

GENERAL NOTES:

- Note to scale drawings. Recheck measurements and dimensions before starting installation. Contractor shall notify the Architect in writing of discrepancies found in drawings or in specifications.
- Electrical, Mechanical, Plumbing, and Fire Protection layouts shall be provided by the Contractor responsible for the work. All work to be done in accordance with the most current State Building Code and all other applicable codes.
- The Architect shall only perform Construction Control as defined by the State Building Code. The Architect shall Not have control over, be in charge of, nor be responsible for; construction means, methods, techniques, sequences, procedures, safety precautions and programs in connection with the Work, since these are solely the Contractor's responsibility. The Architect shall Not have control over or be in charge of the acts or omissions of the Contractor, Sub-contractors or their agents, employees, or any other persons performing portions of the Work.
- All Work performed under and in connection with these Contract Documents shall be in strict compliance with the latest O.S.H.A. safety and health standards.
- Building and construction terminology in these documents may vary in definition from other industries and uses. Refer to the current Building Code Definition Sections, first, and if still unclear, consult with the Architect.
- Inspect material immediately upon delivery and again prior to installation. Reject damaged and defective items. During handling and installation, clean and protect construction in progress and adjoining material in place. Apply protective coatings where required to ensure protection from damage or deterioration at substantial completion. Clean and maintain completed construction as often as necessary through the construction period. Adjust and lubricate operable components to ensure operability without damaging effects. Supervise operations to ensure that no part of the construction completed or in progress is subject to harmful or deleterious exposure. The installer of each component shall inspect the substrate and conditions under which work is performed. Do not proceed until unsatisfactory conditions have been corrected. Install each component during weather conditions and project status that will ensure the best results. Isolate each part from incompatible material as necessary to prevent deterioration. Coordinate temporary enclosures with inspections and tests to minimize uncovering completed construction for that purpose.
- Comply with Manufacturer's instructions and recommendations; to the extent that they are more stringent than the requirements of the Construction Documents.
- Visual Effects: Provide for uniform joint widths in exposed work. Arrange joints to obtain the best effect.
- Provide attachment and connection devices and methods necessary for securing each construction element. Secure each construction element true to line and level. Allow for expansion and building movement.
- Mounting Heights: Where mounting heights are not indicated, install components at standard heights for the application indicated.
- Reproduction of these Construction Documents without the written consent of the Architect is strictly prohibited. The Architect shall be compensated for the use of these Construction Documents for the purpose of generating any other documents, including, but not limited to, shop drawings, engineering drawings, and reality advertisements.
- The Contractor shall confirm with the Owner in writing, prior to construction, all building component options including; color, shapes, models, styles, textures, and any other options that effect the appearance or performance. A copy of such written confirmation shall be provided to the Architect.
- Once weather tight, Maintain the building in a weather tight condition throughout construction. Repair all damage caused by construction operations. Take Precautions Necessary to protect the Building, the Occupants, and the Occupants belongings during construction.

ENERGY EFFICIENCY NOTES (Residential) IECC 2023 w/Massachusetts Amendments

- All pertinent construction components shall comply with the latest energy efficiency requirements.
- All Dwelling Units shall conform to the following Home Energy Rating System (HERS) Performance rating:
All Electric Dwelling Units: HERS 45
Mixed Fuel Dwelling Units: HERS 42 (>4,000SF = HERS 0)
- All Doors shall conform to a U-value minimums: 0.32
- All Windows shall conform to a minimum U-values: 0.25 (Triple Glazing)
- All Insulation shall conform to the following minimum R-Value:
A. Basement Walls: (R-25)
B. All Floor/Ceiling Systems: (R-30)
C. All Exterior Walls: (R-30)
E. All Unfinished Attic Floors: (R-60)
- All Sprinkler Systems in residential buildings shall be completely insulated, with no sprinkler components outside the building fenestration.
- The Contractor is solely responsible for coordinating all required insulation inspections and testing.
- All Residential Units shall have a minimum Air Leakage Rate (ALR) of 50 Pascals (Pa). Tests shall be performed only after Mechanical, Electrical, Plumbing, and Fire Protection roughs are signed off, and the following is in place during testing:
A. All Exterior Doors are closed.
B. All Exterior windows are closed.
C. All Flues and Dampers are closed.
D. All Interior Doors shall be open.
* If the Residential Units are Insulated during the time of testing, then all Heating and Cooling Systems shall be turned off, and all supply and return registers shall be fully open.

ALLOWANCES:

All items customary with completing this project, but are not specified on these Construction Documents shall be treated as allowances unless otherwise agreed upon. The Contractor shall place a reasonable time and material value on the installation of the following items:

- | | |
|----------------------------|-----------------------------------|
| 1. Finished Flooring | 2. Light Fixtures |
| 3. Plumbing Fixtures | 4. Alarm System & Door Bell |
| 5. Cable and Phone Systems | 6. Interior Built ins & Mouldings |
| 7. Cabinets & Countertops | 8. Appliances |
| 9. Paint & Wallpaper | 10. Walkways and Driveways |
| 11. Planting & Landscaping | 12. Other (specify) |

INTERIOR FINISHES:

- All Interior finishes to be determined by the owner unless otherwise noted.
- All finishes, appliances, electrical & plumbing fixtures, etc. to be installed by the contractor after owner selection or as otherwise may have been agreed.
- Unless otherwise noted, all blueboard and plaster areas shall be finished in accordance to ASTM C840: Level 5 Finish

JOINT SEALERS:

- Provide all labor, materials, and equipment necessary to complete all of the following including, but not limited to Sealant around the perimeter around the windows, doors, louvers, and all openings in exterior walls under exterior walls, under exterior thresholds and sills, exterior and interior trim.
- Exterior sealant shall be one part acrylic, "Mono" by Tremco® or equal. Interior sealant shall be acrylic-latex type sealant.

FINISHED CARPENTRY:

- All materials and operations shall meet the requirements of the latest revision of the standard specifications of the following: The Architectural Woodwork Institute (AWI), American Plywood Association (APA), National Forest Products Association (NFPA), Southern Pine Inspection Bureau (SPIB), American Wood Preserves Bureau (AWPB), and the Hardwood Plywood Manufacturers Association (HPMA)
- Grading of lumber of the various species shall conform to the requirements of ASTM D 2555 and ASTM D 245.



SMOKE, HEAT, AND CO2 DETECTORS

- Any smoke, heat & carbon monoxide detection system with 12 or less units shall be hardwired & interconnected with battery backup.
- Any smoke, heat, & carbon monoxide detection system with more than 13 units shall be a interconnected low-voltage system with battery backup.
- Smoke alarms must be photoelectric and are required as follows:
- One smoke alarm on every habitable level or residence.
- One smoke alarm at the base of each stairway.
- One smoke alarm outside each separate sleeping area.
- One smoke alarm inside every sleeping area.
- A minimum of one smoke alarm must be installed for every 1,200 square feet of living space per level.
- Carbon Monoxide alarms are required as follows:
- On every level of the residence, including basements and habitable portions of the attic.
- Must be located within 10 feet of each bedroom door.
- Must be located within 10 feet of all fossil fuel burning equipment (gas water heaters, oil or gas furnaces, wood or gas fireplaces, wood pellet stoves, gas clothes dryers or gas cooking stoves.)
- Combination Smoke/CO alarms are permitted when listed accordingly with NFPA 270.
- Heat Alarms shall be located in each bay of garages, and other areas where there are normally high levels of fumes, smoke or dust. Install heat alarms as close to the center of the ceiling as possible. If this is not practical, mount no closer than 4" from a wall or corner.

PEST PROOFING NOTES

- All Mechanical, Electrical, Plumbing, and Fire Protection systems shall be protected against interruption of service through damage caused by rodents, insects, or any other pests, by installing solid sheet metal collars at least 0.024 inch thick at the top of each pier or pile and around each pipe, cable, conduit, wire, or any item which provides a continuous pathway from the ground to the floor; or by encasing the pipes, cables, conduits, or wires in an enclosure constructed in accordance w/780 CMR Section F101.6.1.1.
- Exterior openings into attic space shall be protected to prevent the entry of birds, squirrels, rodents, snakes & other similar creatures. Openings for ventilation having a least dimension of 1/16" minimum and 1/4" max. shall be permitted. Openings for ventilation having a least dimension larger than 1/4" shall be provided with corrosion-resistant wire cloth screening, hardware cloth, perforated vinyl, or similar material with openings having a least dimension of 1/16" min. and 1/4" max. Where combustion air is obtained from an attic area, it shall be in accordance with Chapter 7 of the International Mechanical Code.
- Foundation wall ventilator openings shall be covered for their height and width with perforated sheet metal plates no less than 0.070 inch thick, expanded sheet metal plates, not less than 0.047 inch thick, cast iron grills or grating, extruded aluminum load-bearing vents or with hardware cloth of 0.035 inch wire or heavier. The opening therein shall not exceed 14"
- Annular spaces around pipes, electric cables, conduits, or other openings in the walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or non-corrosive metal.
- Doors on which metal protection has been applied shall be hinged so as to be free swinging. When closed, the max. clearance between any door, door jambs and sills shall not be greater than 3/8".

REFERENCE

- | | |
|-------|--|
| — | NEW WALLS |
| (S) | SMOKE DETECTOR |
| (C) | CARBON MONOXIDE DETECTOR |
| (S/C) | COMBO SMOKE & CARBON MONOXIDE DETECTOR |
| (H) | HEAT DETECTOR |
| (EV) | ELECTRICAL VEHICLE CHARGER |
| (X) | EXHAUST FAN |

ABBREVIATIONS

- | | |
|----------|---|
| AAB | Architectural Access Board |
| ADA | Americans with Disabilities Act |
| A.F.F. | Above Finished Floor |
| ASTM | American Society For Testing & Materials |
| Bot. | Bottom |
| C.L. | Center Line |
| CMR | Code of Massachusetts Regulations |
| Col. | Column |
| d | penny |
| dia(ø) | Diameter |
| DN | Down |
| DW | Dishwasher |
| Eq. | Equal |
| E.W. | Each Way |
| F.D. | Floor Drain |
| ft. | Feet |
| Gyp. bd. | Gypsum Board |
| HSS | Hollow Structural Steel |
| Horz. | Horizontal |
| in | Inches |
| lb | Pounds |
| Max. | Maximum |
| Mil. | One Thousandth of an inch |
| Min. | Minimum |
| Misc. | Miscellaneous |
| N.I.C. | Not in Construct |
| N.T.S. | Not to scale |
| O.C. | On Center |
| O.S.H.A. | Occupational Safety & Health Administration |
| P.T. | Pressure Treated |
| psi | Pounds per Square Inch |
| psf | Pounds per Square Foot |
| R | Thermal Resistance Value |
| Req. | Required |
| R.O. | Rough Opening |
| S.D. | Storm Drain |
| S-P-F | Spruce Pine Furr |
| sq.ft. | Square foot |
| S.S. | Stainless Steel |
| T&G | Tongue and Groove |
| T.O.W. | Top of Wall |
| T.O.P. | Top of Plate |
| Typ. | Typical |
| U.L. | Underwriters Laboratory |

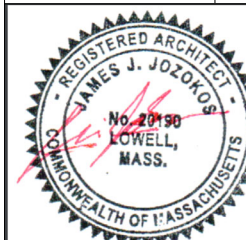
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25158

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 Drawn By: **SD**
 Checked By: **JJ**

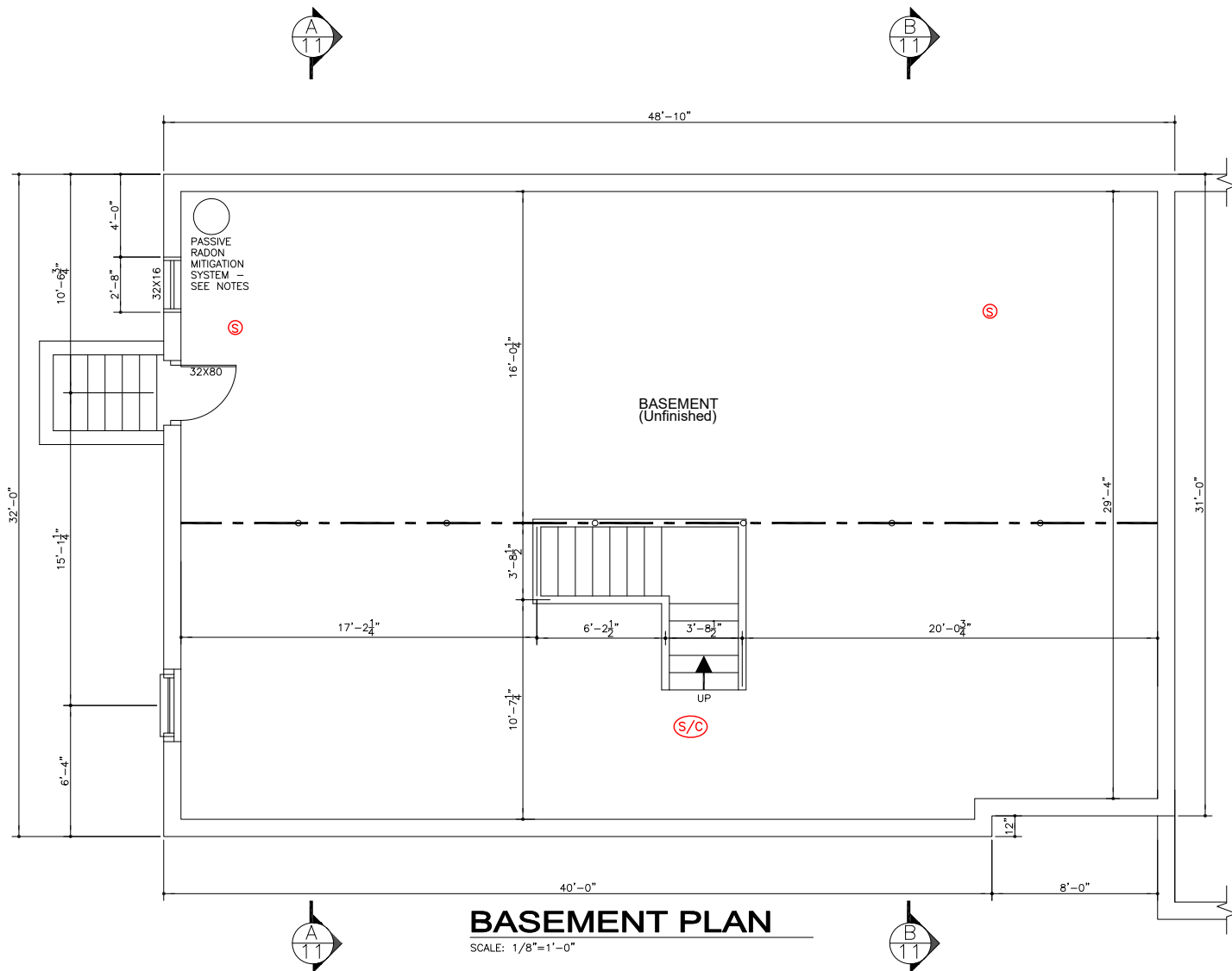
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Project: **NEW SINGLE FAMILY RESIDENCE**
28 DEER RUN ROAD
BOXFORD, MASSACHUSETTS

Title: **GENERAL NOTES**
 Jozokos Architecture Inc. 1147 Main Street #115, Tewksbury, MA (978) 985-1813 jozokos@comcast.net



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BASEMENT PLAN
SCALE: 1/8"=1'-0"

PASSIVE RADON MITIGATION SYSTEM:

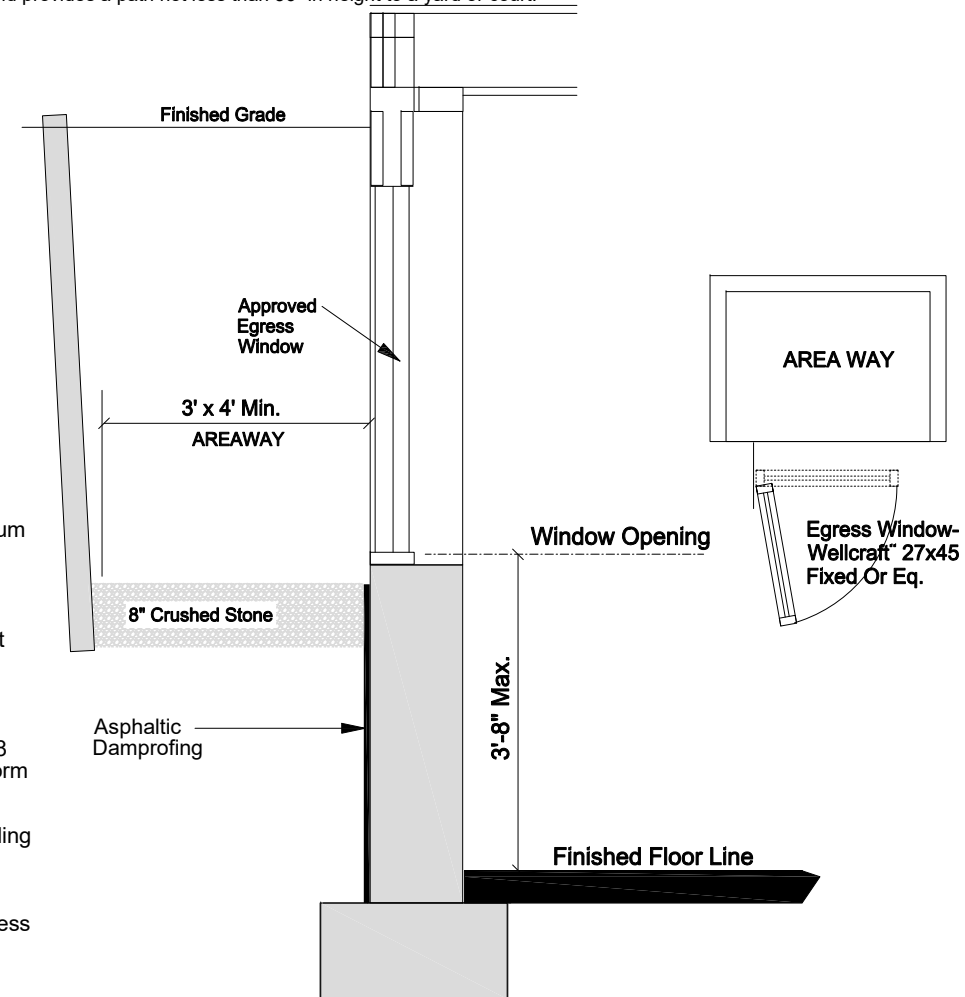
1. Install a 4-inch-deep layer of clean 3/4-inch crushed stone (without fines) under any basement slab or a slab on grade.
2. Install at least one horizontal length of 4-inch perforated PVC pipe in this layer of crushed stone; one end of the perforated pipe should be connected to an elbow or tee that connects to a non-perforated 4-inch PVC riser (a vertical pipe that penetrates the home's roof). The vertical vent pipe should be routed through warm spaces in the center of the house in order to maximize the stack effect. The vent pipe should have as few horizontal sections and elbows as possible.
3. Install a layer of 6-mil polyethylene above the crushed stone layer, under the concrete slab.
4. Caulk or permanently seal all cracks in the slab as well as all penetrations through the slab and the slab perimeter.
5. If the basement has a sump, install an airtight sump lid.
6. Wire an electrical cable to an electrical box in the attic near the vertical vent pipe (in case an exhaust fan is needed in the future).
7. The vent pipe should terminate 12 inches above the roofing. Passive air flow through the vent pipe will be stronger if there is no cap or elbow on the top of the vent pipe. Exposed sections of the vent pipe should be clearly labeled with the words "radon vent system."

CONCRETE NOTES:

1. Unless otherwise noted, all footings shall be centered under support members.
2. All foundation walls shall be braced during operations of backfilling and compaction. Bracing shall be left in position until permanent restraints have been installed.
3. All footings shall be carried down to undisturbed material having a minimum bearing capacity of 1500 pounds per square foot.
4. No footing shall be placed in water or on frozen ground.
5. In general, exterior construction shall be carried down a minimum of 4 feet below finished grade.
6. All concrete work shall conform to the latest A.C.I. Codes 301 & 318.
7. All concrete shall attain a minimum compressive strength of 3500 psi at 28 days. Portland cement shall conform to ASTM C150. Aggregate shall conform to ASTM C33. Ready mix concrete shall conform to ASTM C 94.
8. All reinforcing bar details shall conform to the latest A.C.I. Code and detailing manual.
9. All slabs on ground shall be placed on a minimum of 8" layer of 95% compacted gravel and placed in panels not exceeding 1200 square feet, unless otherwise shown on the plan(s) or otherwise directed by the Engineer.
10. Welded wire mesh shall conform to ASTM A 185.

BASEMENT & ATTIC EGRESS:

1. Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening that opens directly into a public way, or to a yard or court that opens to a public way.
2. Emergency egress and rescue openings shall be required in each Basement sleeping room.
3. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44" above the floor.
4. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure. Bulkhead enclosures shall provide direct access to the basement. The bulkhead enclosure with the door panels in the fully open position shall provide the min. net clear opening required.
5. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well with a vertical depth greater than 44" shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Ladders or rungs shall have an inside width of at least 12", shall project at least 3" from the wall and shall be spaced not more than 18" on center vertically for the full height of the window well.
6. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7sq.ft., with a min. net clear opening dimensions of 20" x 24" in either direction. Exception:
 - a. Grade floor openings shall have a min. net clear opening of 5sq.ft.
 - b. Double hung windows shall have a min. net clear opening of 3.3sq.ft.
7. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge.
8. The min. horizontal area of the window well shall be 9sq.ft., with a min. horizontal projection and width of 36". The area of the window well shall allow the emergency escape and rescue opening to be fully opened. The ladder or steps required shall be permitted to encroach a max. of 6" into the required dimensions of the window well.
9. Bars, grilles, covers, screens or similar devices are permitted to be placed over emergency escape and rescue openings, bulkhead enclosures, or window wells that serve such openings, provided the min. net clear opening size, and such devices shall be releasable or removable from the inside without the use of a key, tool, special knowledge or force greater than that which is required for normal operation of the escape and rescue opening.
10. Emergency escape windows are allowed to be installed under decks and porches provided the location of the deck allows the emergency escape window to be fully opened and provides a path not less than 36" in height to a yard or court.



FOUNDATION WALL @ EGRESS WINDOW

Scale: 1/2"=1'-0"

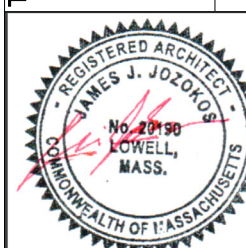
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Drawn By: **SD**
Checked By: **JJ**

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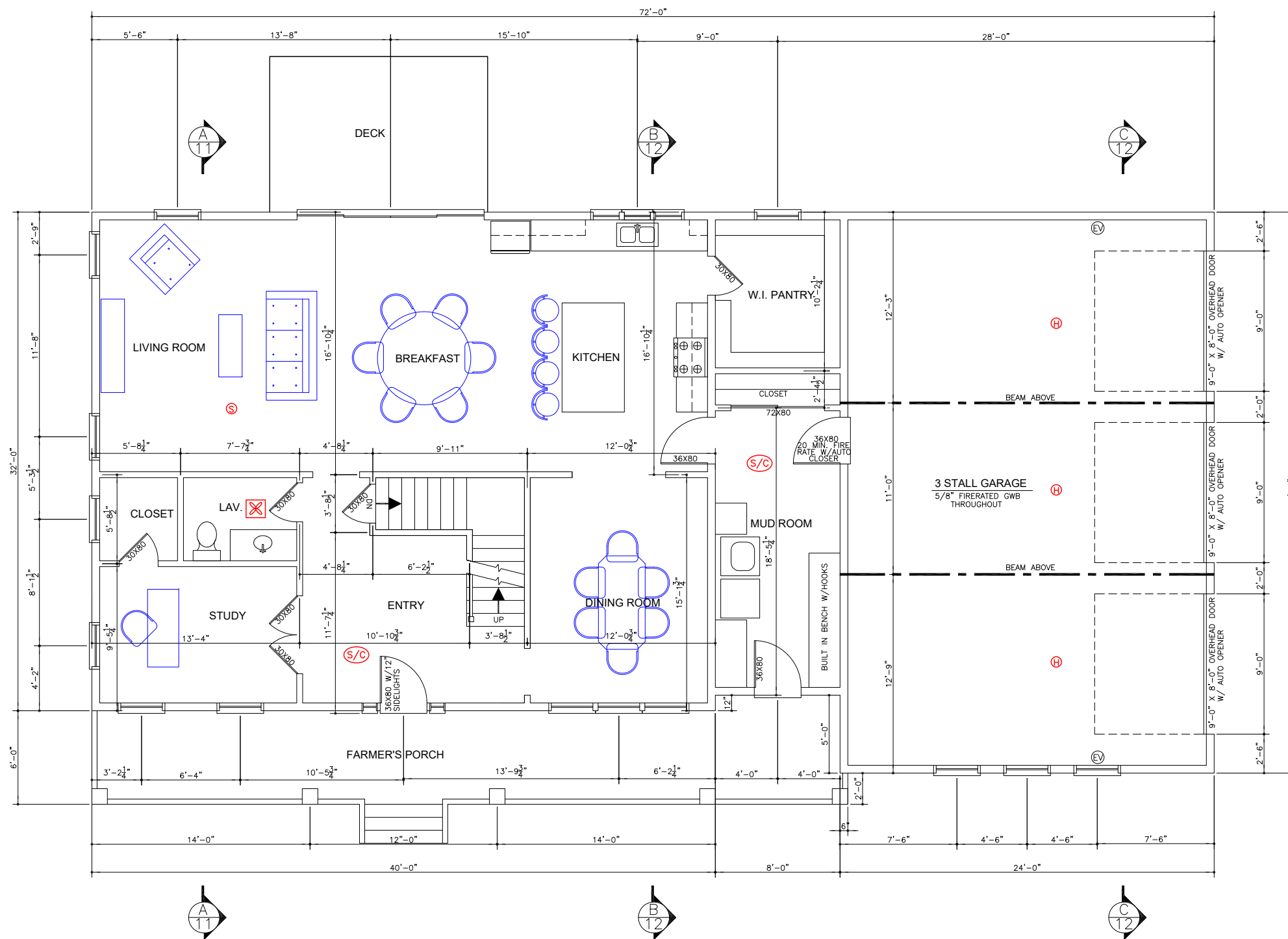
Project: **NEW SINGLE FAMILY RESIDENCE**
28 DEER RUN ROAD
BOXFORD, MASSACHUSETTS

Title: **BASEMENT PLAN**
NOTES & DETAILS

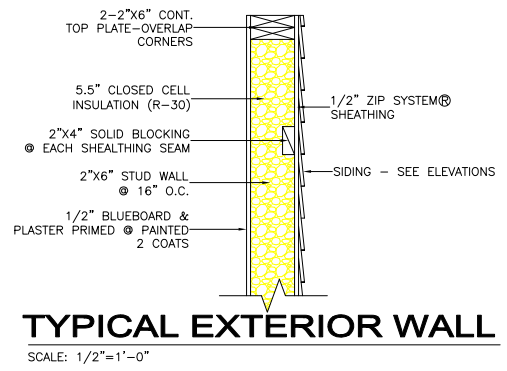
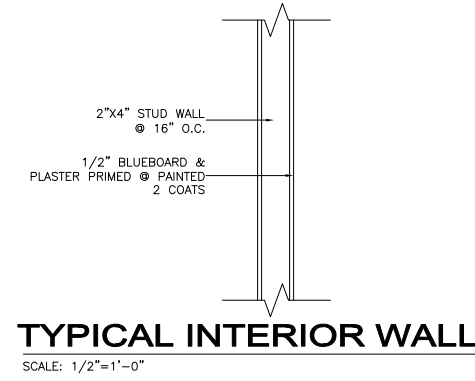
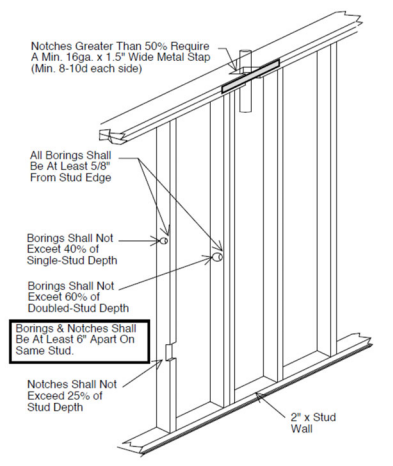
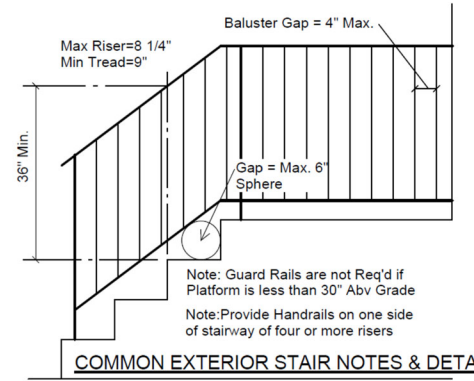


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MAIN FLOOR PLAN
 SCALE: 1/8"=1'-0"
 MAIN FLOOR LIVING AREA = 1544 SQUARE FEET



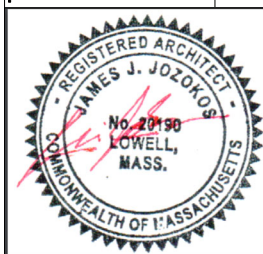
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Project: **NEW SINGLE FAMILY RESIDENCE**
28 DEER RUN ROAD
BOXFORD, MASSACHUSETTS

Title: **MAIN FLOOR PLAN NOTES & DETAILS**



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Project No.:
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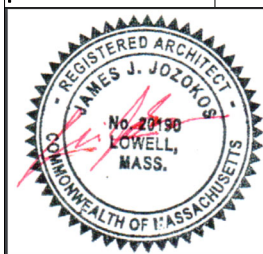
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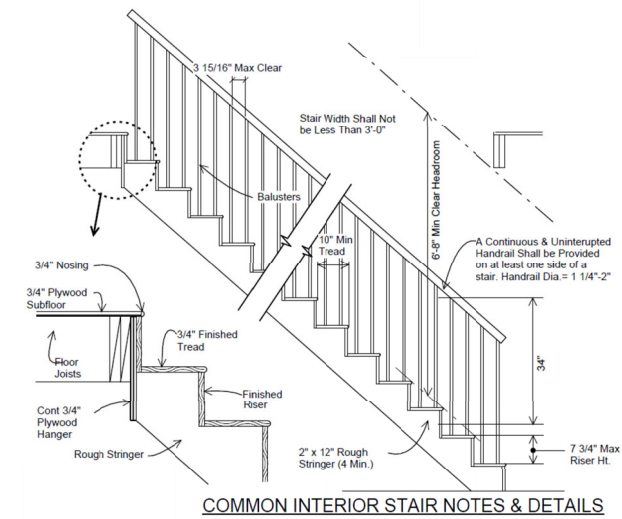
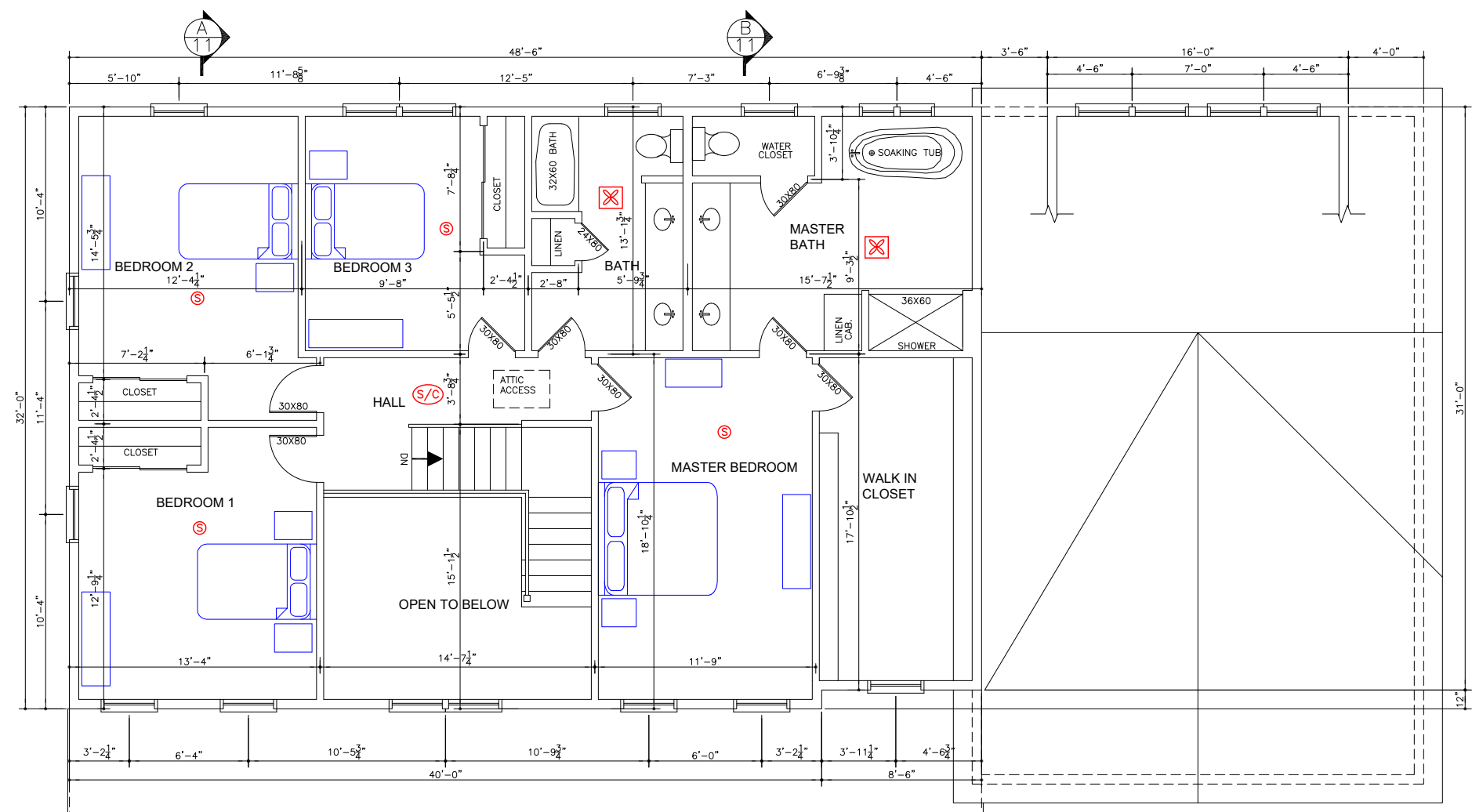
Project: **NEW SINGLE FAMILY RESIDENCE**
28 DEER RUN ROAD
BOXFORD, MASSACHUSETTS

Title: **2ND FLOOR PLAN**
ATTIC PLAN
NOTES & DETAILS

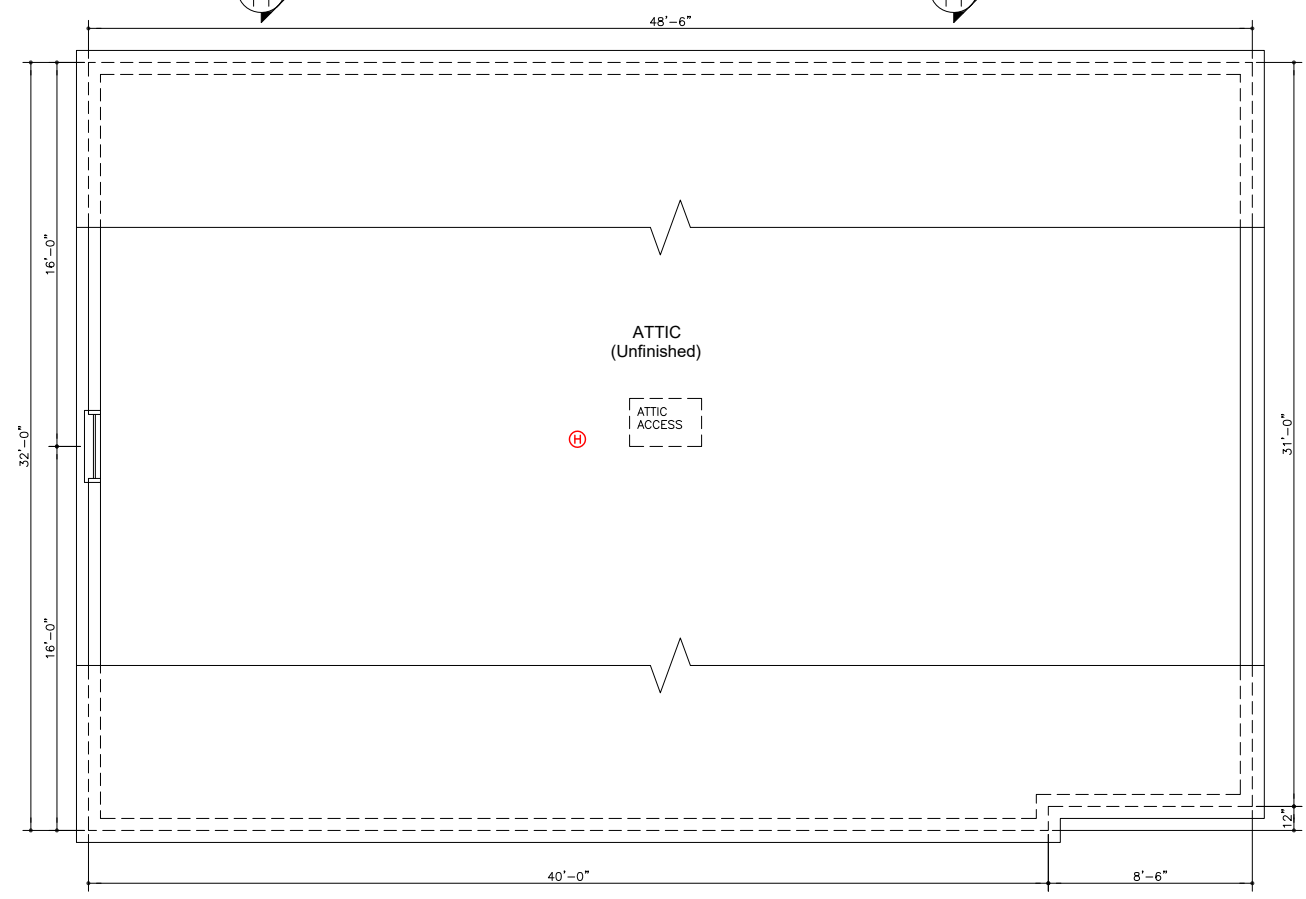
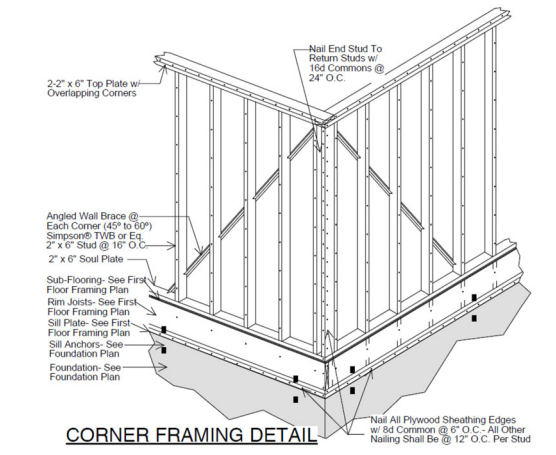
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- STAIR NOTES:**
- The stair system shall be constructed so that all individual stair treads shall conform to a min. of 40psf live load & 300lb/4sq. in. with a max. deflection of 1/600.
 - Stairways shall not be less than 36" in clear width at all points above the permitted handrail height and below the required headroom height.
 - Handrails shall not project more than 4.5" on either side of the stairway and the min. clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31.5" where a handrail is installed on one side and 27" where handrails are provided on both sides.
 - The min. headroom in all parts of the stairway shall not be less than 6'-8" measured 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. Where the nosings 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 be allowed to project horizontally into the required headroom a max. of 4.75".
 - The max. riser height shall be 8.25". The riser 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 3/8".
 - The min. tread depth shall be 11". 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 3/8".
 - The radius of curvature at the nosing shall be no greater than 9 1/2". Nosing not less than 3/4" but not more than 1 1/4" shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8" between two nosings, including the nosing at the level of floors and landings. Beveling of nosings shall not exceed 1/2". Risers shall be vertical or sloped under the tread above from the underside of the nosing above at an angle not more than 30 degrees from the vertical. A nosing is not required where the tread depth is a min. of 11".
 - Open risers are permitted, provided that the opening between treads does not permit the passage of a 4" dia. sphere. The opening between adjacent treads is not limited on stairs with a total rise of 30" or less.
 - There shall be a floor or landing at the top and bottom of each stairway. A flight of stairs shall not have a vertical rise larger than 12'-0" between floor levels or landings.
 - The width of each landing shall not be less than the width of the stairway served. Every landing shall have a min. dimension of 36" measured in the direction of travel. A floor or landing is not required at the top of an interior flight of stairs, including stairs in an enclosed garage, provided a door does not swing over the stairs.
 - Landings or floors at the required egress door shall not be more than 1.5" lower than the top of the threshold. The exterior landing or floor shall not be more than 7.75" below the top of the threshold provided the door does not swing over the landing or floor.
 - The walking surface of treads and landings of stairways shall be sloped no steeper than 1:48.
 - Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Handrail height shall be measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be between 34" - 38". The use of a volute, turnout or starting easing shall be allowed over the lowest tread. When handrail fittings or landings are used to provide continuous transition between flights, the transition from handrail to guardrail, or used at the start of a flight, the handrail height at the fittings or landings shall be permitted to exceed the maximum height.
 - Handrails for stairways 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 or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1.5" between the wall and the handrail. Handrails shall be permitted to be interrupted by a newel post at the turn. The use of a volute, turnout, starting easing or starting newel shall be allowed over the lowest tread.
 - All required handrails shall be of one of the following types or provide equivalent graspability:
 Type I. Handrails with a circular cross section shall have an outside diameter of 1.25" - 2". If the handrail is not circular, it shall have a perimeter dimension of 4" - 6.25" with a max. cross section of dimension of 2.25". Edges shall have a min. radius of 0.01".
 Type II. Handrails with a perimeter greater than 6.25" shall have a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 3/4" measured vertically from the tallest portion of the profile and achieve a depth of at least 2/16" within 7/8" below the widest portion of the profile. This required length shall continue for at least 18" to a level that is not less than 1.75" below the tallest portion of the profile. The min. width of the handrail above the recess shall be 1.25" - 2.75". Edges shall have a min. radius of 0.01".



2ND FLOOR PLAN

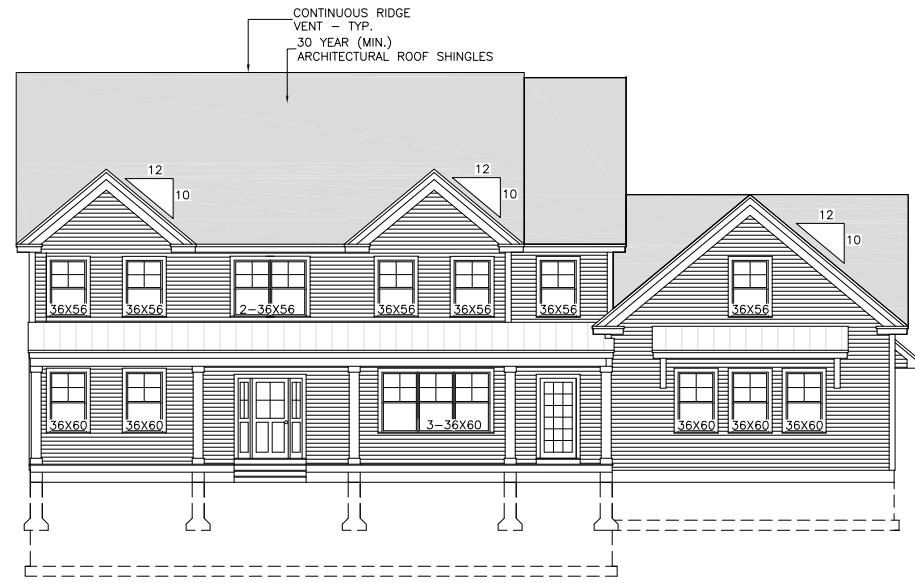
SCALE: 1/8"=1'-0"
 MAIN FLOOR LIVING AREA = 1356 SQUARE FEET

ATTIC FLOOR PLAN

SCALE: 1/8"=1'-0"

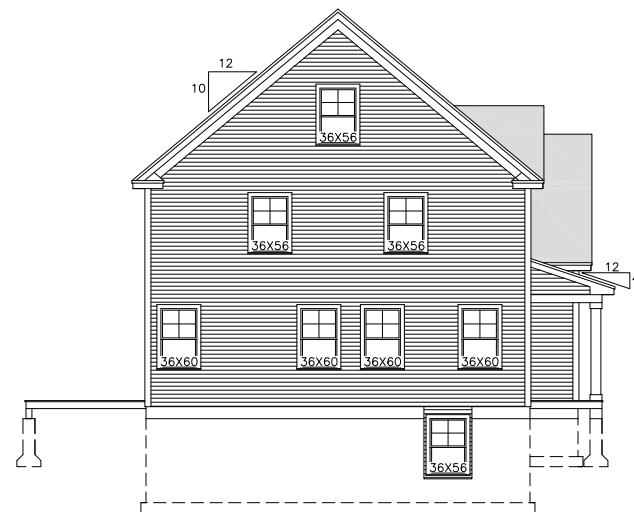
WINDOWS:

- All windows shall be Andersen R 400 series Woodright Windows or Eq.
- All habitable rooms shall have an aggregate glazing area of not less than 8% of the floor area of such rooms. The glazed areas need not be installed in rooms where artificial light is provided capable of producing an average illumination of 6 footcandles over the area of the room at a height of 30' above the floor level.
- The min. openable area to the outdoors shall be 4% of the floor area being ventilated. The glazed areas need not be openable where the opening is not required and an approved mechanical ventilation system capable of producing 0.35 air change/hr in the room installed or a whole house mech. ventilation is installed capable of supplying outdoor ventilation air of 15cfm per occupant computed on the basis of two occupants for the first bedroom and one occupant for each additional bedroom.
- To determine light & ventilation requirements of any room shall be considered as a portion of an adjoining room when at least one-half of the area of the common wall is open and unobstructed and provides an opening of not less one-tenth of the floor area of the interior room but not less than 25 sq.ft.
- Bathrooms, water closet compartments & other similar rooms shall be provided w/aggregate glazing area in windows of not less than 3 sq.ft., 1/2 of which must be openable. Mechanical ventilation is required for bathrooms with a shower/tub. The glazed areas shall not be required where artificial light and a mechanical ventilation system are provided. The min. ventilation rates shall be 50cfm for intermittent ventilation or 20cfm for continuous ventilation. Ventilation air from the space shall be exhausted directly to the outside.
- Required glazed openings shall be opened directly to a yard. Req'd glazed openings may face into a roofed porch where the porch abuts a yard & the longer side of the porch is at least 65% unobstructed & the ceiling height is not less than 7'-0". Eave projections shall not be considered as obstructing the clear open space of a yard or court. Required glazed openings may face into the area under the deck, balcony, bay or floor cantilever provided a clear vertical space at least 36" in height is provided.
- All emergency escape windows from sleeping rooms shall have a net clear opening of 3.3 sq.ft. The min. net clear opening shall be 20"x24" in either direction except that windows in sleeping rooms of existing dwellings which do not conform to these requirements may be replaced without conforming to these dimensional requirement, provided that the windows do not significantly reduce the existing opening size.
- Req'd glazed openings shall be permitted to open into patio covers that abutts, yard if in excess of 40% of the exterior sunroom walls are open, or are enclosed only by insect screening & the ceiling height of the sunroom is not less than 7'-0"
- Where the opening of an operable window is located more than 72" above finished grade or surface below, the lowest part of the clear opening of the window shall be a min. of 24" above the finished floor of the room in which the window is located. Operable sections of the window shall not permit openings that allow passage of a 4" diameter sphere where such opening are located within 24" of the finished floor.
- Window opening limiting devices shall be self acting & shall be positioned to prohibit the free passage of a 4" diameter sphere through the window opening when the window opening limiting device is installed w/ the manufacturer's instructions. Window opening limiting devices shall be designed w/ release mechanisms to allow for emergency escape through the window opening without the need for keys, tools, or special knowledge. Window opening limiting devices shall comply w/ all of the following: Release of the window opening limiting devices shall require no more than 5lbs of force. The window opening limiting device release mechanism shall operate properly in all types of weather. Window opening limiting devices shall have their release mechanisms clearly identified for proper use in an emergency. The window opening limiting device shall not reduce the min. net clear opening of the window unit below what is required.
- Windows and doors shall be installed & flashed in accordance w/ manufacturer's written instructions. Fenestration shall bear a label identifying manufacturer, performance, characteristics, & approved inspection agency to indicate compliance w/ the requirements of ASTM E 1886 & ASTM E 1996; or AAMA 506.
- Windows & Doors shall be designed to resist the design wind loads. Protection of exterior windows & glass doors in buildings located in wind-borne debris regions. Exterior windows & sliding glass doors shall bear a label identifying manufacturer, performance characteristics, an approved inspection agency to indicate compliance w/ AAMA/WDMA/CSA 101/I.S.2/A440.
- The following are Hazardous Locations for Glazing applications: Glazing in all doors, and in adjacent panels within 24". Glazed openings of a size through which a 3" dia. sphere is unable to pass. Glazing in railings regardless of an area or height above a walking surface. Included are structural baluster panels and nonstructural infill panels. Glazing within 60" of doorways, stairways, landings, and ramps. Glazing within 60" of swimming pools, hot tubs, whirlpools, saunas, spas, steam rooms, bathtubs and showers. Glazing less than 18" above the floor. Glazing in wall in the latch side of and perpendicular to the plane of the door in a closed position. Glazing adjacent to a door where access through the door is to a closet or storage area less than 36" in depth. Glazing greater than 9 sq.ft. in area.



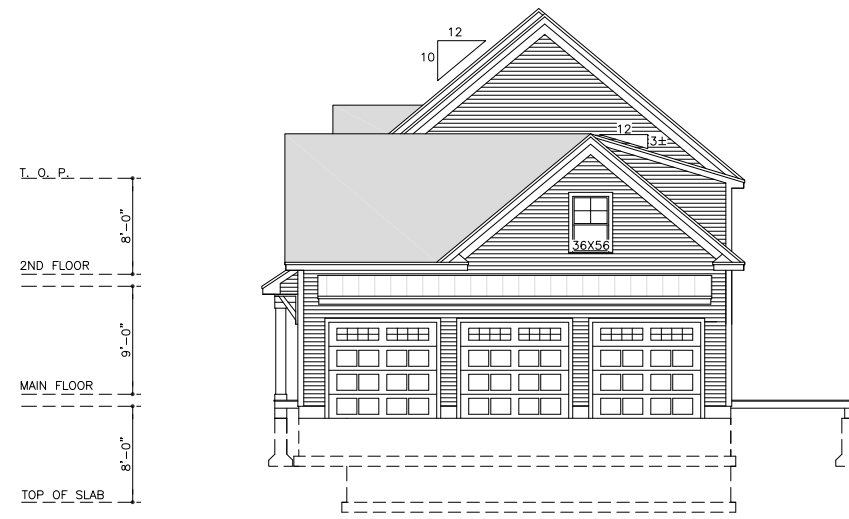
FRONT ELEVATION

SCALE: 1/16"=1'-0"



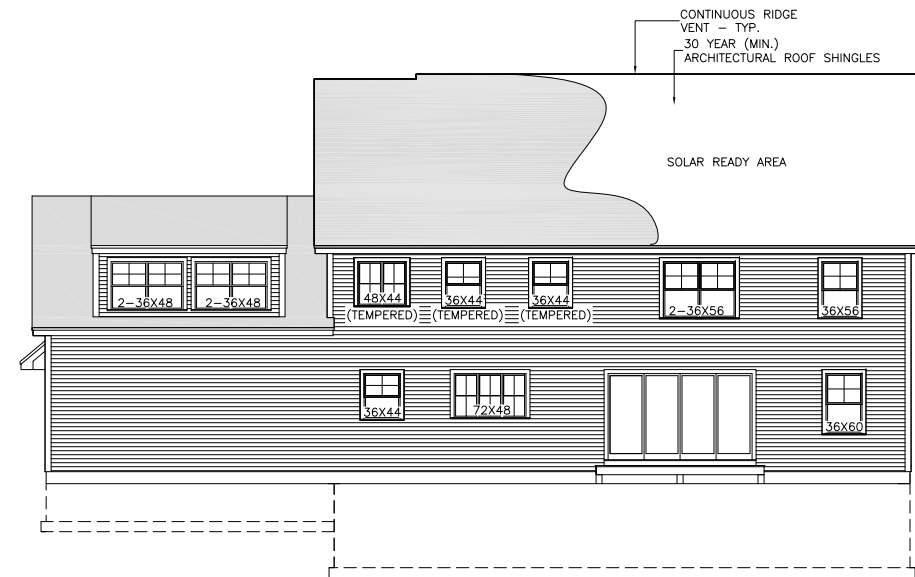
LEFT ELEVATION

SCALE: 1/16"=1'-0"



RIGHT ELEVATION

SCALE: 1/16"=1'-0"



REAR ELEVATION

SCALE: 1/16"=1'-0"

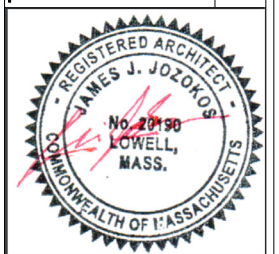
PVC TRIM NOTES:

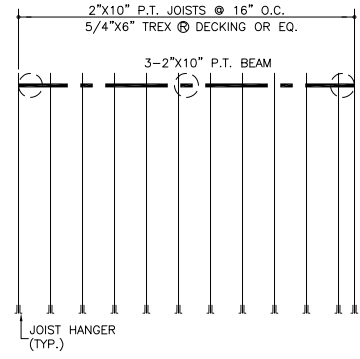
- PVC trim, shall be AZEK R or approved equal, and installed in accordance with the latest manufacturer's written specifications.
- Fasteners shall be stainless steel or hot dipped galvanized and long enough to penetrate the substrate a minimum of 1 1/4", and designed for wood trim or wood siding. The fasteners shall have a thinner, shank, blunt point, and full round head.
- If using pneumatic tools, use a fastener with a full round head and set the pressure so the fastener goes just beneath the surface of the board. Staples, brads, and wire nails should never be used. These products have shanks that are too small in diameter to control the thermal expansion and contraction properties of AZEK trim.
- Fill in all nail holes. Use polyurethane or acrylic based caulk or exterior spackle. Do not use silicone based caulk.
- If painting PVC trim, nail holes shall be filled with acrylic Bondo. Only use the following products: Devcon's Trimbondor, Extreme Adhesives's Bond and Fill, Acrylic Caulk, Auto Body Bondo, Vinyl Spackle, or plastic wood fillers.
- Never use PVC products as structural elements.

VINYL EXTERIORS:

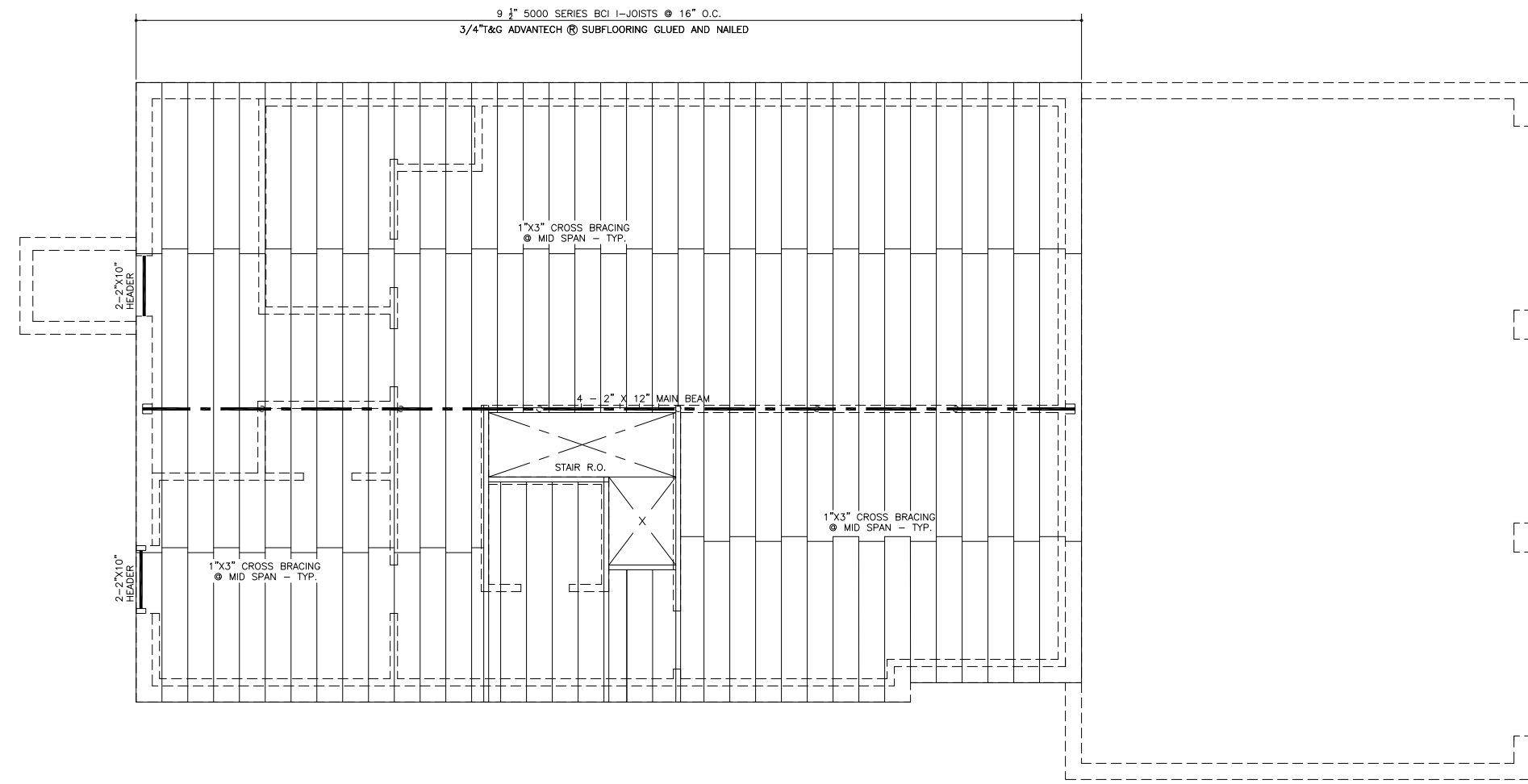
- All vinyl siding, Polypropylene siding, Vinyl soffits, and Vinyl trim and accessories shall conform to ASTM D 256, ASTM D 635, ASTM D 638 and ASTM E 84 - Test Method for Surface Burning Characteristics of Building Materials
- The Contractor shall submit samples of the siding and soffit design, size, and color to the Owner for approval.
- The Certificate: Manufacturer's certification that siding/soffit as supplied meets or exceeds the conditions specified. Follow Manufacturer's installation instructions. Upon completion, provide written transferable , lifetime limited warranty to the Owner.
- Vinyl Siding & Soffits - General Requirements: (PVC) compounds meeting ASTM D 3679 requirements for compound class number 2. Vinyl Siding Institute Certified.
- Nail Slots: Elongated 1-inch slots spaced approximately 1/4 inch apart in nailing hem to allow for expansion and contraction.
- Weep Holes: Small holes under the bottom butt of siding panels to prevent vapor build-up and allow accumulated moisture to escape.
- After installation of siding and soffits, check entire surface for obvious flaws or defects. Replace and repair any problem areas, paying close attention to the substrate for causes of the problem. After application of siding and soffits, clean as necessary to remove all fingerprints and soil areas. Upon completion of siding application, clean the entire area, removing all scrap, packaging, and unused materials related to this work.

Project No.: 25158	
Date: December 18, 2025	Drawn By: SD
Checked By: JJ	jozokos@comcast.net
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<p>Project: NEW SINGLE FAMILY RESIDENCE 28 DEER RUN ROAD BOXFORD, MASSACHUSETTS</p>	
<p>Title: ELEVATIONS NOTES & DETAILS</p>	
<p>Jozokos Architecture Inc. 1147 Main Street #115, Tewksbury, MA (978) 985-1813</p>	
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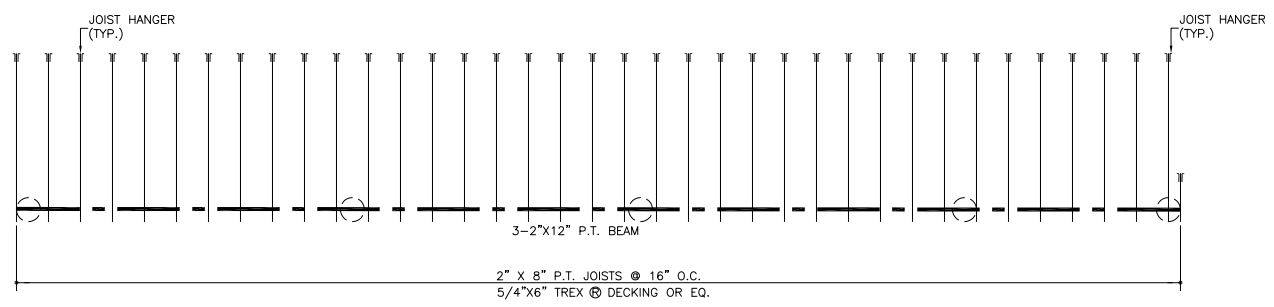




DECK FRAMING PLAN
SCALE: 1/8"=1'-0"

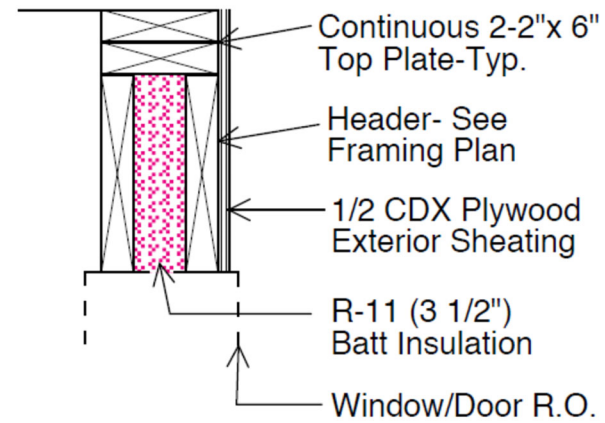


MAIN FLOOR FRAMING PLAN
SCALE: 1/8"=1'-0"

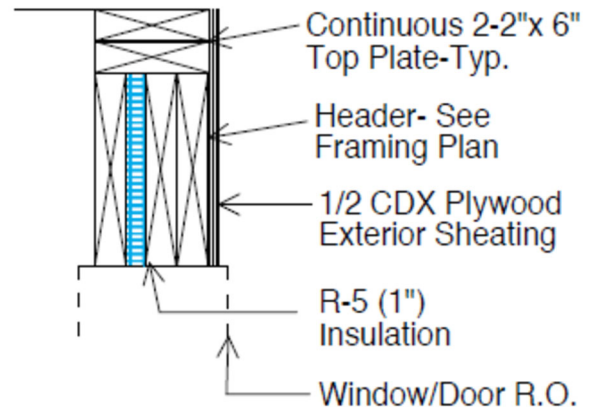


PORCH FRAMING PLAN
SCALE: 1/8"=1'-0"

- WOOD FRAMING NOTES:**
- All framing lumber shall be S-P-F #2 with the following allowable stress values:
Fb = 900 psi (repetitive bending)
E = 1,000,000 psi (modulus of elasticity)
All pressure treated lumber shall be Southern Pine or equal with the following allowable stress values:
Fb = 1,500 psi (repetitive bending)
E = 1,500,000 psi (modulus of elasticity)
 - Manufactured lumber, S4S and grade stamped, to comply with PS and applicable grading rules of Inspection agencies certified by ALSC's board of review. Provide seasoned lumber with 19 percent moisture content at the time of dressing and shipment.
 - Provide one row of 1"x 3" Cross bridging or equal for every 8' span of joists.
 - MicroIam® members shall have industrial appearance grade unless noted in the drawings and conform to the following minimum allowable stresses:
Fb = 2,600 psi
E = 2,600,000 psi
Fv = 285 psi
 - All plywood shall be exterior grade (exterior glues). All plywood shall be APA rated. Use 1/4" Underlayment under all Tile floors.
 - Provide double joist under partitions parallel with joists.
 - Fasteners and anchorages: Of size, type, material and finish suited to application shown. Provide metal hangers and framing anchors of size and type recommended for intended use by the manufacture. Hot-dip galvanized fasteners and anchorages for work exposed to weather, in ground contact and high relative humidity to comply with ASTM A153.
 - Building Paper: Asphalt saturated felt, non-perforated ASTM D226.
 - Air Infiltration Barrier: Vapor permeable, water-resistant fabric composed of polyethylene fibers, 6.1 mils thick. Product subject to compliance with requirements provided: Tyvek® Textile Fibers Dept., Dupont Co.
 - Sill Sealer Gaskets: Glass Fiber resistance Insulation fabricated in strip form to use as a sill sealer; 1" nominal thickness. In rolls of 50' or 100' in length.
 - Preservative pressure treated lumber and plywood with water-borne preservatives to comply with AWPAC2 and C9, respectively, and with requirements indicated below:
Wood for Ground Contact Use: AWPB LP-22
Wood for Above ground Use: AWPB LP-2
Treat carns, nailers, blocking, stripping and similar items in conduction with roofing. Flashing, vapor barriers, and water proofing.
Treat sills, sleepers, blocking, furring, stripping and similar items indirect contact with masonry or concrete.
 - Execution: Install rough carpentry work to comply with N.F.P.A. "Manual of Housees Framing, Form E30." "APA Design/ Construction Guide - Residential, Commercial," and the following: Recommendations of the engineered wood products manufacturer.



HEADER DETAIL- TYP.



HEADER DETAIL- B

Project No.: **25158**

Date: **December 18, 2025**

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Checked By: **JJ**

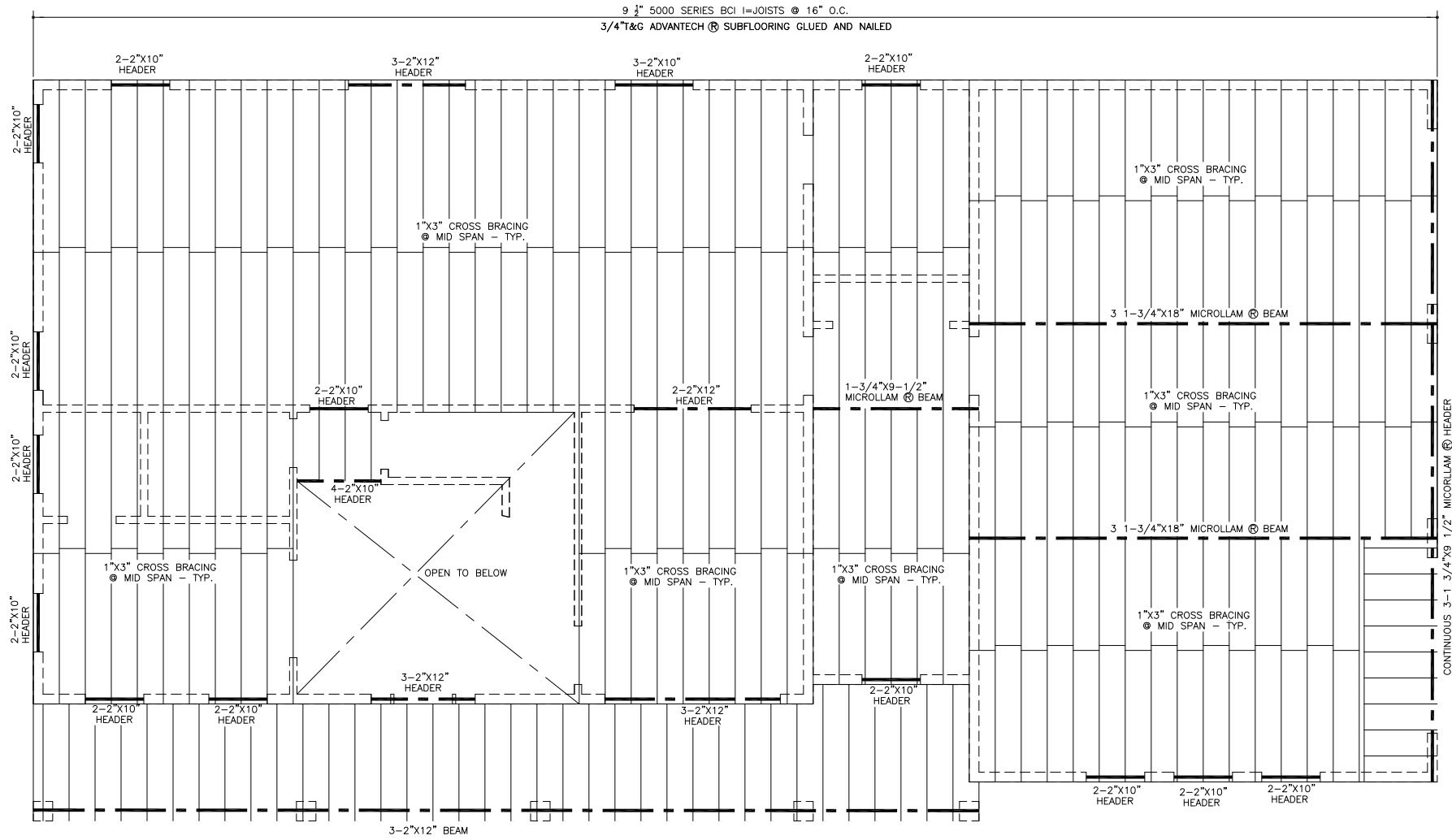
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Project: **NEW SINGLE FAMILY RESIDENCE**
28 DEER RUN ROAD
BOXFORD, MASSACHUSETTS

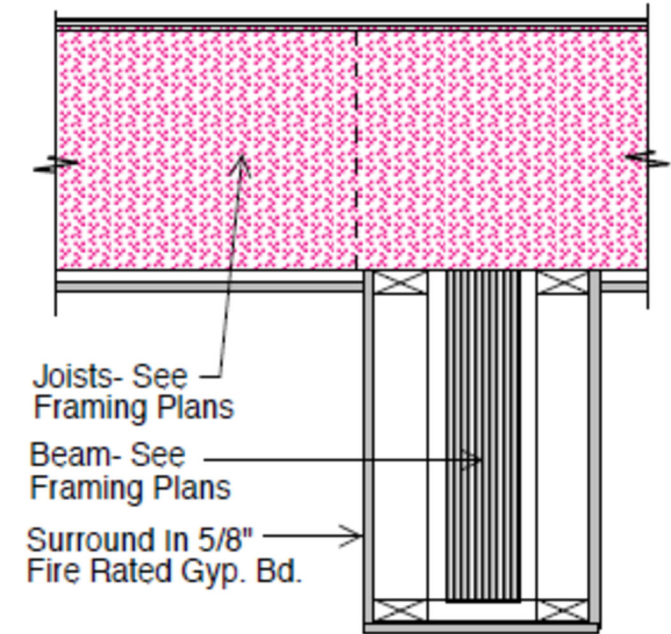
Title: **MAIN FLOOR FRAMING PLAN**
NOTES & DETAILS

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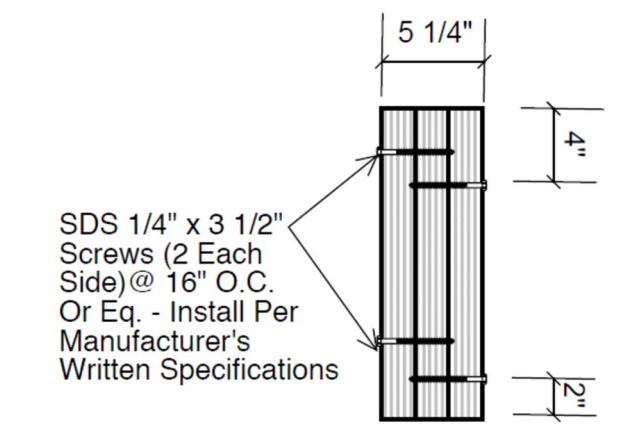
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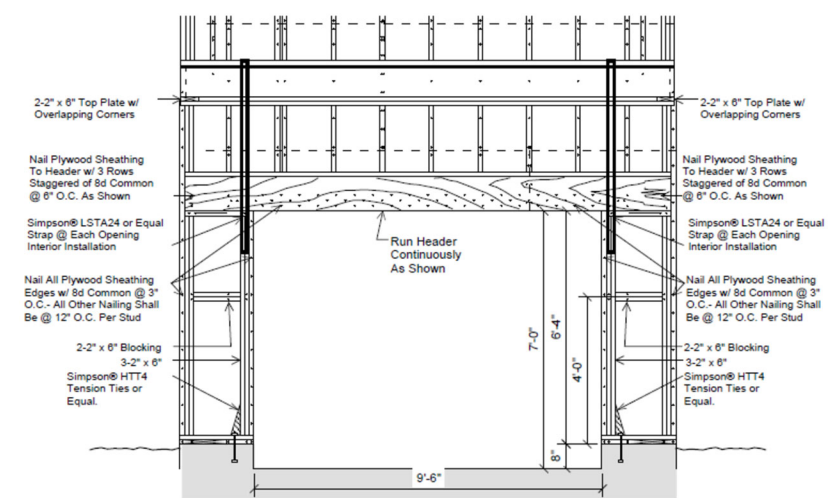
2ND FLOOR FRAMING PLAN
SCALE: 1/8"=1'-0"



GARAGE BEAM DETAIL



MICROLLAM® BEAM DETAIL



GARAGE DOOR DETAIL

Project No.:
25158

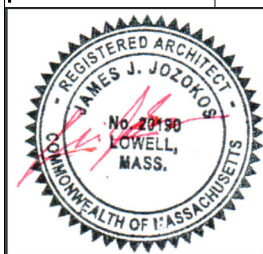
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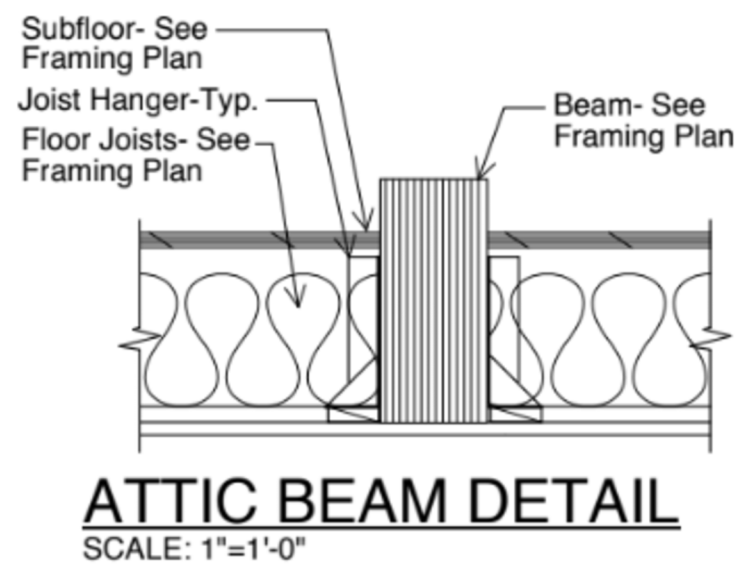
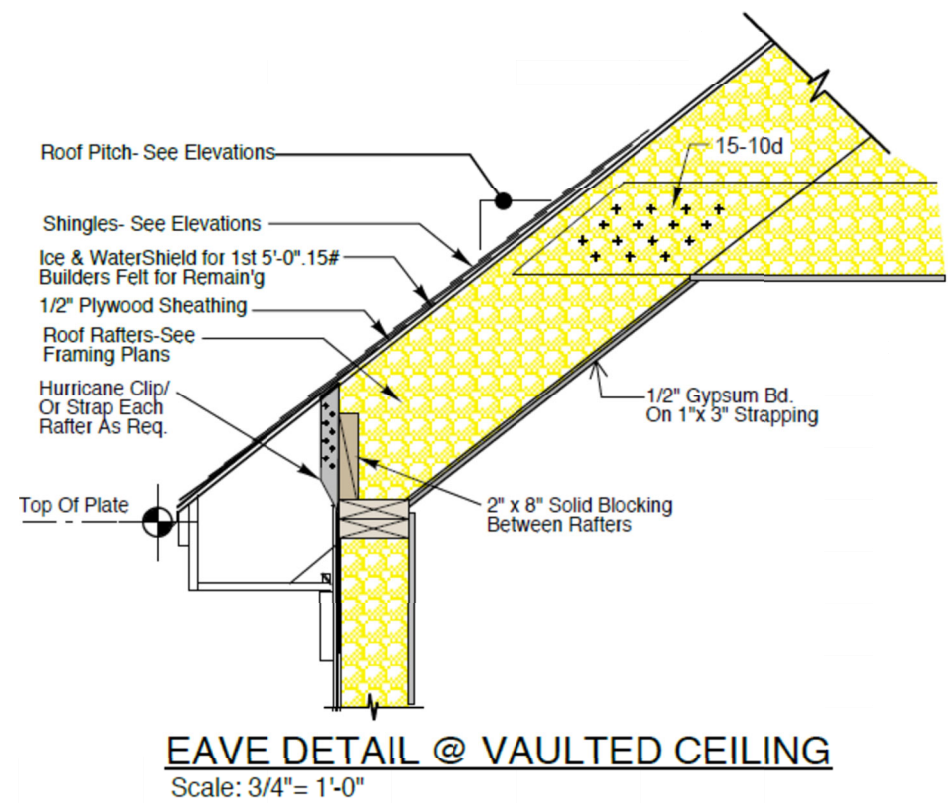
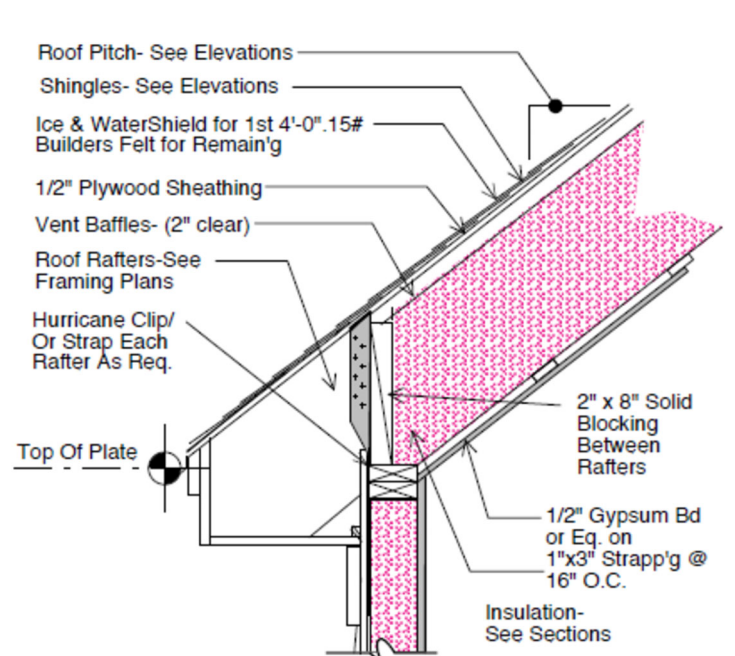
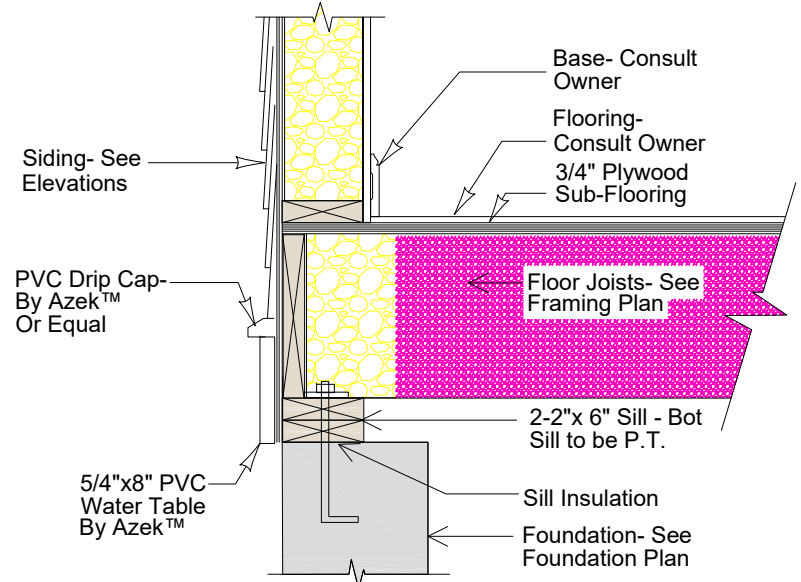
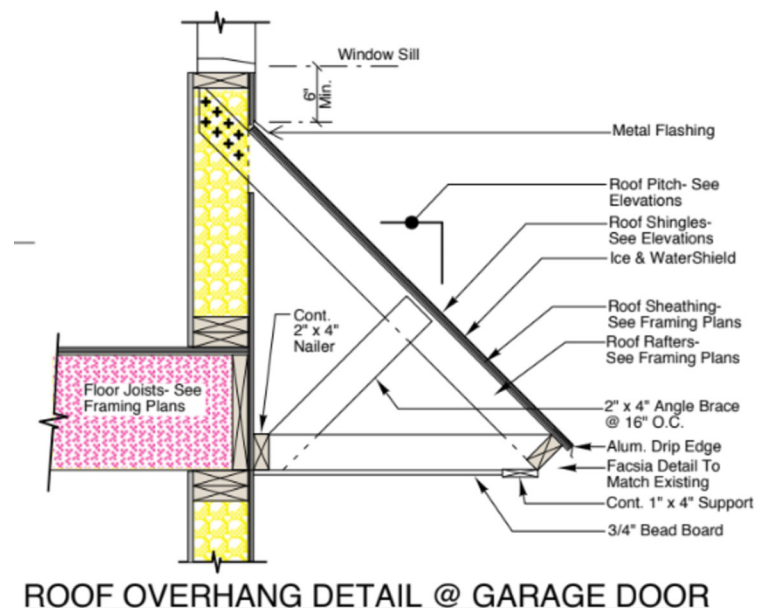
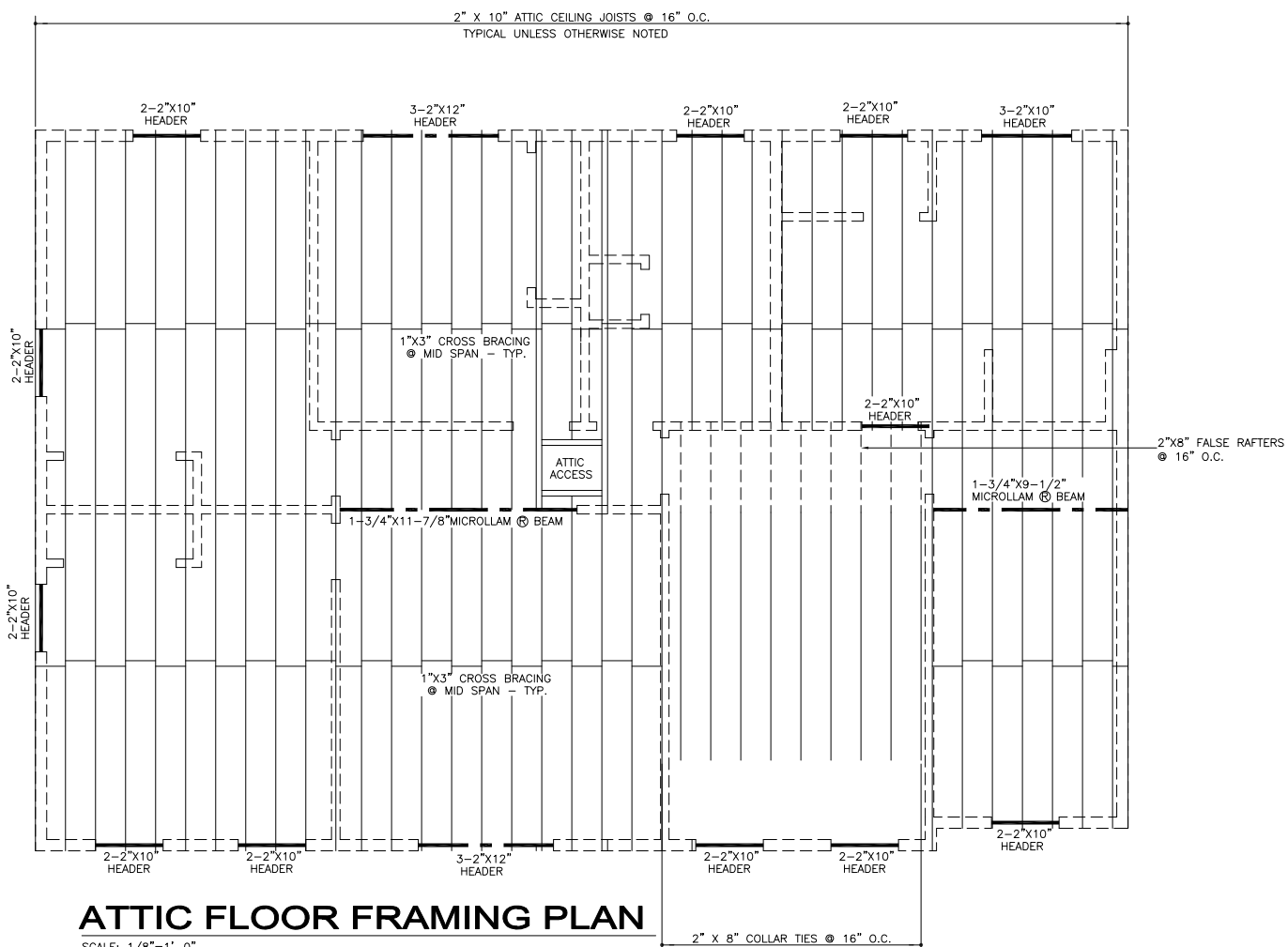
Project: **NEW SINGLE FAMILY RESIDENCE**
28 DEER RUN ROAD
BOXFORD, MASSACHUSETTS

Title: **2ND FLOOR FRAMING PLAN**
NOTES & DETAILS

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Project: **NEW SINGLE FAMILY RESIDENCE**
28 DEER RUN ROAD
BOXFORD, MASSACHUSETTS

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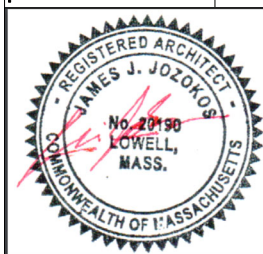
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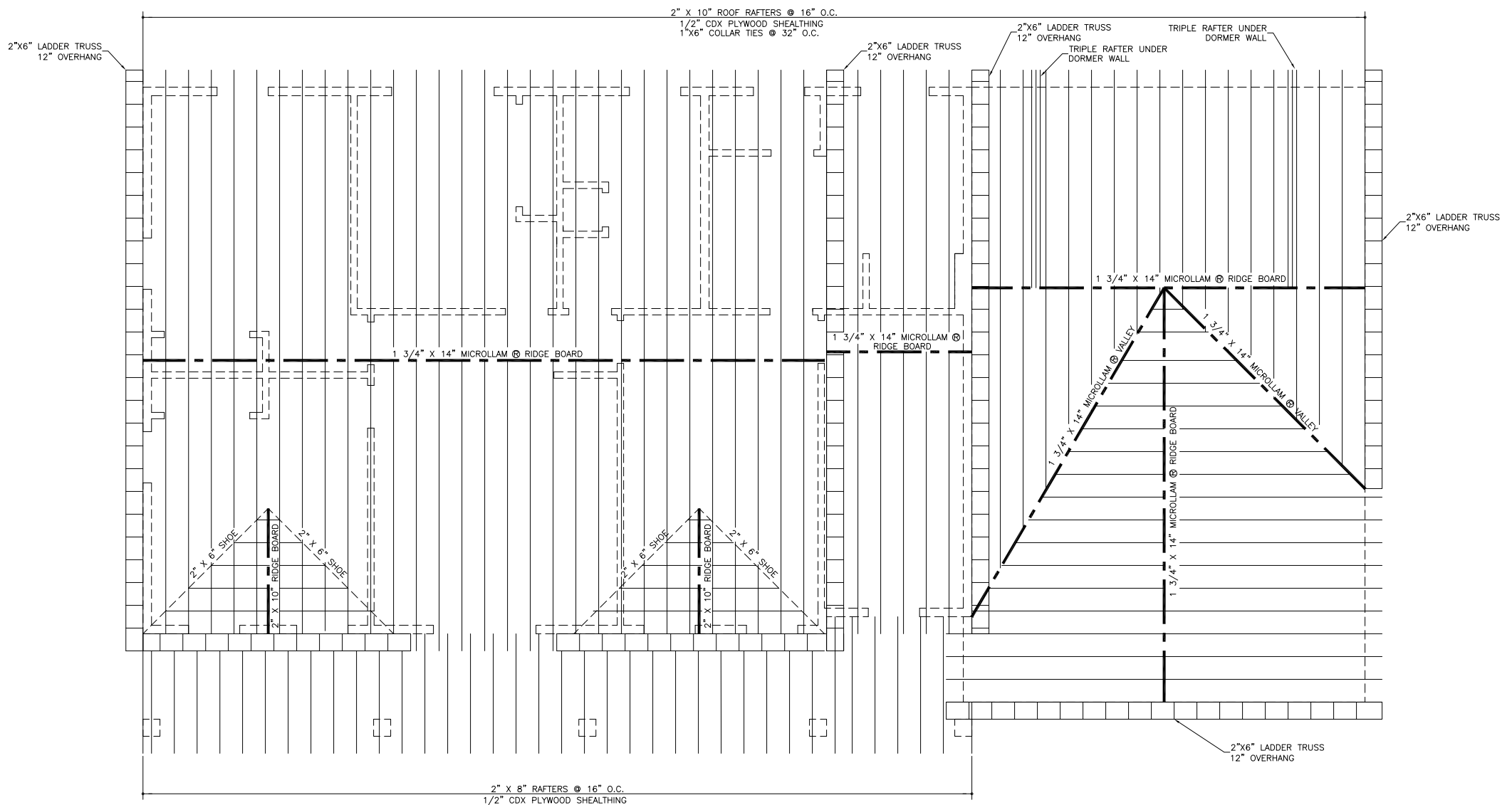
Project: **NEW SINGLE FAMILY RESIDENCE**
28 DEER RUN ROAD
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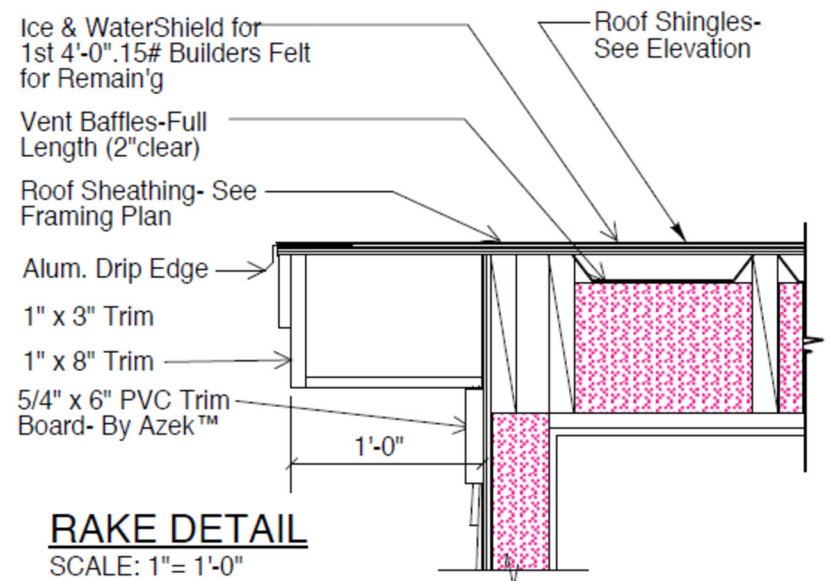
Title: **ROOF FRAMING PLAN**
NOTES & DETAILS



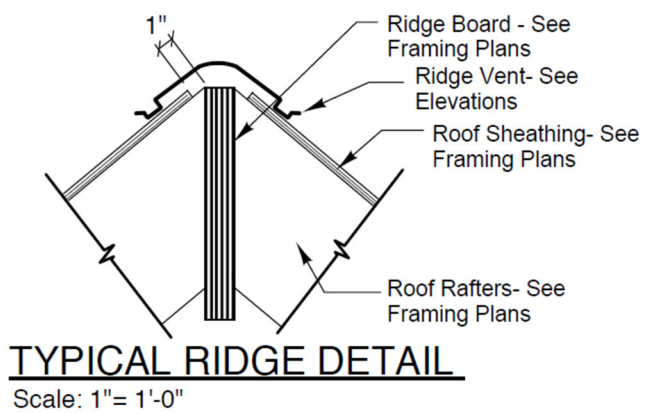
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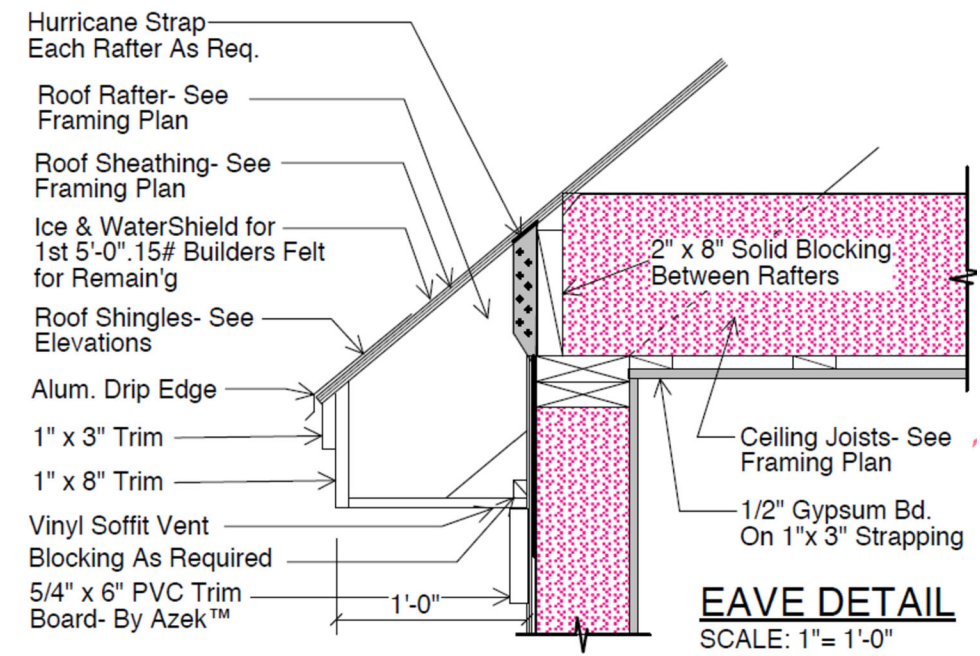
ROOF FRAMING PLAN
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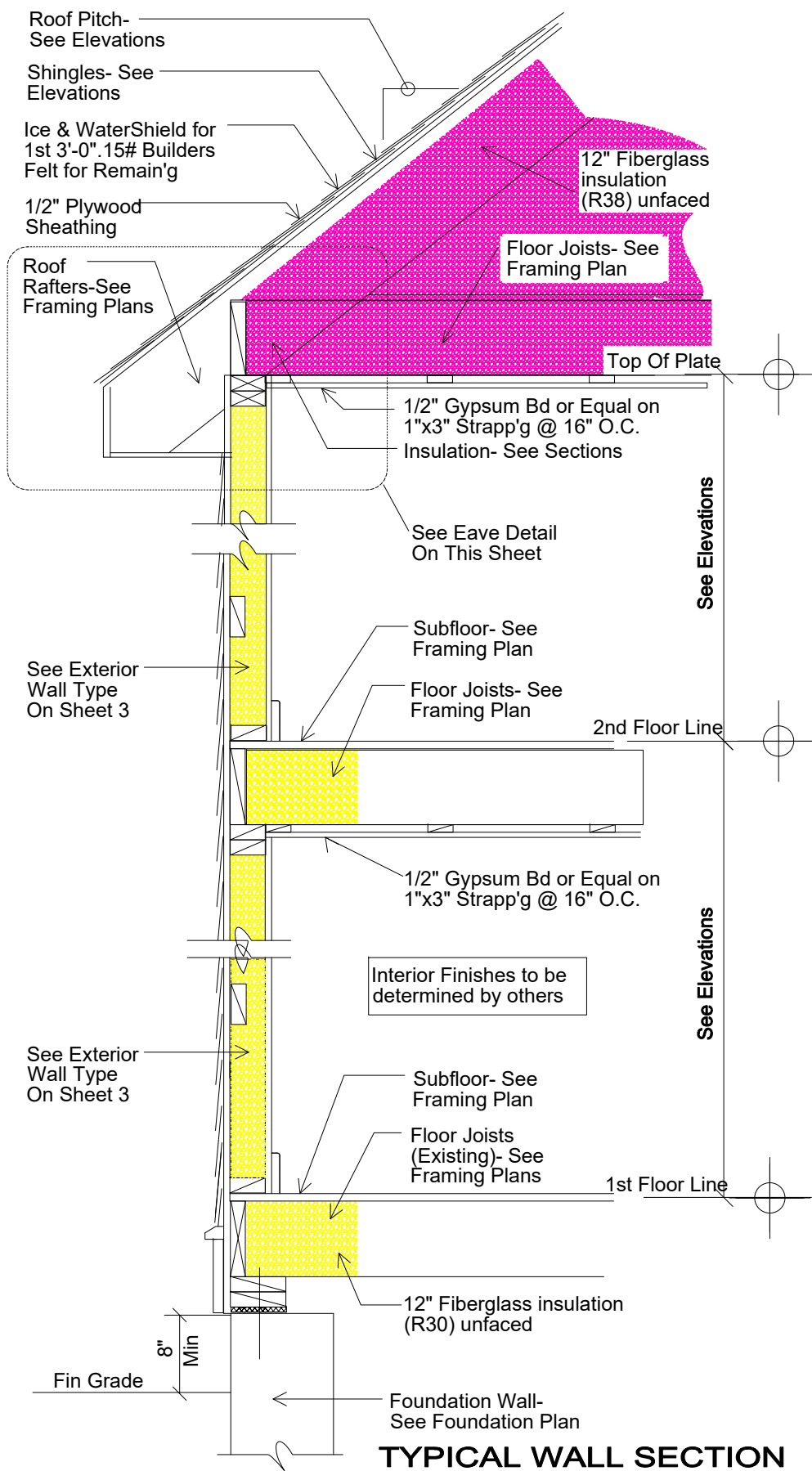
RAKE DETAIL
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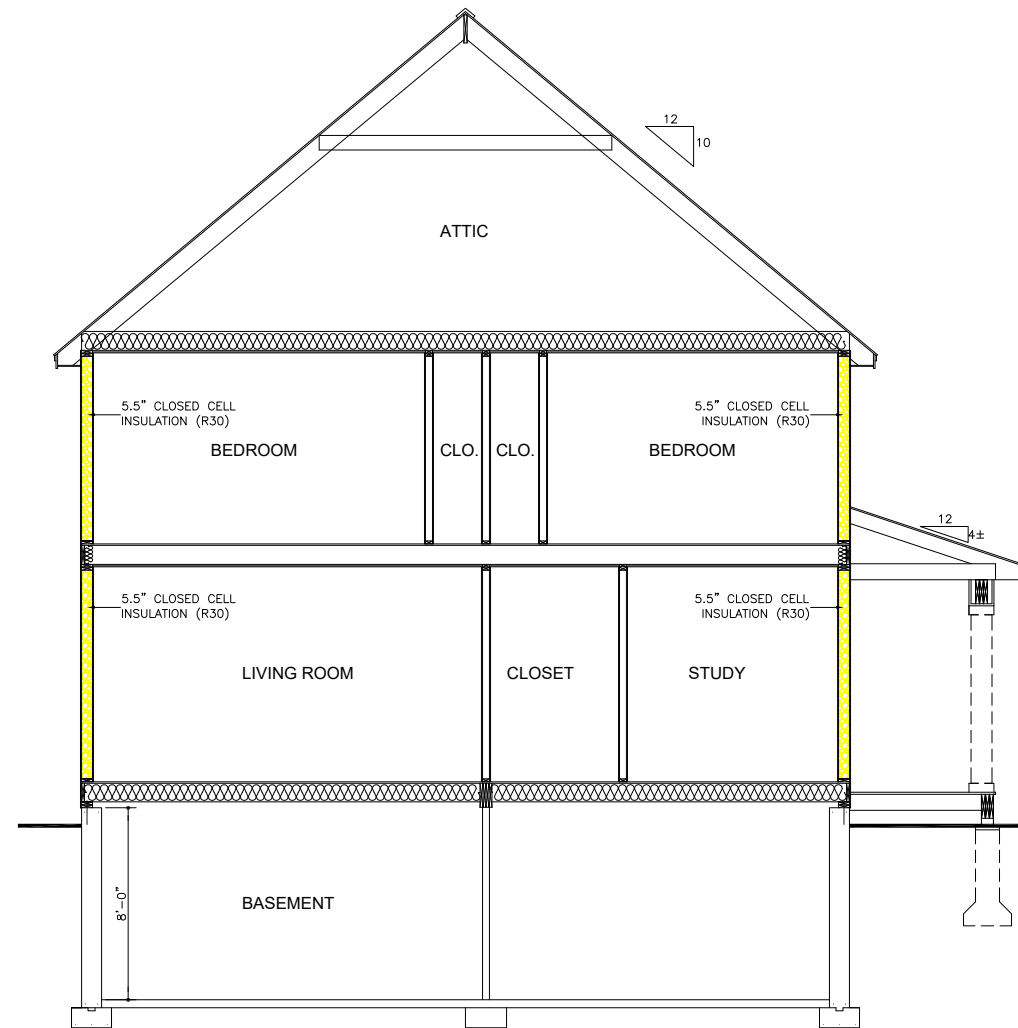
TYPICAL RIDGE DETAIL
 Scale: 1" = 1'-0"



EAVE DETAIL
 SCALE: 1" = 1'-0"



TYPICAL WALL SECTION
SCALE: 3/4"=1'-0"



SECTION A-A
SCALE: 1/8"=1'-0"

Project No.:
25158

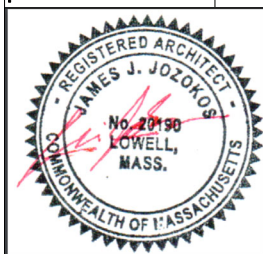
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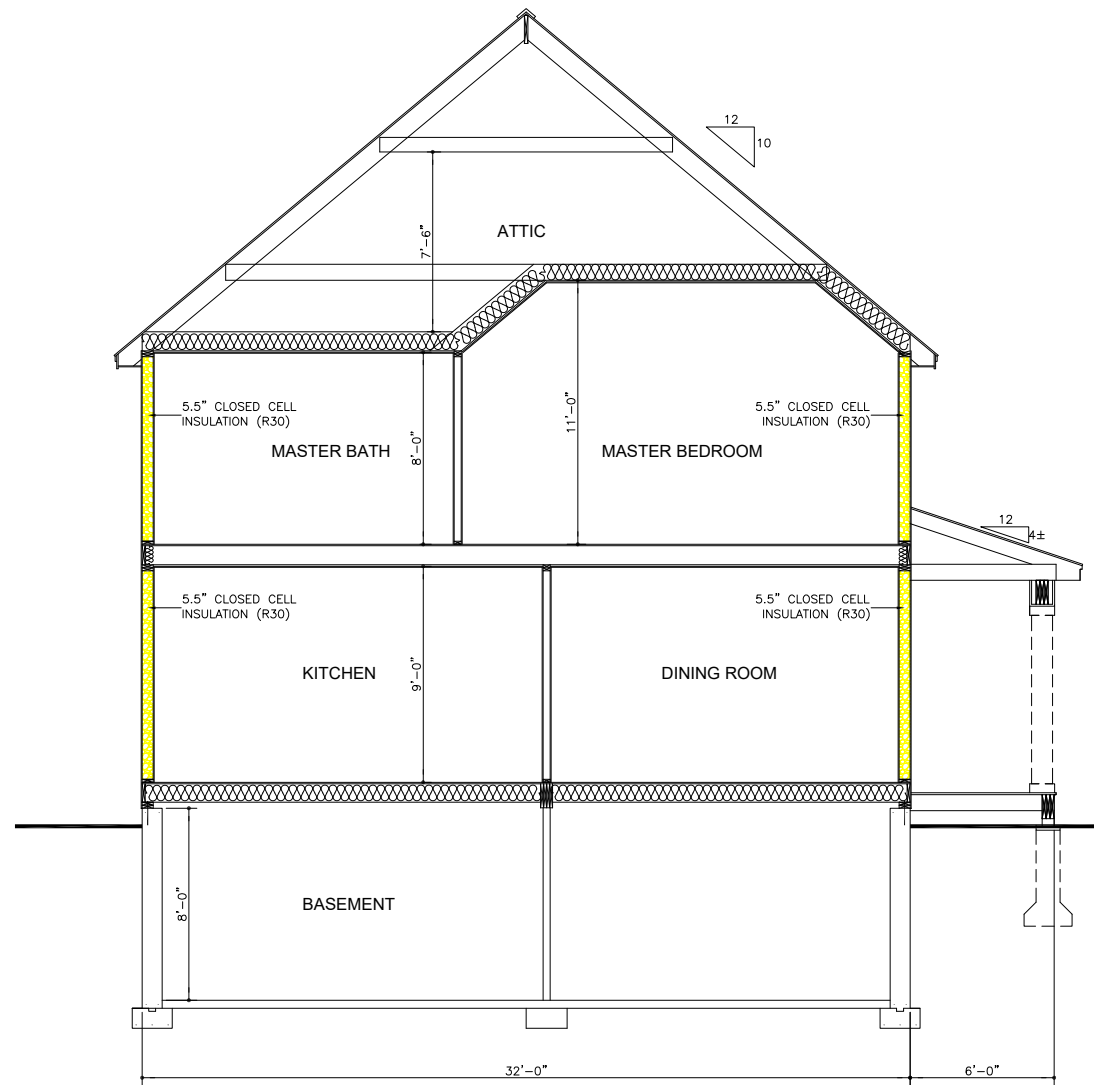
Project: **NEW SINGLE FAMILY RESIDENCE**
28 DEER RUN ROAD
BOXFORD, MASSACHUSETTS

Title: **BUILDING SECTIONS**
NOTES & DETAILS

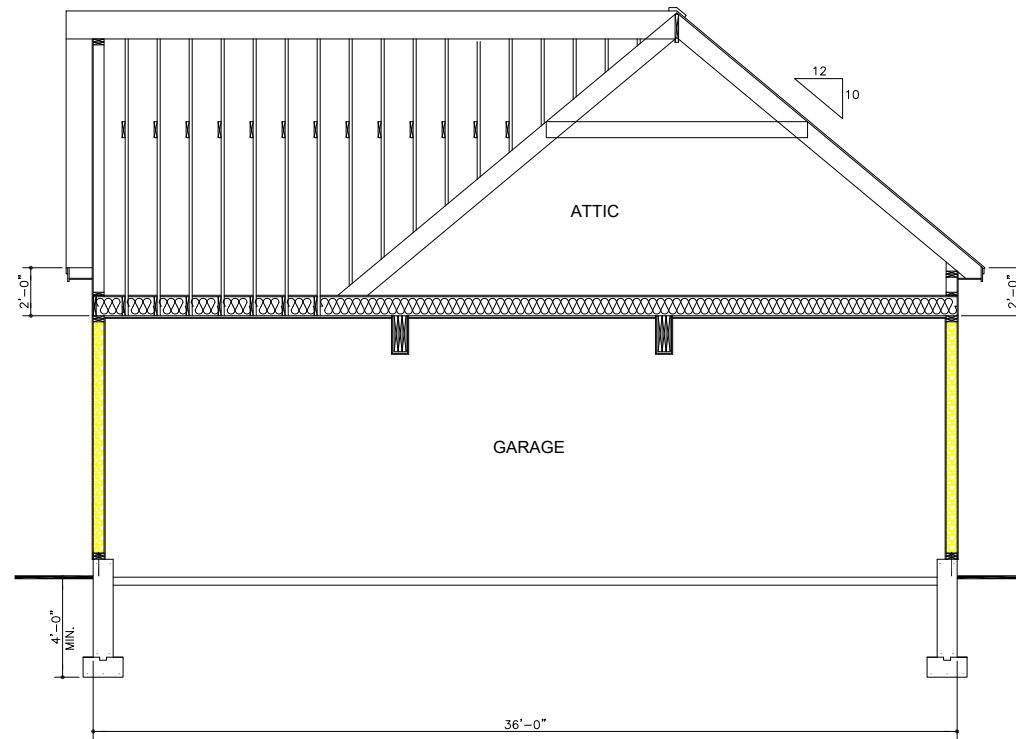
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SECTION B-B
SCALE: 1/8"=1'-0"



SECTION C-C
SCALE: 1/8"=1'-0"

Project No.:
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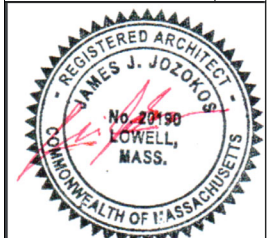
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Project: **NEW SINGLE FAMILY RESIDENCE**
28 DEER RUN ROAD
BOXFORD, MASSACHUSETTS

Title: **BUILDING SECTIONS**

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