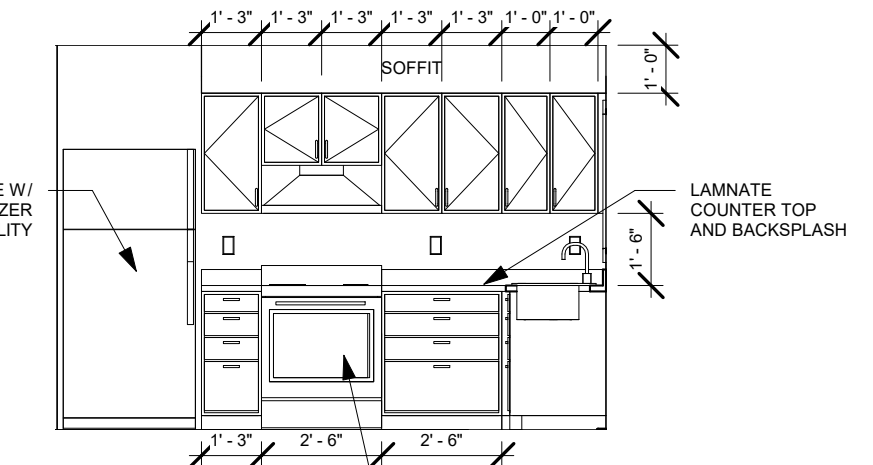
NOTES:  
UPPER CABINETS TO BE CENTERED ABOVE  
CORRESPONDING BASE CABINETS.  
SOME CABINETS WILL HAVE TO BE CUT TO WIDTH.



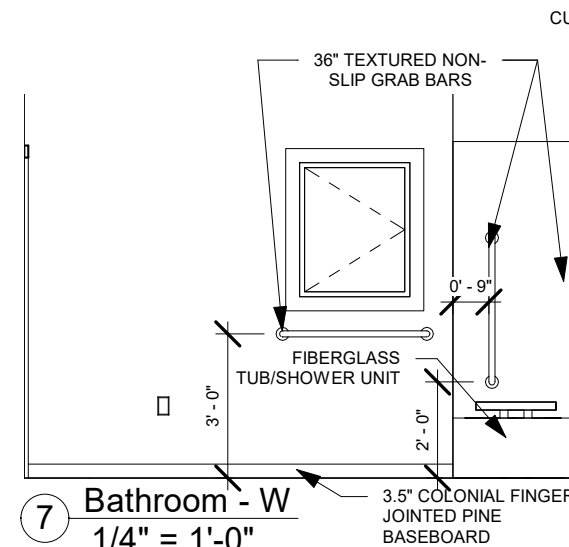
2 Enlarged Bathroom Floor Plan  
1/4" = 1'-0"



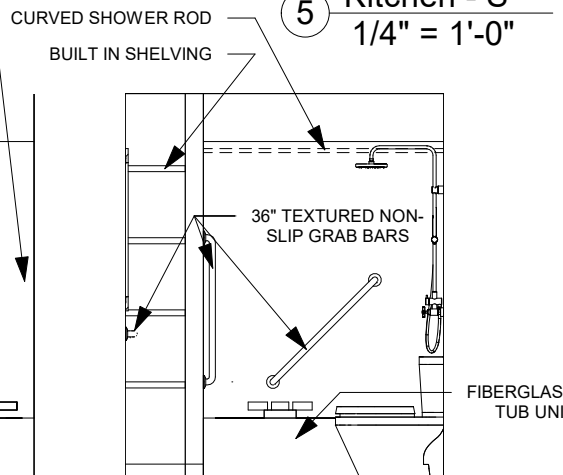
5 Kitchen - S  
1/4" = 1'-0"



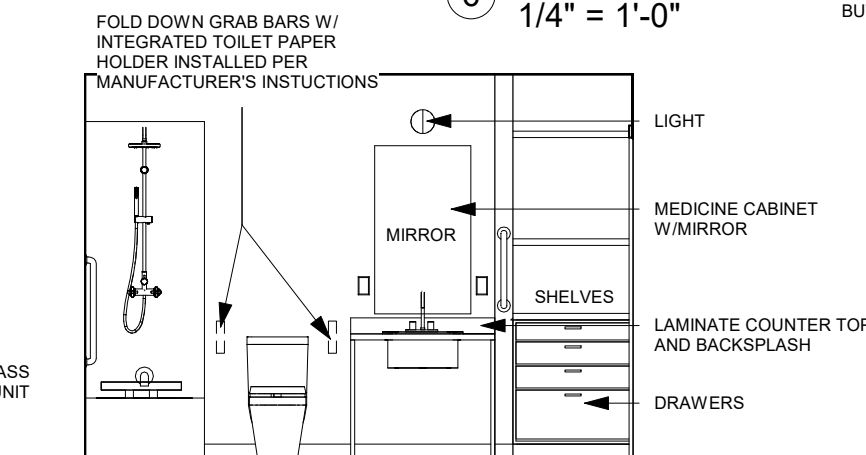
6 Kitchen - W  
1/4" = 1'-0"



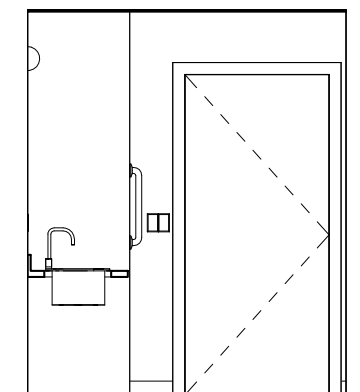
7 Bathroom - W  
1/4" = 1'-0"



8 Bathroom - N  
1/4" = 1'-0"



9 Bathroom - E  
1/4" = 1'-0"



10 Bathroom - S  
1/4" = 1'-0"

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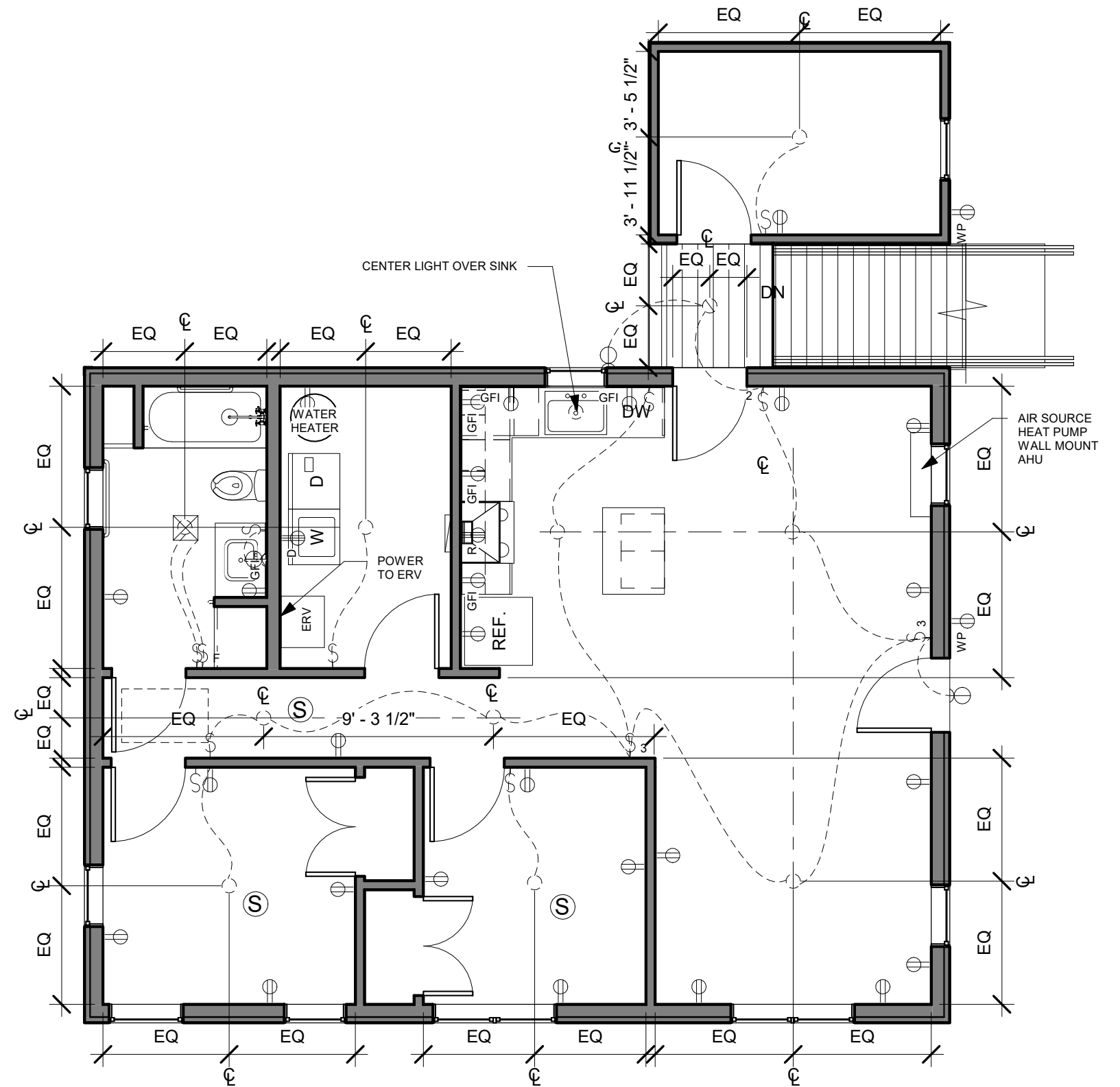
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**A4.0**

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**NOTE:**  
 Lighting/Powerplan to be design-build by electrician:  
 -1 LED surface mount light fixture in shed  
 -1 outlet and 1 switch installed 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  
 -Bathroom 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**

	ELECTRICAL PANEL		SWITCH		CEILING MOUNTED LED
	DUPLEX OUTLET		FAN SWITCH		RECESSED LED
	GFI OUTLET		ERV CONTROLS		MOTION SENSOR CLOSET LIGHTS
	WEATHERPROOF OUTLET		WALL DATA PORT		PENDANT LIGHT 1
	30 AMP DRYER OUTLET		CEILING FAN/LIGHT		PENDANT LIGHT 2
	QUADRUPLEX OUTLET		DIRECTIONAL LIGHT		EXTERIOR SOFFIT LIGHT
	50 AMP RANGE OUTLET		CABLE		EXTERIOR WALL LIGHT
	CEILING MOUNTED DUPLEX FOR GARAGE DOOR OPENER		SHOWER EXHAUST FAN		SMOKE/CARBON MONOXIDE DETECTOR

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.  
 4) OUTLETS IN LOFT PER CODE. LIGHTING LAYOUT IN LOFT SPACED EVENLY.  
 5) SWITCH/OUTLET HEIGHTS TO THE BOTTOM OF PLATE, TYP.  
 6) ALL RECESSED CANS TO BE IC RATED

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**A5.0**