

11 Church St. Duplex

Residential Duplex

11 Church Street

Foxborough, MA 02035

ARCHITECT
 DENNIS COLWELL ARCHITECTS, INC.
 CHRISTOPHER GONZALEZ
 EMAIL: CHRISTOPHER@DC-ARCHITECT.COM
 PHONE: 508-241-2122
 ADDRESS: 132 CENTRAL STREET, SUITE 203
 FOXBOROUGH, MA 02035



IECC TABLE 402.1.2 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT**		
ASSEMBLY	REQUIREMENT	ACTUAL
WOOD FRAME CAVITY WALL ¹	R=20	R=21
WOOD FRAME FLOOR ¹	R=30	R=30
WOOD FRAME CEILING ^{1 2 3}	R=49	R=49
WINDOWS	U=0.300	U≤0.300
DOORS	U=0.300	U≤0.300
BASEMENT WALLS	15/19 ⁴	15/19 ⁴

¹ R503.1.1 BUILDING ENVELOPE EXCEPTION 2:
 THE FOLLOWING ALTERATIONS NEED NOT COMPLY WITH THE REQUIREMENTS FOR NEW CONSTRUCTION PROVIDED THE ENERGY USE OF THE BUILDING IS NOT INCREASED: EXISTING CEILING, WALL OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION PROVIDED THAT THESE CAVITIES ARE FILLED WITH INSULATION.

² R402.2.1 CEILINGS WITH ATTIC SPACES.
 WHEN SECTION R402.1.1 WOULD REQUIRE R-38 IN THE CEILING, INSTALLING R-30 OVER 100 PERCENT OF THE CEILING AREA REQUIRING INSULATION SHALL BE DEEMED TO SATISFY THE REQUIREMENT FOR R-38 WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-30 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. SIMILARLY, R-38 SHALL BE DEEMED TO SATISFY THE REQUIREMENT FOR R-49 WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. THIS REDUCTION SHALL NOT APPLY TO THE U-FACTOR ALTERNATIVE APPROACH IN SECTION R402.1.3 AND THE TOTAL UA ALTERNATIVE IN SECTION R402.1.4.

³ R402.2.2 CEILINGS WITHOUT ATTIC SPACES.
 WHERE SECTION R402.1.1 WOULD REQUIRE INSULATION LEVELS ABOVE R-30 AND THE DESIGN OF THE ROOF/CEILING ASSEMBLY DOES NOT ALLOW SUFFICIENT SPACE FOR THE REQUIRED INSULATION, THE MINIMUM REQUIRED INSULATION FOR SUCH ROOF/CEILING ASSEMBLIES SHALL BE R-30. THIS REDUCTION OF INSULATION FROM THE REQUIREMENTS OF SECTION R402.1.1 SHALL BE LIMITED TO 500 SQUARE FEET (46 M²) OR 20 PERCENT OF THE TOTAL INSULATED CEILING AREA, WHICHEVER IS LESS. THIS REDUCTION SHALL NOT APPLY TO THE U-FACTOR ALTERNATIVE APPROACH IN SECTION R402.1.3 AND THE TOTAL UA ALTERNATIVE IN SECTION R402.1.4.

⁴ TABLE R402.1.2 BASEMENT R-VALUE
 15/19 MEANS R-15 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-19 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL. *15/19* SHALL BE PERMITTED TO BE MET WITH R-13 CAVITY INSULATION ON THE INTERIOR OF THE BASEMENT WALL PLUS R-5 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME

G.C. TO VERIFY WITH CODE OFFICIAL TO CONFIRM ADDITIONAL ENERGY CODE COMPLIANCE REQUIREMENTS



DENNIS COLWELL
ARCHITECTS

132 CENTRAL STREET, SUITE 203, FOXBOROUGH, MA 02035
 P. 508-241-2122 F. 508-455-4466 WWW.DC-ARCHITECT.COM



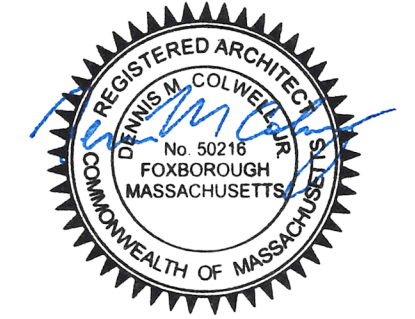
PROJECT:
 11 CHURCH ST DUPLEX
 NEFS CONSTRUCTION
 11 CHURCH ST
 FOXBOROUGH, MA 02035

PROJECT NUMBER: 22179

DENNIS COLWELL ARCHITECTS
 132 CENTRAL STREET, SUITE 203, FOXBOROUGH, MA 02035
 P. 508-241-2122 F. 508-455-4466 WWW.DC-ARCHITECT.COM



STAMP:



ISSUE: DATE:
 ISSUE FOR PERMIT 11.10.2022

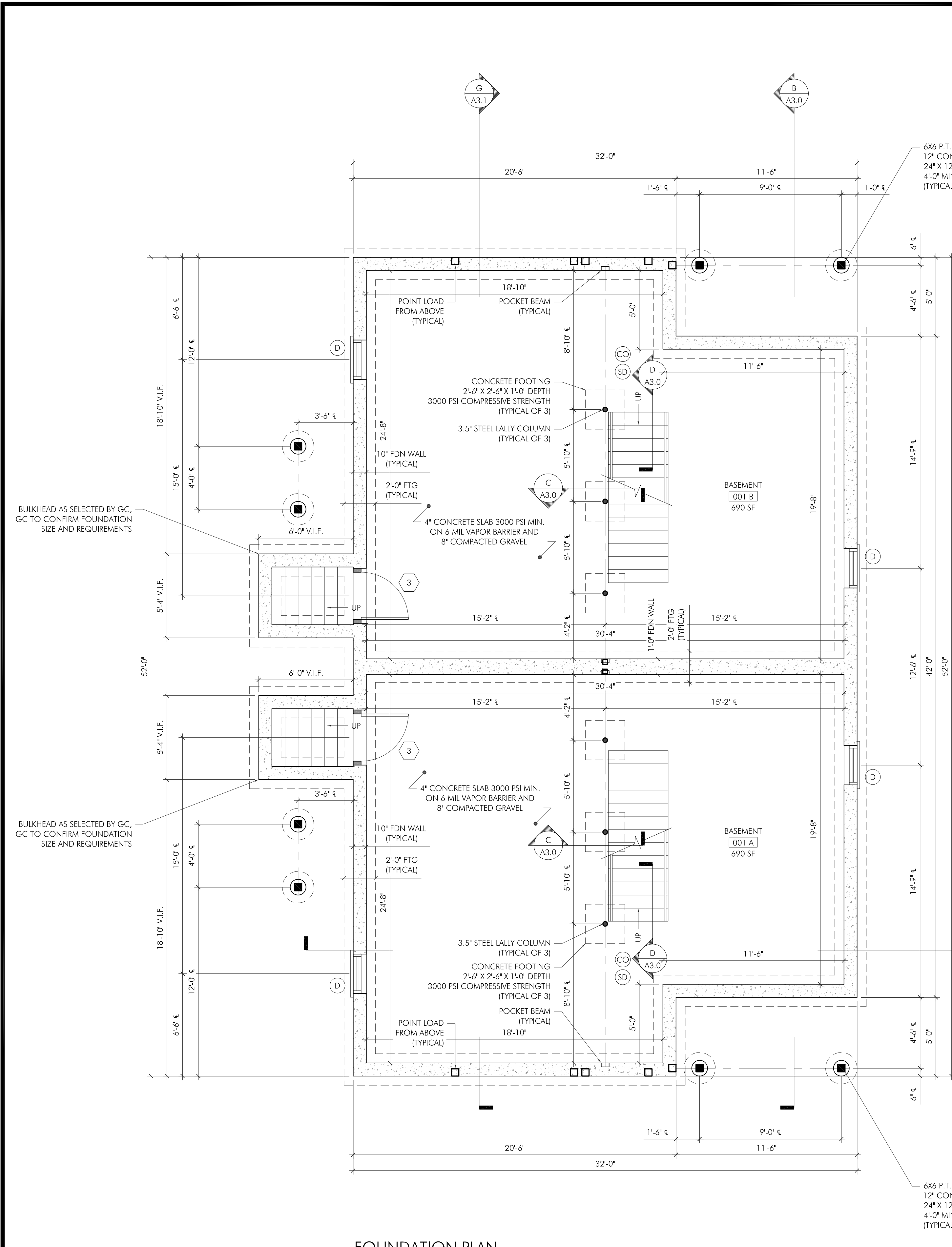
DRAWING SCALE: 1/4" = 1'-0"

DRAWN BY: CJG CHECKED BY: DMC

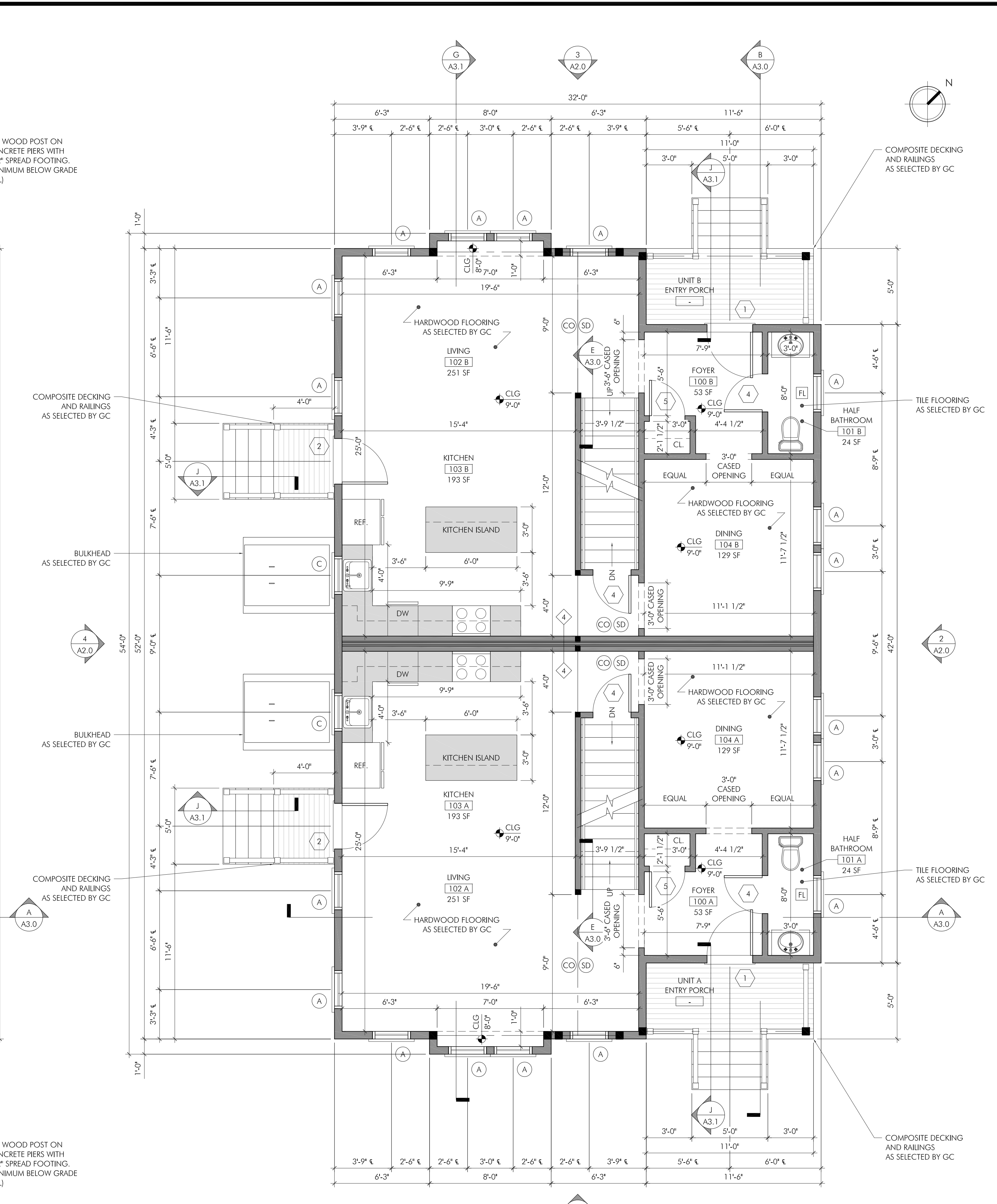
DRAWING TITLE:
 FLOOR PLANS

DRAWING NUMBER:

A1.0



FLOOR AREA, GROSS (SF)		
	UNIT A	UNIT B
BASEMENT	774	774
1ST FLOOR	782	782
2ND FLOOR	774	774
	2,330	2,330



- GENERAL NOTES:
- INTERIOR DIMENSIONS SHOWN TO FACE OF GWB FINISH
 - ANY/ALL WOOD 2X IN CONTACT WITH CONCRETE TO BE P.T.

STAMP:



ISSUE: DATE:
 ISSUE FOR PERMIT 11.10.2022

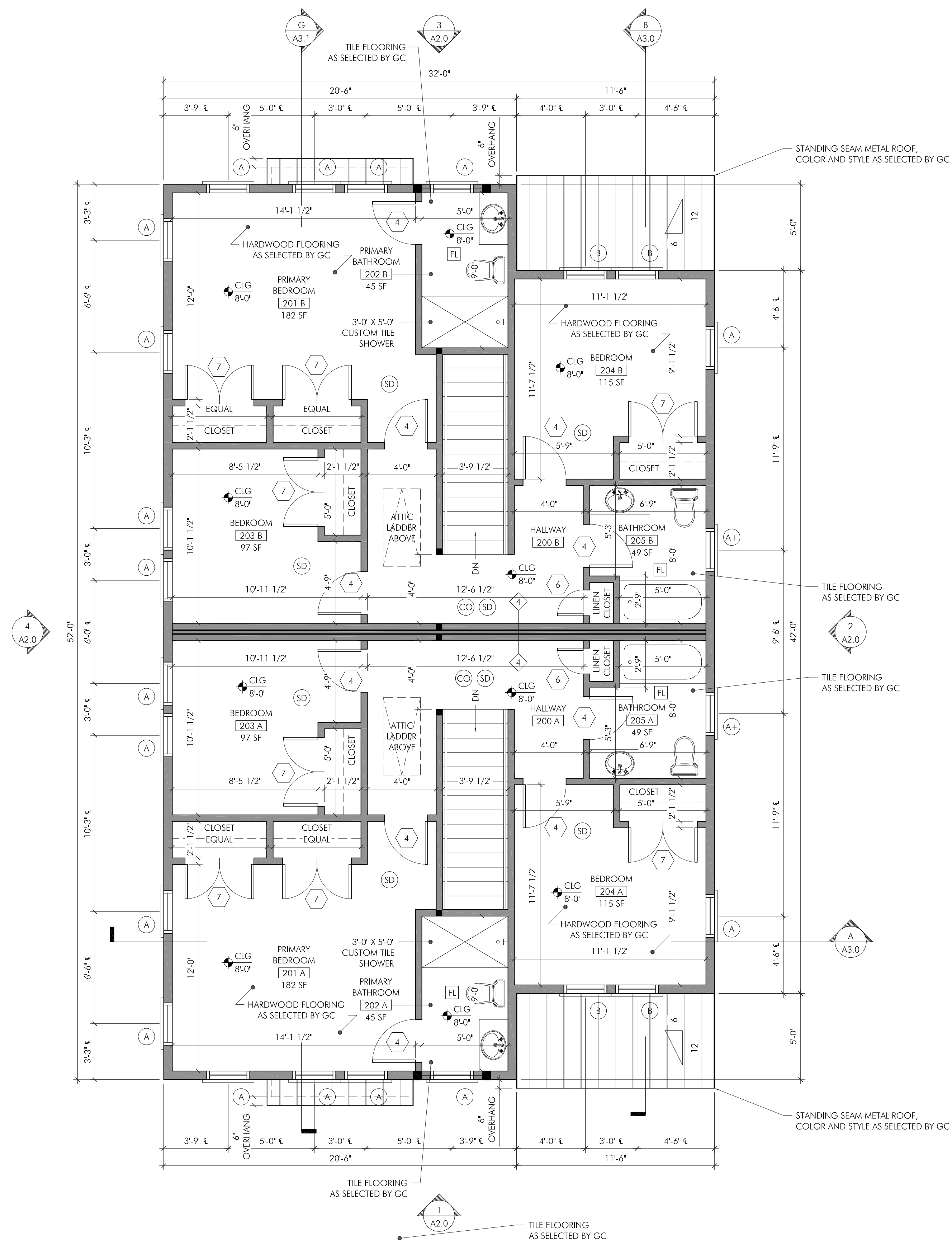
DRAWING SCALE: 1/4" = 1'-0"

DRAWN BY: CJG CHECKED BY: DMC

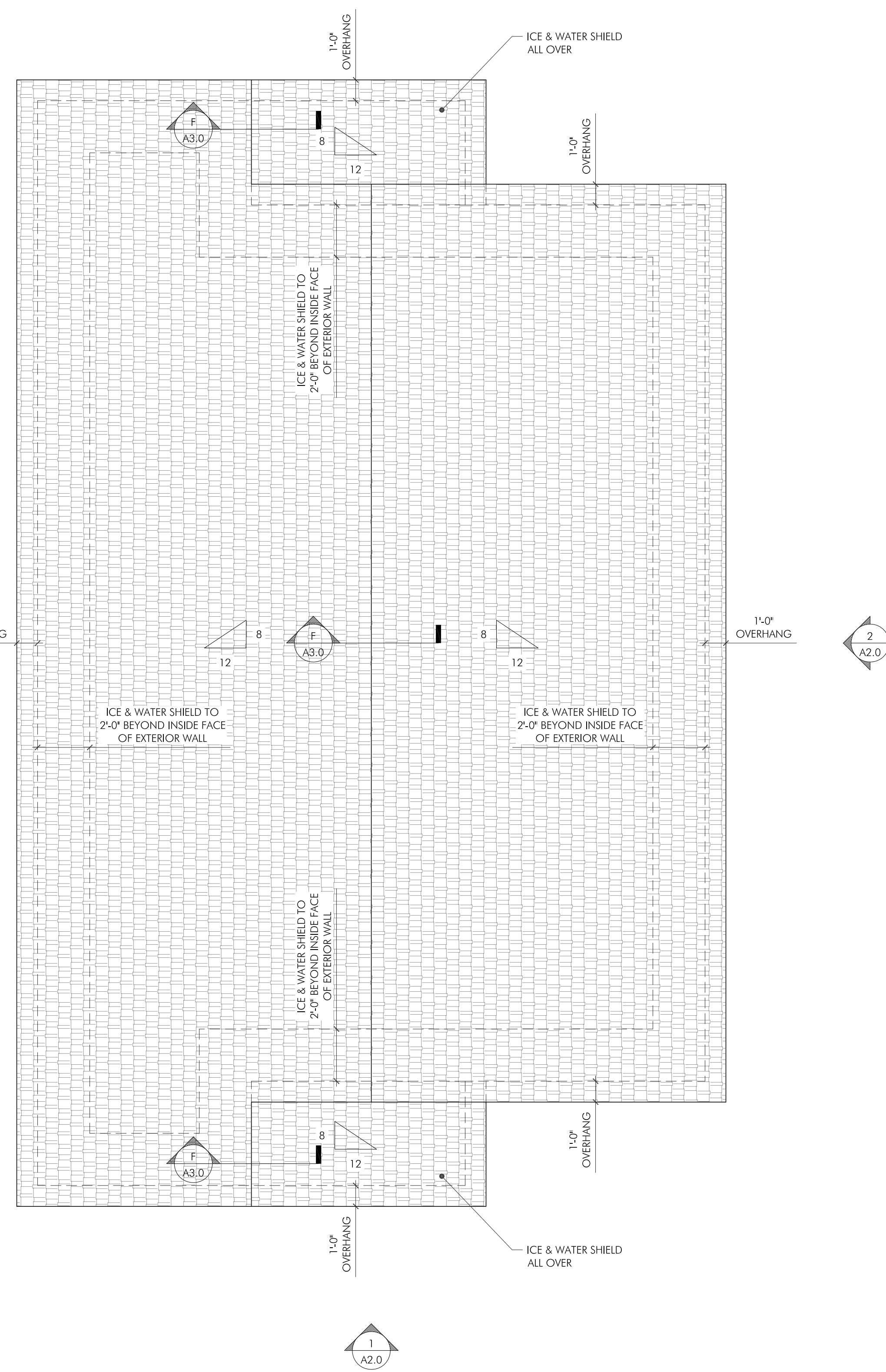
DRAWING TITLE:
 FLOOR PLANS

DRAWING NUMBER:

A1.1

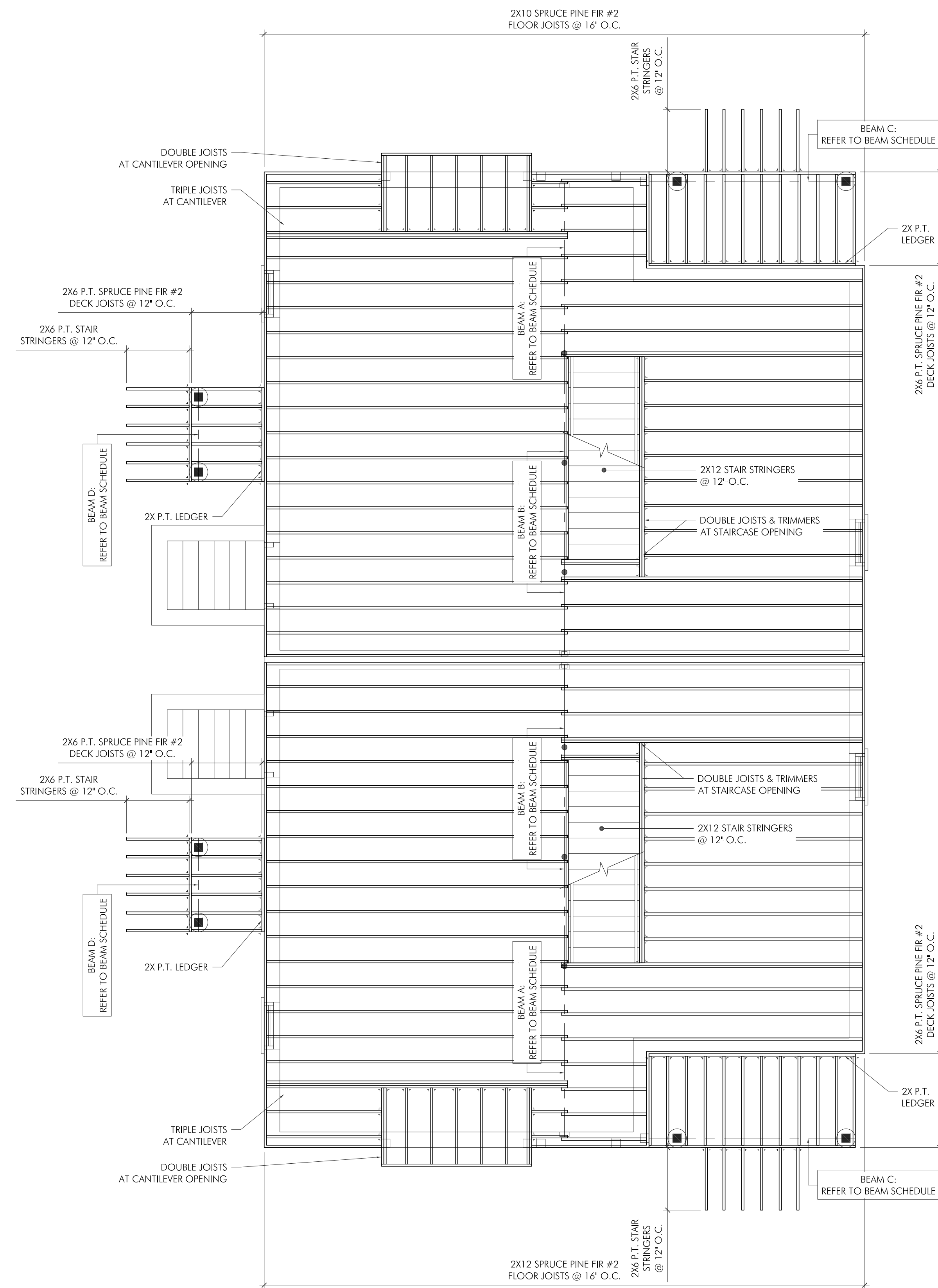
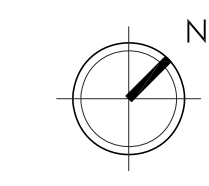


FLOOR AREA, GROSS (SF)		
	UNIT A	UNIT B
BASEMENT	774	774
1ST FLOOR	782	782
2ND FLOOR	774	774
	2,330	2,330



- (CC) CARBON MONOXIDE DETECTOR
- (SD) SMOKE DETECTOR (PHOTO ELECTRIC)
- (FL) BATHROOM EXHAUST FAN LIGHT PANASONIC FV-05-11VKS1L OR APPROVED EQUAL

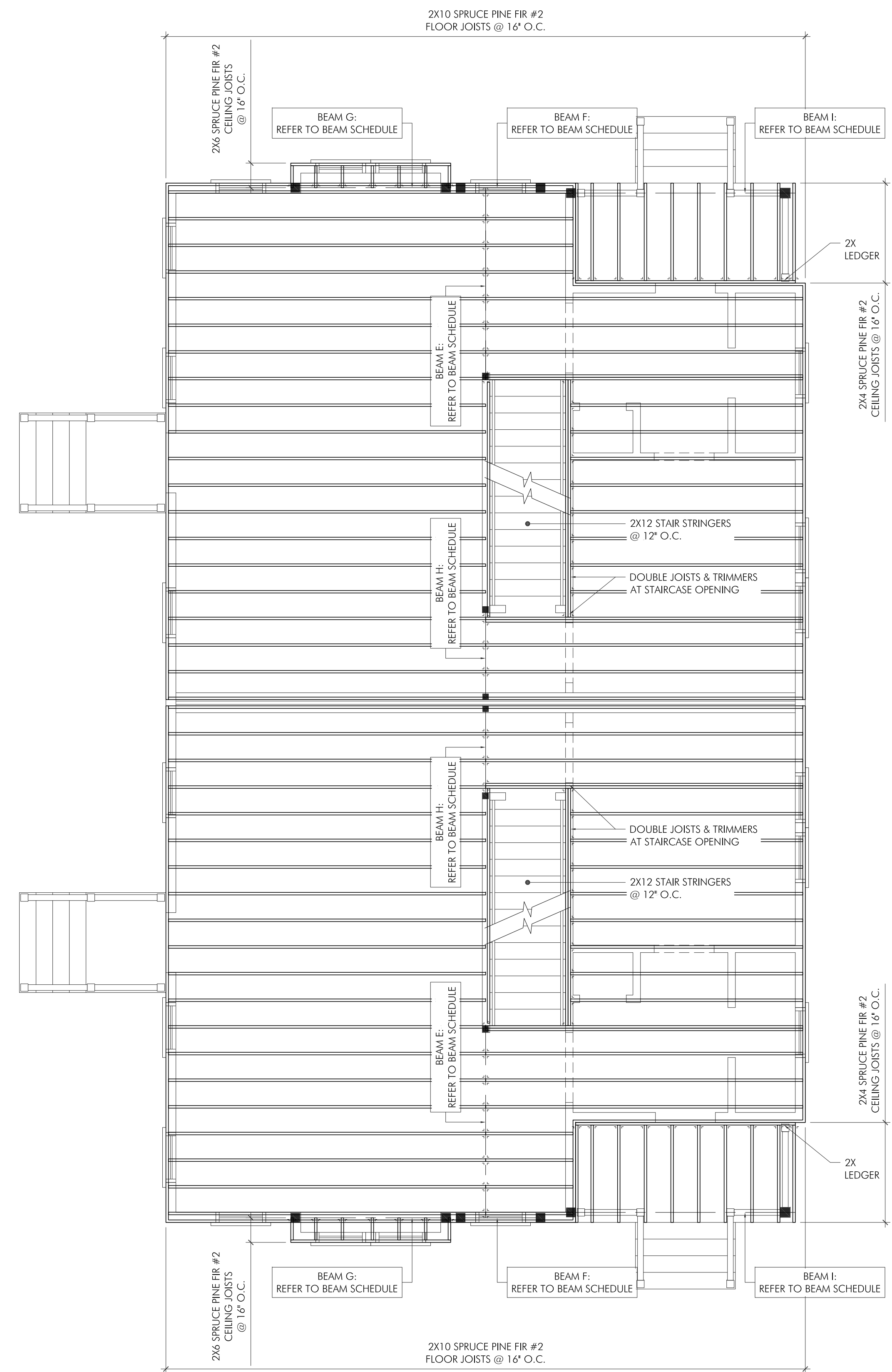
GENERAL NOTES:
 • INTERIOR DIMENSIONS SHOWN TO FACE OF GWB FINISH
 • ANY/ALL WOOD 2X IN CONTACT WITH CONCRETE TO BE P.T.



FIRST FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"
 (UNLESS OTHERWISE NOTED DESIGN)
 LIVING AREA LOADS:
 LIVE LOAD = 40 PSF
 DEAD LOAD = 15 PSF

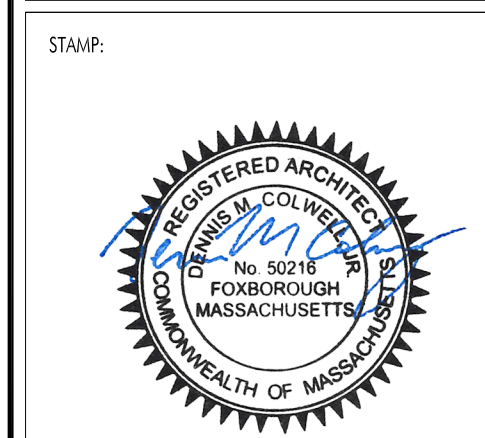
- ADD ALTERNATIVE:
- FIRST FLOOR FRAMING:
 2X10 SPRUCE PINE FIR #2 FLOOR JOISTS @ 12' O.C.



SECOND FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"
 (UNLESS OTHERWISE NOTED DESIGN)
 SLEEPING AREA LOADS:
 LIVE LOAD = 30 PSF
 DEAD LOAD = 15 PSF

- GENERAL FRAMING NOTES:
- ANY/ALL WOOD 2X IN CONTACT WITH CONCRETE TO BE P.T.



ISSUE:	DATE:
ISSUE FOR PERMIT	11.10.2022

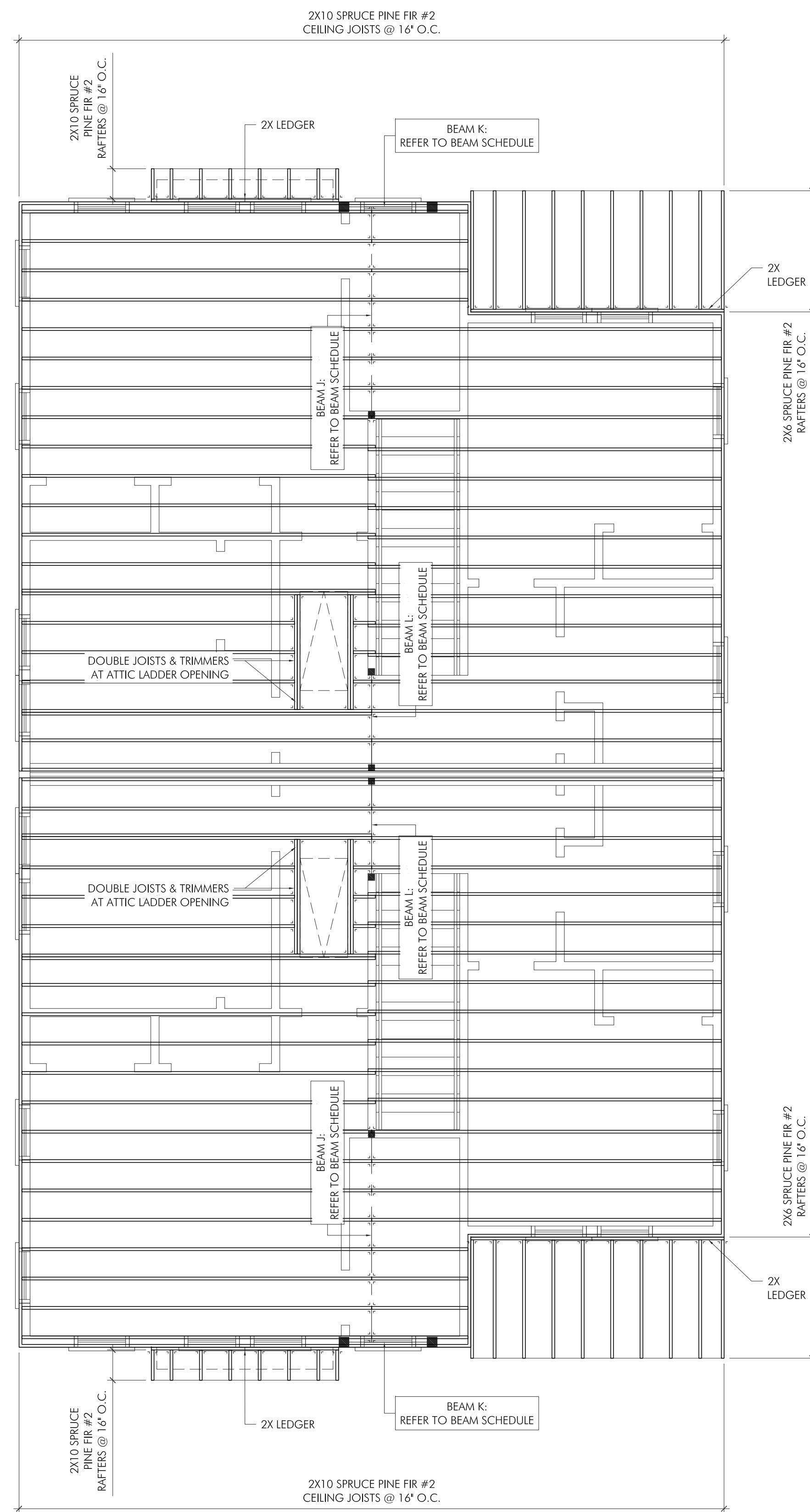
DRAWING SCALE: 1/4" = 1'-0"

DRAWN BY: C/JG CHECKED BY: D/MC

DRAWING TITLE:
 FRAMING PLANS

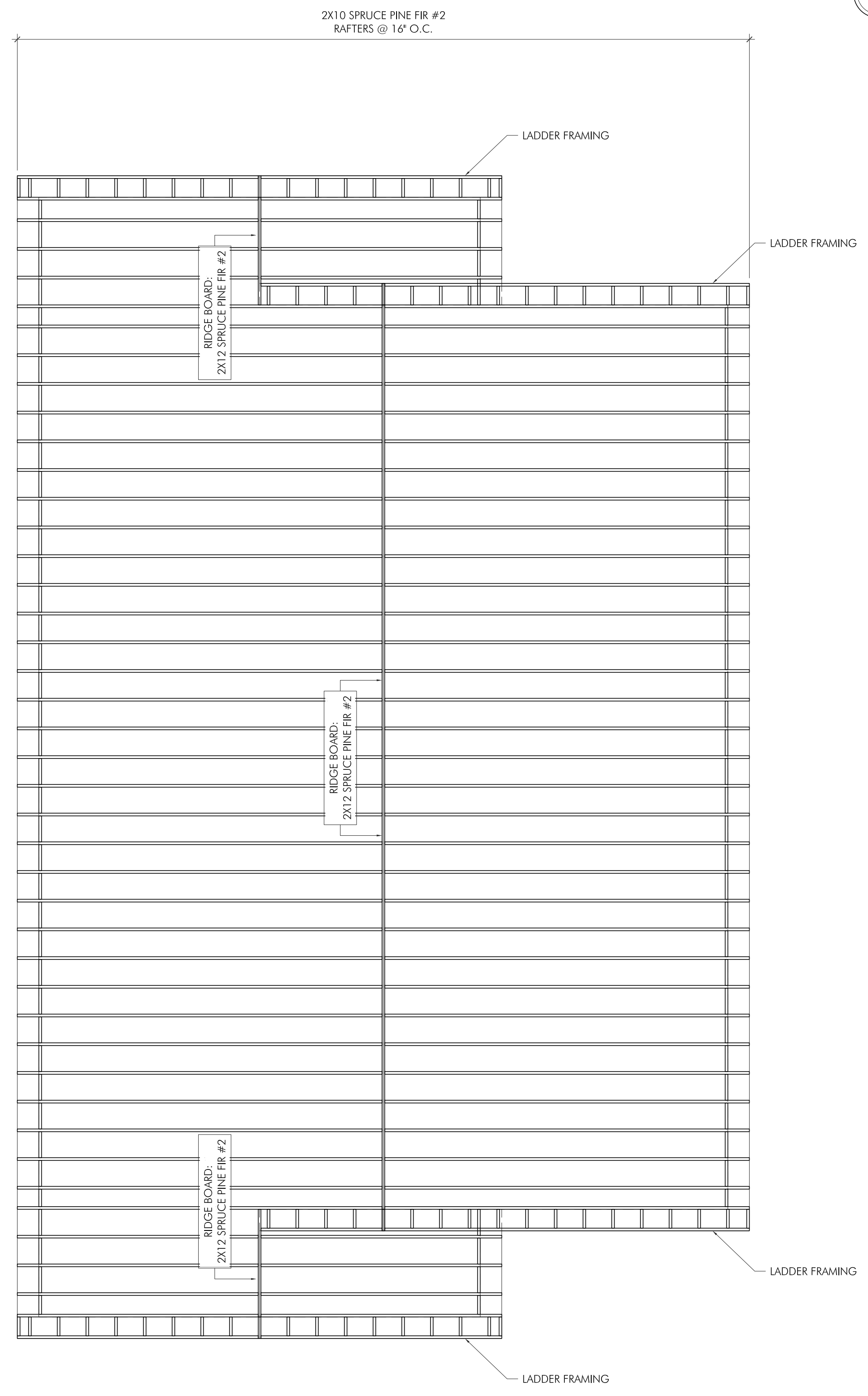
DRAWING NUMBER:

A1.2



CEILING FRAMING PLAN

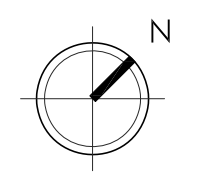
SCALE: 1/4" = 1'-0"
 (UNLESS OTHERWISE NOTED DESIGN)
 ATTIC W/ LIMITED STORAGE LOADS:
 LIVE LOAD = 20 PSF
 DEAD LOAD = 10 PSF



ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"
 (UNLESS OTHERWISE NOTED DESIGN)
 ROOF LOADS:
 LIVE LOAD = 35 PSF (SNOW)
 DEAD LOAD = 20 PSF (SOLAR)

- GENERAL FRAMING NOTES:
- ANY/ALL WOOD 2X IN CONTACT WITH CONCRETE TO BE P.T.



PROJECT:
 11 CHURCH ST DUPLEX
 NEPS CONSTRUCTION
 11 CHURCH ST
 FOXBOROUGH, MA 02035

PROJECT NUMBER: 22179



STAMP:



ISSUE:	DATE:
ISSUE FOR PERMIT	11.10.2022

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

DRAWN BY: C/JG CHECKED BY: D/MC

DRAWING TITLE:
 FRAMING PLANS

DRAWING NUMBER:

A1.3

PROJECT:
 11 CHURCH ST DUPLEX
 NEPS CONSTRUCTION
 11 CHURCH ST
 FOXBOROUGH, MA 02035

PROJECT NUMBER: 22179



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

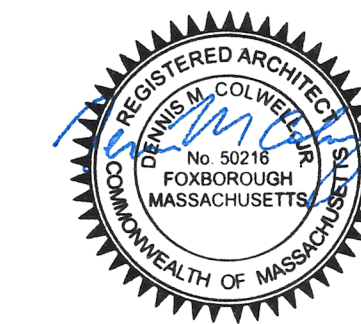
- 30 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES (TYPICAL), STYLE AS SELECTED BY GC
- BOARD AND BATTEN, COLOR AND STYLE AS SELECTED BY GC
- ALUMINUM GUTTERS AND DOWNSPOUTS (TYPICAL), COLOR AS SELECTED BY GC
- 8" TRIM BOARD (TYPICAL), COLOR AND FINISH AS SELECTED BY GC
- STANDING SEAM METAL ROOF, COLOR AND STYLE AS SELECTED BY GC
- VINYL SIDING (TYPICAL), COLOR AND STYLE AS SELECTED BY GC
- COMPOSITE COLUMN WRAP, COLOR AND STYLE AS SELECTED BY GC
- COMPOSITE RAILINGS AND BALUSTERS, COLOR AND STYLE AS SELECTED BY GC
- 4" TRIM BOARD (TYPICAL), COLOR AND FINISH AS SELECTED BY GC
- 8" TRIM BOARD (TYPICAL), COLOR AND FINISH AS SELECTED BY GC



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

- 30 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES (TYPICAL), STYLE AS SELECTED BY GC
- ALUMINUM GUTTERS AND DOWNSPOUTS (TYPICAL), COLOR AS SELECTED BY GC
- VINYL SIDING (TYPICAL), COLOR AND STYLE AS SELECTED BY GC
- 4" TRIM BOARD (TYPICAL), COLOR AND FINISH AS SELECTED BY GC
- COMPOSITE COLUMN WRAP, COLOR AND STYLE AS SELECTED BY GC
- COMPOSITE RAILINGS AND BALUSTERS, COLOR AND STYLE AS SELECTED BY GC
- 8" TRIM BOARD (TYPICAL), COLOR AND FINISH AS SELECTED BY GC
- VINYL LATTICE, COLOR AND FINISH AS SELECTED BY GC

STAMP:



ISSUE: DATE:
 ISSUE FOR PERMIT 11.10.2022

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

DRAWN BY: C/JG CHECKED BY: D/MC

DRAWING TITLE:
 BUILDING ELEVATIONS

DRAWING NUMBER:

A2.0

PROJECT:
 11 CHURCH ST DUPLEX
 NEPS CONSTRUCTION
 11 CHURCH ST
 FOXBOROUGH, MA 02035

PROJECT NUMBER: 22179

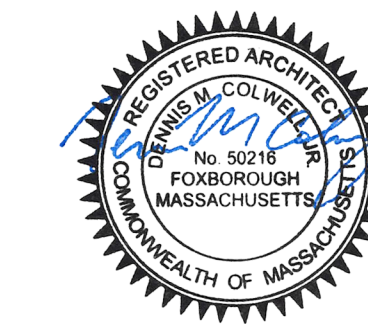


3 REAR BUILDING ELEVATION
 SCALE: 1/4" = 1'-0"



4 LEFT BUILDING ELEVATION
 SCALE: 1/4" = 1'-0"

STAMP:



ISSUE:	DATE:
ISSUE FOR PERMIT	11.10.2022

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

DRAWN BY: C/JG CHECKED BY: D/MC

DRAWING TITLE:
 BUILDING ELEVATIONS

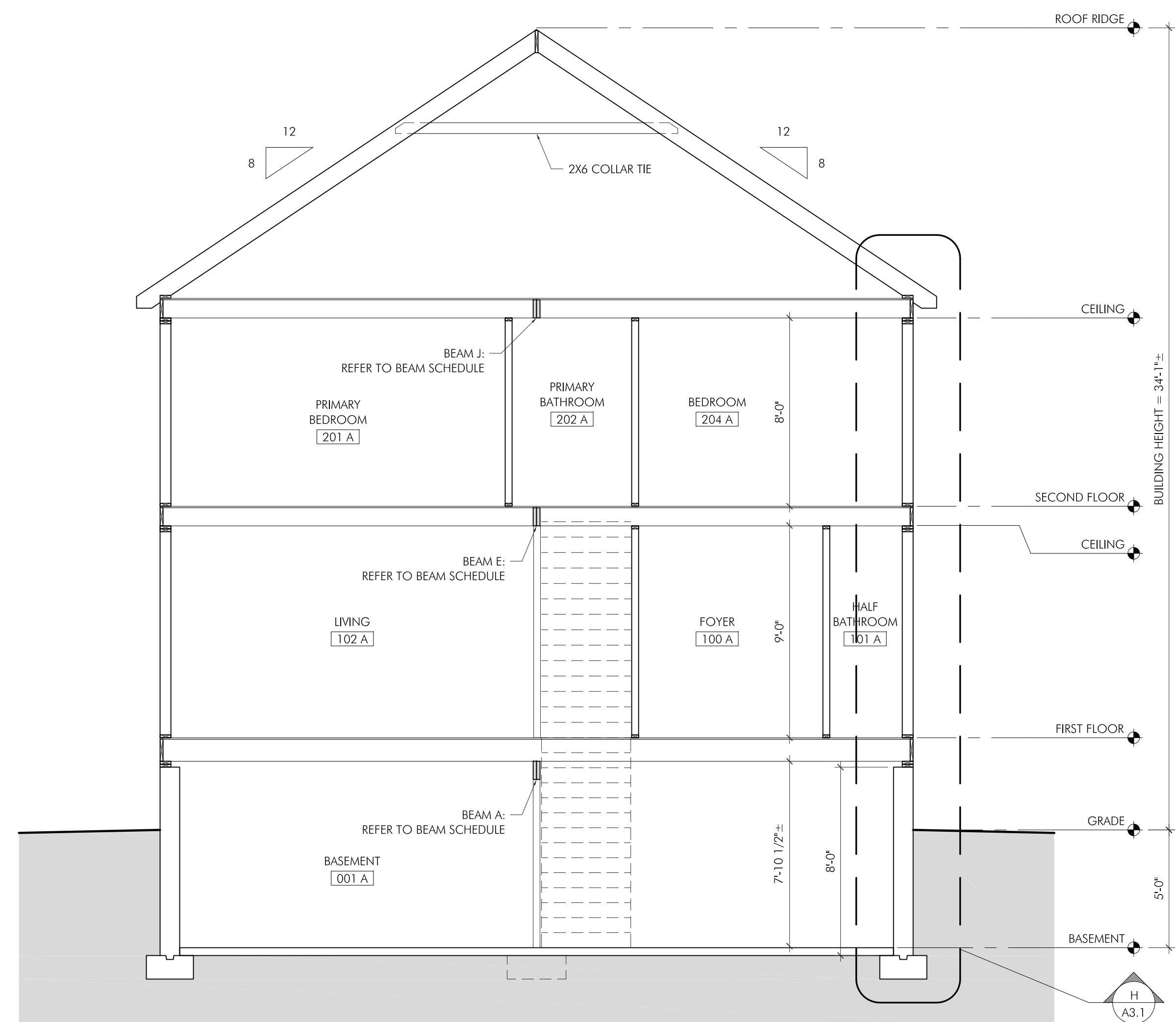
DRAWING NUMBER:

A2.1

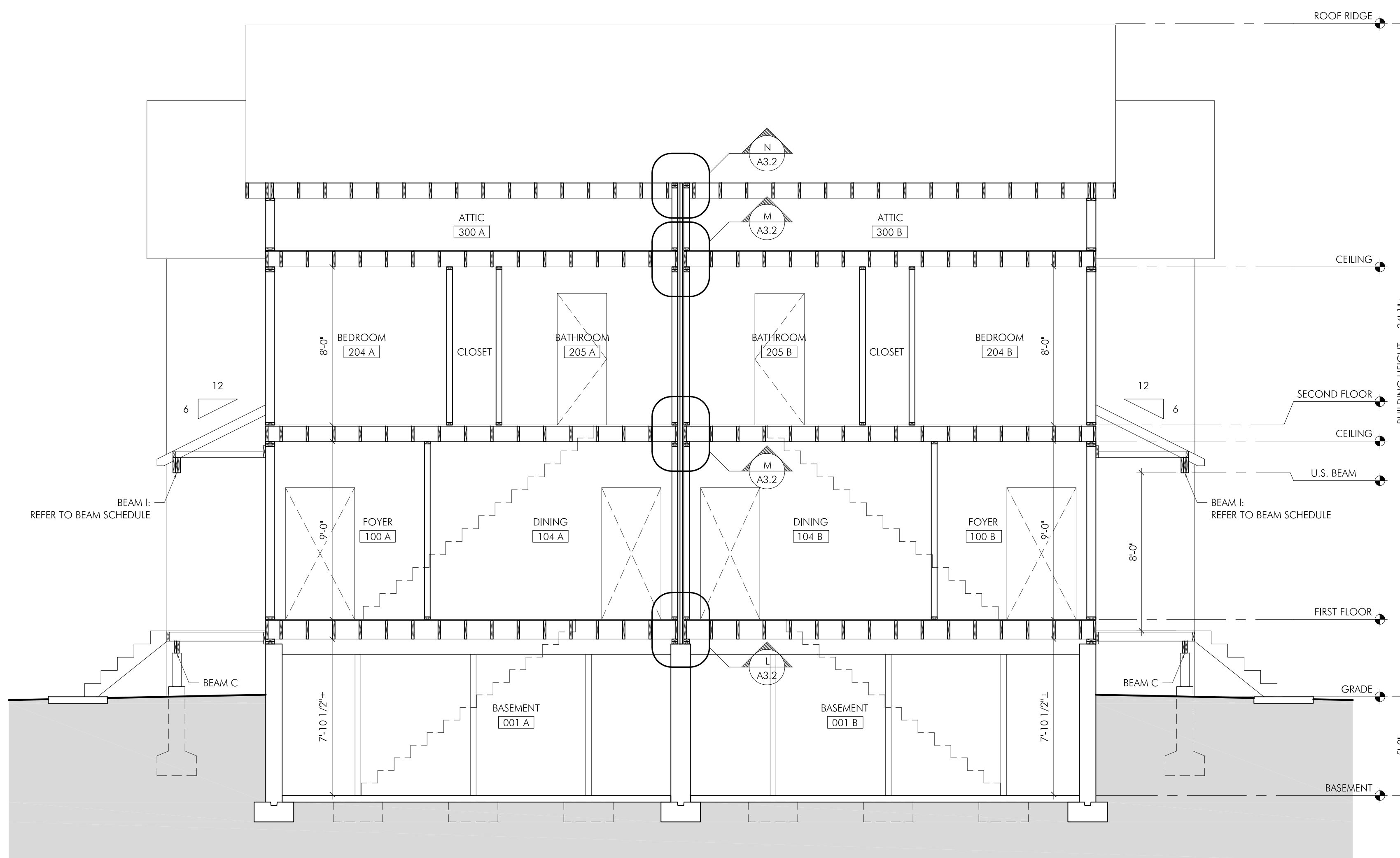
PROJECT:
 11 CHURCH ST DUPLEX
 NEPS CONSTRUCTION
 11 CHURCH ST
 FOXBOROUGH, MA 02035

PROJECT NUMBER: 22179

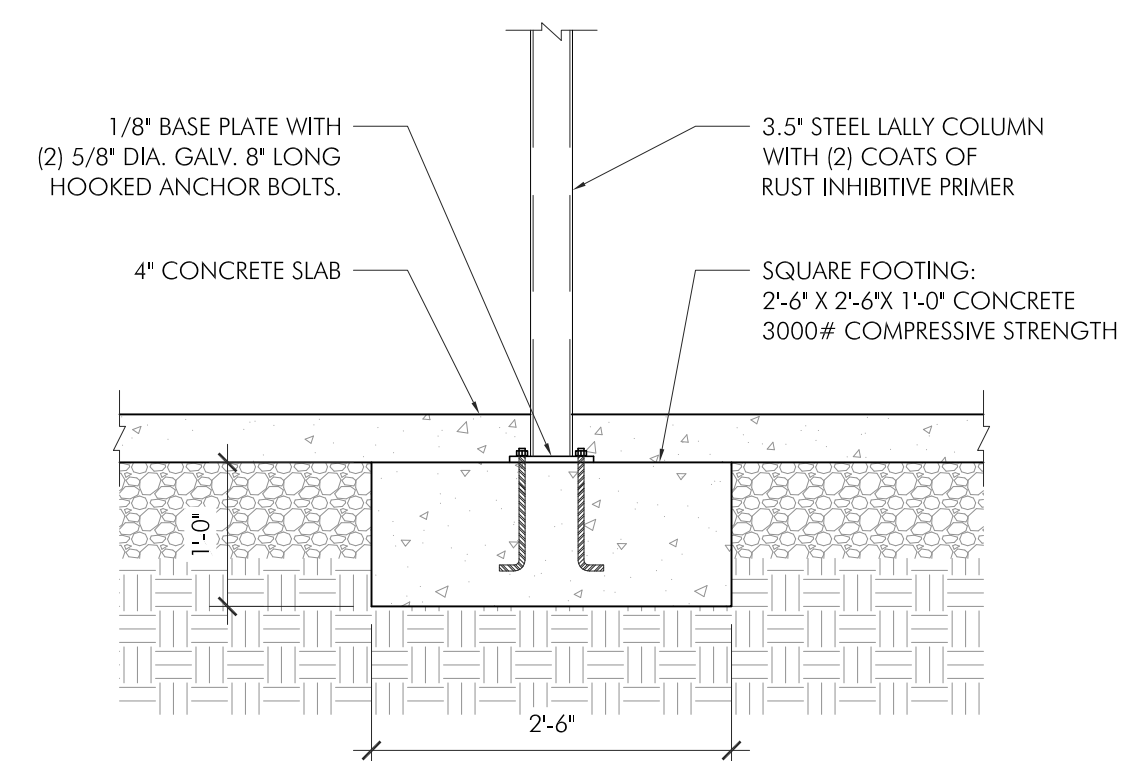
DENNIS COLWELL ARCHITECTS
 132 CENTRAL STREET, SUITE 203, FOXBOROUGH, MA 02035
 P: 508-241-2122 F: 508-455-4466 WWW.DC-ARCHITECT.COM



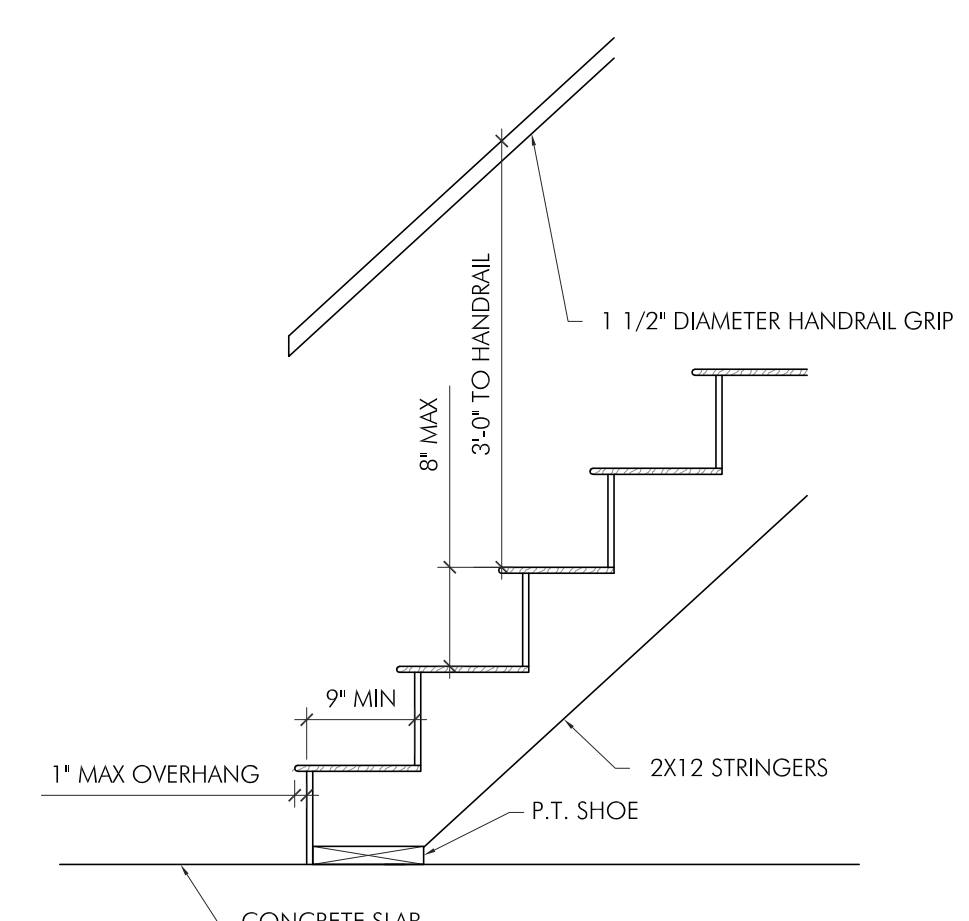
A BUILDING SECTION
 SCALE: 1/4" = 1'-0"



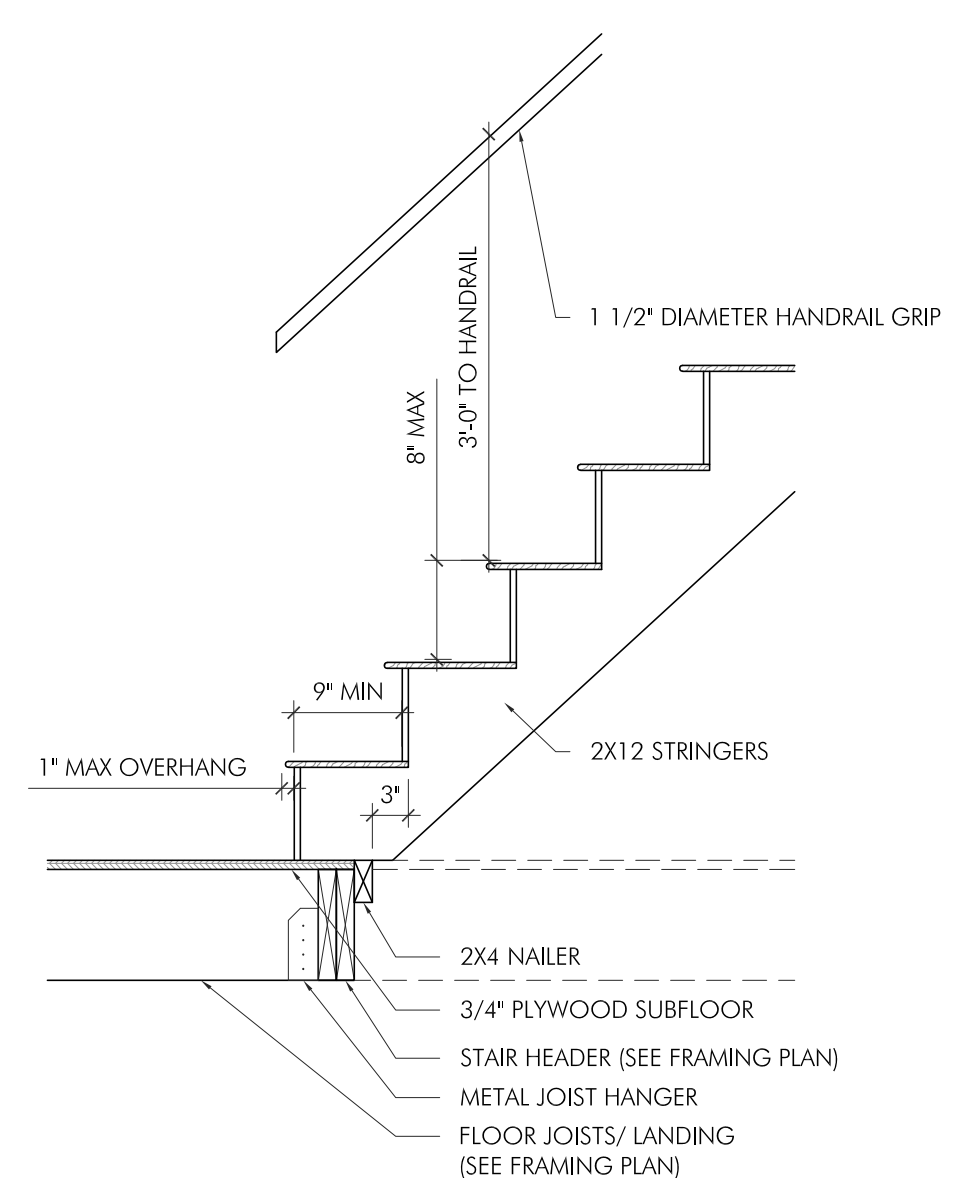
B BUILDING SECTION
 SCALE: 1/4" = 1'-0"



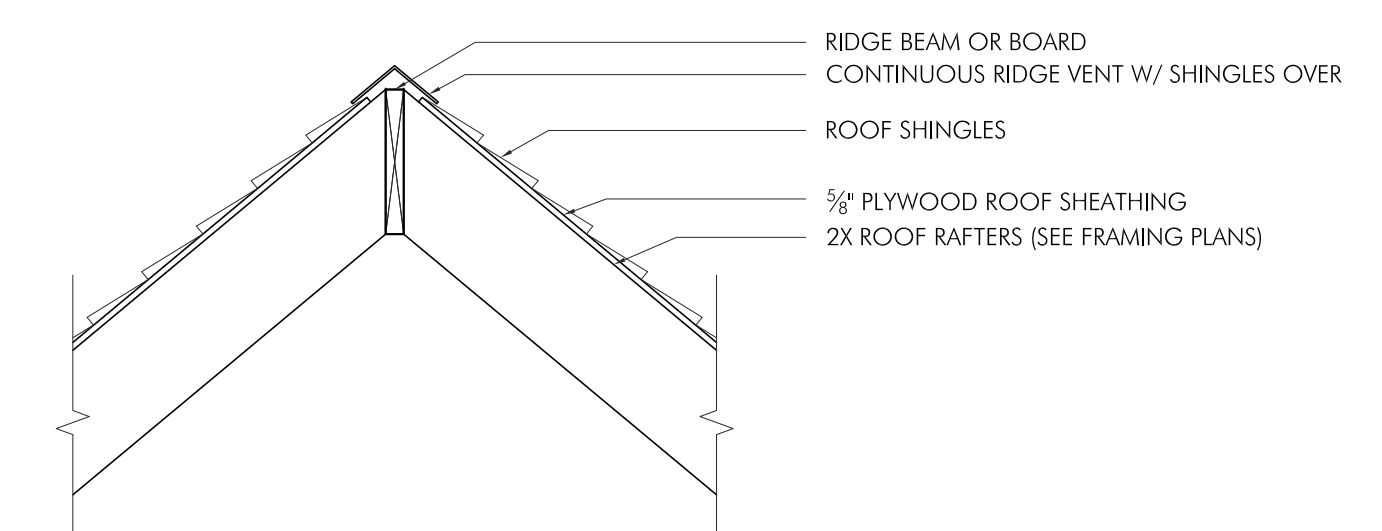
C SECTION THRU PIPE COLUMN & FOOTING
 SCALE: 3/4" = 1'-0"



D RESIDENTIAL BASEMENT STAIR DETAIL
 SCALE: 3/4" = 1'-0"

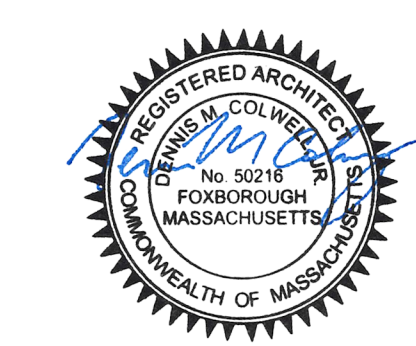


E RESIDENTIAL STAIR DETAIL
 SCALE: 3/4" = 1'-0"



F FLUSH RIDGE OR HIP BEAM DETAIL
 SCALE: 3/4" = 1'-0"

STAMP:



ISSUE: ISSUE FOR PERMIT DATE: 11.10.2022

DRAWING SCALE: AS NOTED

DRAWN BY: C/JG CHECKED BY: D/MC

DRAWING TITLE: BUILDING SECTIONS

DETAILS

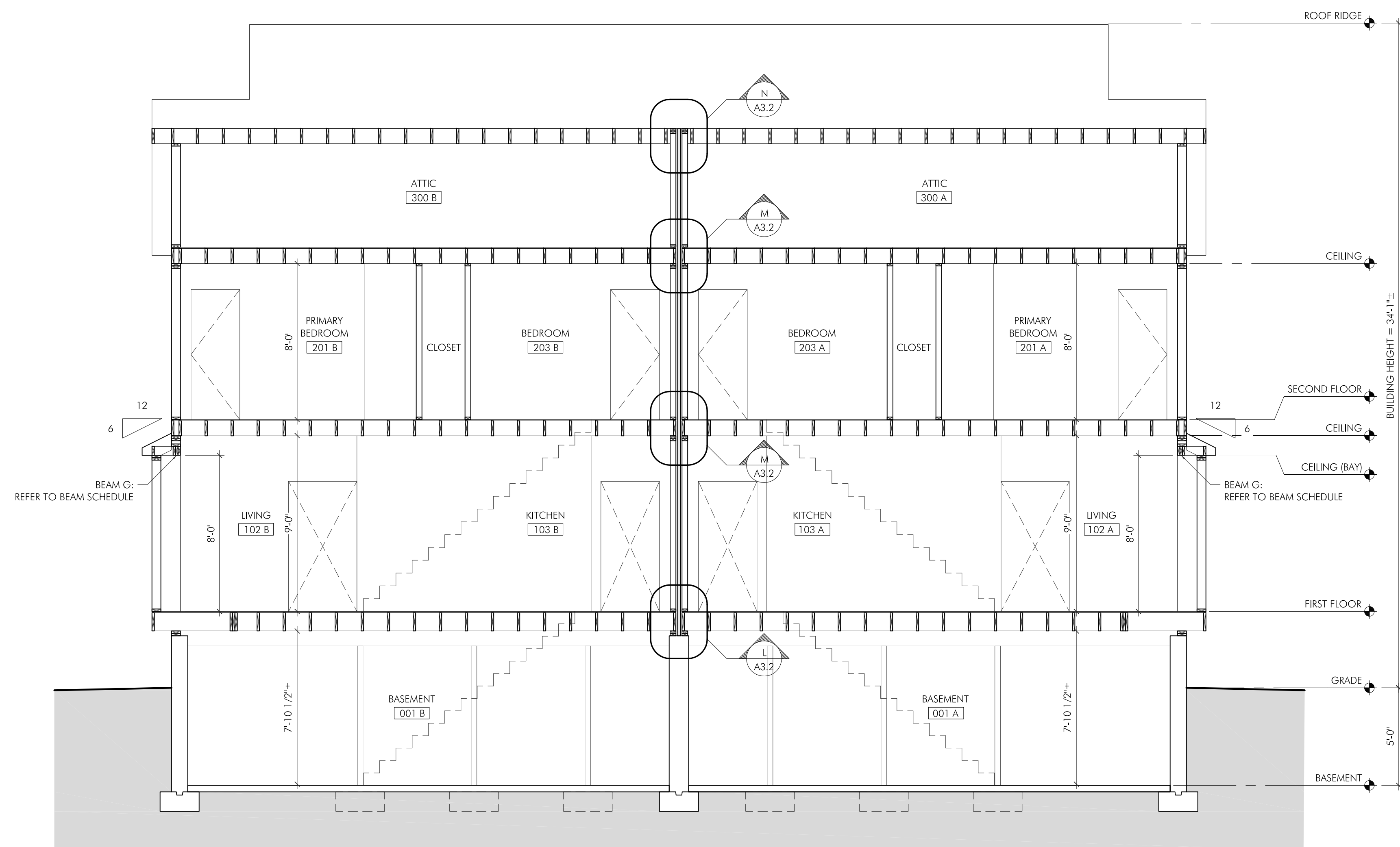
DRAWING NUMBER:

A3.0

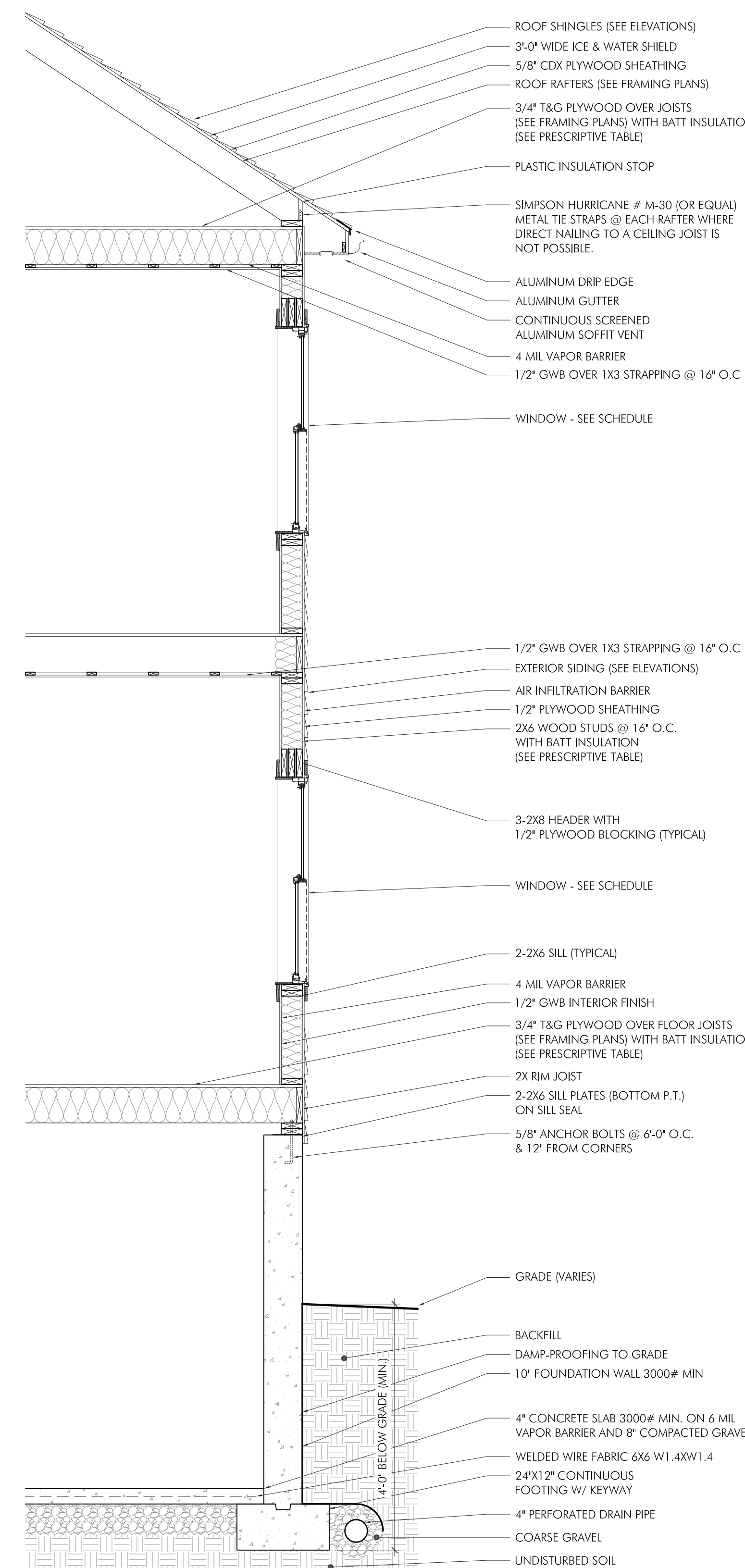
PROJECT:
 11 CHURCH ST DUPLEX
 NEPS CONSTRUCTION
 11 CHURCH ST
 FOXBOROUGH, MA 02035

PROJECT NUMBER: 22179

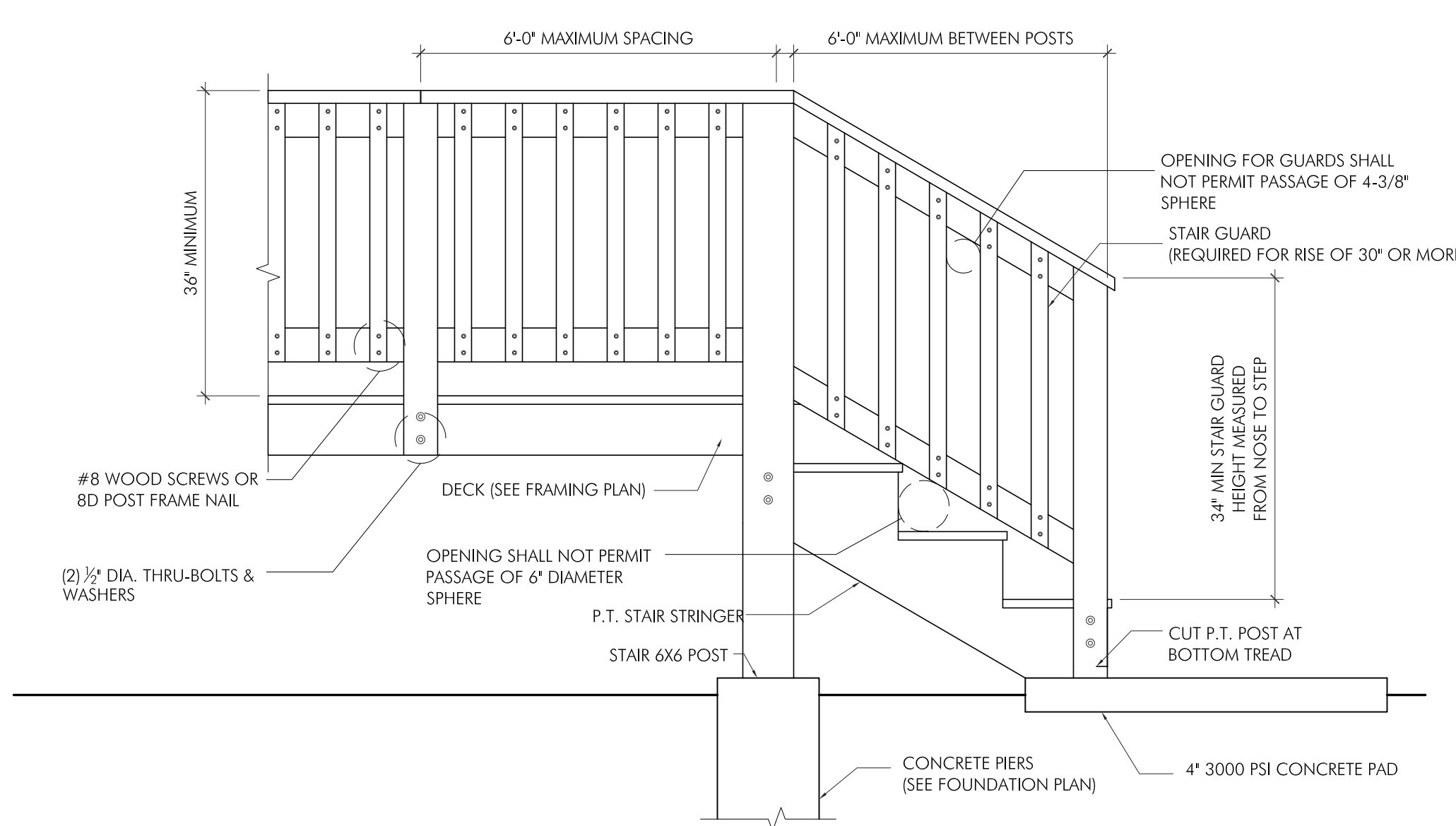
DENNIS COLWELL
ARCHITECTS
 132 CENTRAL STREET, SUITE 203, FOXBOROUGH, MA 02035
 P: 508-241-2122 F: 508-455-4466 WWW.DC-ARCHITECT.COM



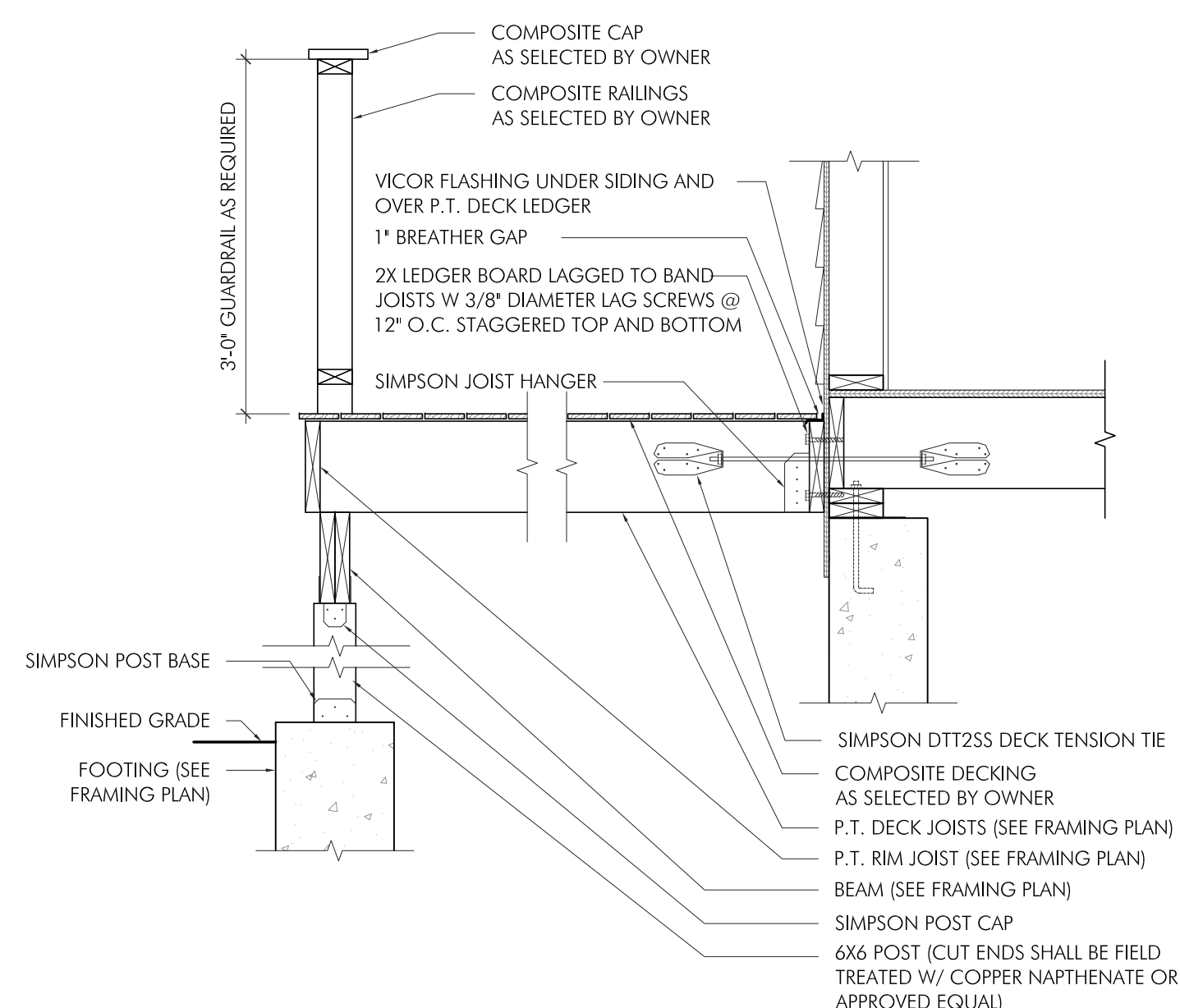
G BUILDING SECTION
 SCALE: 1/4" = 1'-0"



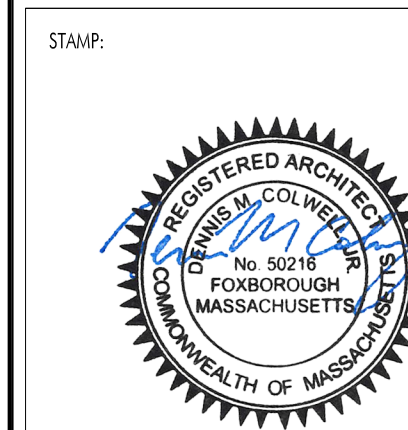
H WALL SECTION
 SCALE: 1/2" = 1'-0"



J DECK STAIR & GUARD DETAIL
 SCALE: 3/4" = 1'-0"



K DECK DETAIL
 SCALE: 3/4" = 1'-0"



ISSUE: ISSUE FOR PERMIT DATE: 11.10.2022

DRAWING SCALE: AS NOTED

DRAWN BY: C/JG CHECKED BY: D/MC

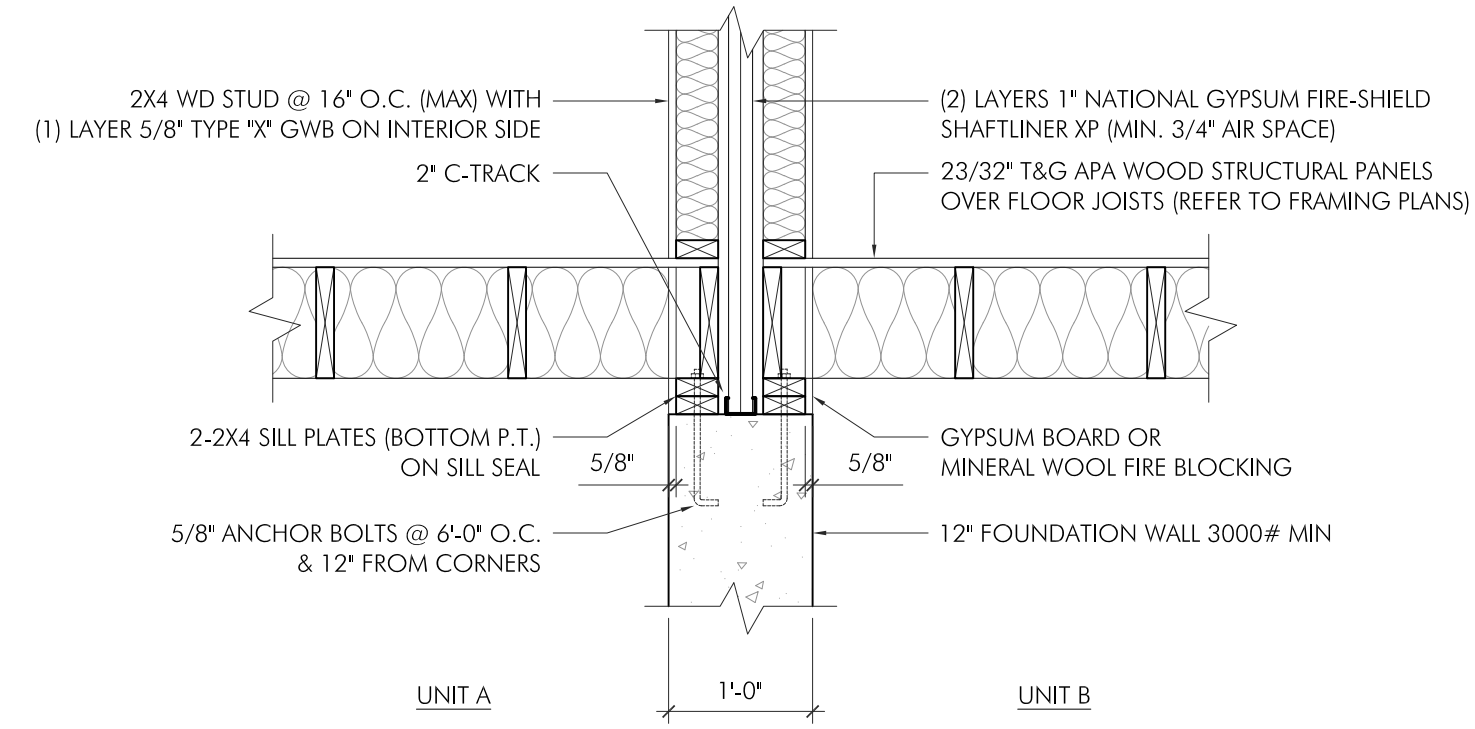
DRAWING TITLE:

BUILDING SECTIONS

DETAILS

DRAWING NUMBER:

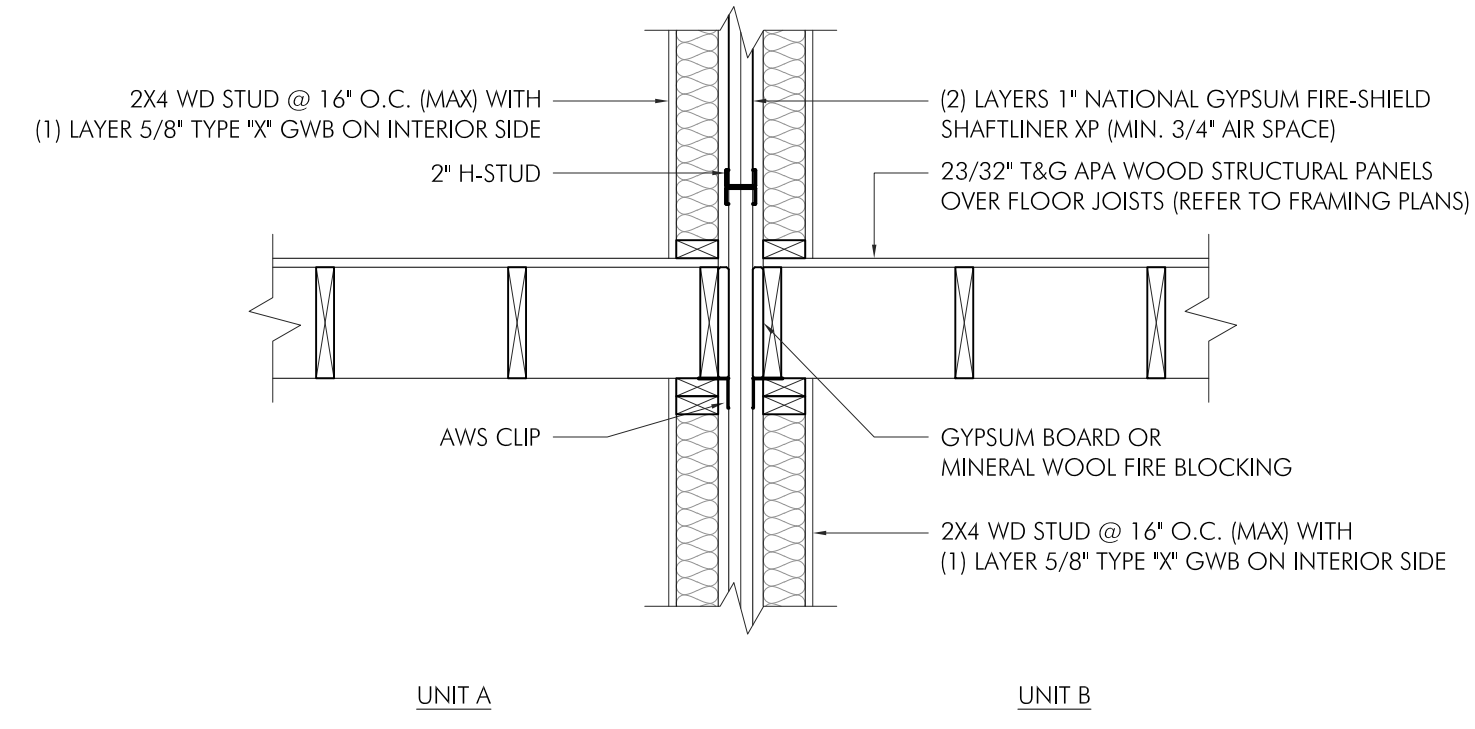
A3.1



L RATED WALL AT FOUNDATION

SCALE: 3/4" = 1'-0"

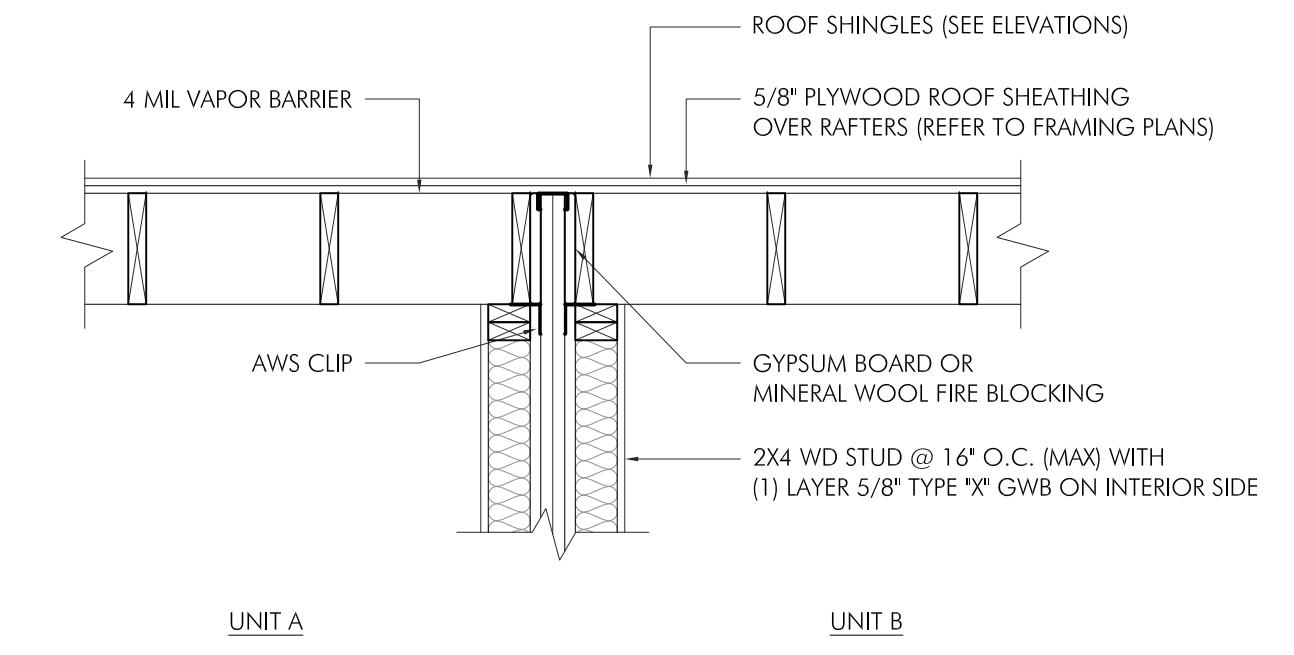
WALL ASSEMBLY:
1 HOUR RATING: UL U336
EXTEND WALL TIGHT TO UNDERSIDE OF DECK. SEAL TIGHTLY.



M RATED WALL AT FLOOR FRAMING

SCALE: 3/4" = 1'-0"

WALL ASSEMBLY:
1 HOUR RATING: UL U336
EXTEND WALL TIGHT TO UNDERSIDE OF DECK. SEAL TIGHTLY.



N RATED WALL AT ROOF

SCALE: 3/4" = 1'-0"

WALL ASSEMBLY:
1 HOUR RATING: UL U336
EXTEND WALL TIGHT TO UNDERSIDE OF DECK. SEAL TIGHTLY.

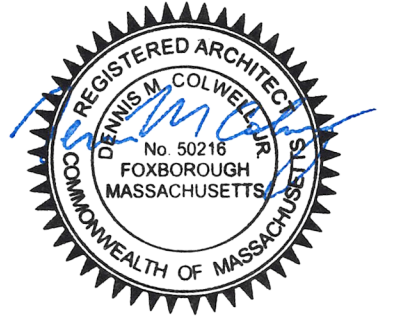
PROJECT:
11 CHURCH ST DUPLEX
NEFS CONSTRUCTION
11 CHURCH ST
FOXBOROUGH, MA 02035

PROJECT NUMBER: 22179

DENNIS COLWELL
ARCHITECTS
132 CENTRAL STREET, SUITE 203, FOXBOROUGH, MA 02035
P: 508-241-2122 F: 508-453-4466 WWW.DC-ARCHITECT.COM



STAMP:



ISSUE:	DATE:
ISSUE FOR PERMIT	11.10.2022

DRAWING SCALE: AS NOTED

DRAWN BY: C.J.G. CHECKED BY: D.M.C.

DRAWING TITLE:
BUILDING SECTIONS
DETAILS

DRAWING NUMBER:

A3.2

DOOR SCHEDULE							
TAG	QTY	DIMENSION	ROUGH OPENING	MANUFACTURER	MATERIAL	DESCRIPTION	LOCATION
1	2	3'-0" X 6'-8" WITH LITE	AS VERIFIED BY G.C.	THERMATRU	FIBERGLASS & GLASS	EXTERIOR 6-PANEL SMOOTH WITH PRIVACY LITE, AS SELECTED BY GC	FOYER 100
2	2	3'-0" X 6'-8"	AS VERIFIED BY G.C.	THERMATRU	FIBERGLASS	EXTERIOR 6-PANEL SMOOTH, AS SELECTED BY GC	KITCHEN 103
3	2	3'-0" X 6'-8"	AS VERIFIED BY G.C.	THERMATRU	FIBERGLASS	EXTERIOR, AS SELECTED BY GC	BASEMENT 001
4	14	2'-6" X 6'-8"	AS VERIFIED BY G.C.	AS SELECTED BY GC	WOOD	6-PANEL SMOOTH, AS SELECTED BY GC	VARIOUS
5	2	2'-4" X 6'-8"	AS VERIFIED BY G.C.	AS SELECTED BY GC	WOOD	6-PANEL SMOOTH, AS SELECTED BY GC	FOYER 100
6	2	1'-6" X 6'-8"	AS VERIFIED BY G.C.	AS SELECTED BY GC	WOOD	6-PANEL SMOOTH, AS SELECTED BY GC	HALLWAY 200
7	8	(2) 2'-0" X 6'-8"	AS VERIFIED BY G.C.	AS SELECTED BY GC	WOOD	CLOSET DOUBLE DOORS, AS SELECTED BY GC	BEDROOMS

*ALL QUANTITIES TO BE VERIFIED BY G.C. BEFORE ORDERING
 **ALL ROUGH OPENINGS TO BE VERIFIED IN FIELD BEFORE ORDERING

WINDOW SCHEDULE							
TAG	QTY	MODEL NUMBER	ROUGH OPENING	MANUFACTURER	MATERIAL	DESCRIPTION	LOCATION
A	34	2-6/5-0	2'-6" X 5'-0"	PELLA ENCOMPASS	VINYL	DOUBLE HUNG, 6/1	VARIOUS
A+	4	2-6/5-0 - TEMPERED	2'-6" X 5'-0"	PELLA ENCOMPASS	VINYL	DOUBLE HUNG, 6/1, TEMPERED	VARIOUS
B	4	2-6/4-6	2'-6" X 4'-6"	PELLA ENCOMPASS	VINYL	DOUBLE HUNG, 6/1	VARIOUS
C	2	2-6/3-2	2'-6" X 5'-0"	PELLA ENCOMPASS	VINYL	DOUBLE HUNG, 6/1	KITCHEN 103
D	4	2-6/1-6 HOPPER	AS VERIFIED BY G.C.	PELLA	VINYL	HOPPER	BASEMENT 001

*ALL QUANTITIES TO BE VERIFIED BY G.C. BEFORE ORDERING
 **ALL ROUGH OPENINGS TO BE VERIFIED IN FIELD BEFORE ORDERING

BEAM SCHEDULE					
TAG	QTY	DIMENSION	MANUFACTURER	MATERIAL	LOCATION
A	(2)	1.75 X 9.25	BOISE CASCADE	2.0E-2900 - APA EWS LVL STRESS CLASSES	UNDER LIVING 102
B	(3)	1.75 X 9.25	BOISE CASCADE	2.0E-2900 - APA EWS LVL STRESS CLASSES	UNDER KITCHEN 103
C	(2)	1.5 X 7.25 P.T.	AS SELECTED BY G.C.	#2 SPRUCE PINE FIR (PRESSURE TREATED)	UNDER ENTRY PORCH
D	(2)	1.5 X 5.5 P.T.	AS SELECTED BY G.C.	#2 SPRUCE PINE FIR (PRESSURE TREATED)	UNDER KITCHEN ENTRY
E	(2)	1.75 X 9.25	BOISE CASCADE	2.0E-2900 - APA EWS LVL STRESS CLASSES	ABOVE LIVING 102
F	(3)	1.5 X 7.25	AS SELECTED BY G.C.	#2 SPRUCE PINE FIR	ABOVE LIVING 102
G	(3)	1.5 X 5.5	AS SELECTED BY G.C.	#2 SPRUCE PINE FIR	ABOVE LIVING 102
H	(2)	1.5 X 9.25	AS SELECTED BY G.C.	#2 SPRUCE PINE FIR	ABOVE KITCHEN 103
I	(3)	1.5 X 9.25	AS SELECTED BY G.C.	#2 SPRUCE PINE FIR	ABOVE ENTRY PORCH
J	(2)	1.75 X 9.25	BOISE CASCADE	2.0E-2900 - APA EWS LVL STRESS CLASSES	ABOVE PRIMARY BATHROOM 202
K	(3)	1.5 X 7.25	AS SELECTED BY G.C.	#2 SPRUCE PINE FIR	ABOVE PRIMARY BATHROOM 202
L	(2)	1.5 X 9.25	AS SELECTED BY G.C.	#2 SPRUCE PINE FIR	ABOVE HALLWAY 200

*ALL LENGTHS & QUANTITIES TO BE VERIFIED IN FIELD BY G.C. BEFORE ORDERING.
 **LVL BEAMS
 CONNECTORS: 1/2" STAGGERED THRU BOLTS GRADE A307, SDS SCREWS OR HIGHER
 BOLTING PATTERN: MINIMUM 2" FROM TOP & BOTTOM AND 2 1/2" FROM ENDS. BOLTS EVERY 16" (VERIFY WITH MANUFACTURER.)
 CAUTION: DIFFERENTIAL SETTLEMENT MAY OCCUR BETWEEN SAWN LUMBER AND ENGINEERED WOOD COMPOSITES.
 GC TO VERIFY EXACT LENGTHS IN FIELD PRIOR TO ORDERING.
 ***STEEL BEAMS
 CONNECTORS: 1/2" STAGGERED THRU BOLTS GRADE A307 OR HIGHER
 BOLTING PATTERN: MINIMUM 2" FROM TOP & BOTTOM AND 2 1/2" FROM ENDS. BOLTS EVERY 16" (VERIFY WITH MANUFACTURER.)
 FOUNDATION SUPPORT: PROVIDE 3-1/2" MIN. BEARING LENGTH AS WIDE AS BEAM. SHIM AS NECESSARY WITH STEEL PLATES, WELDED TOGETHER AND TO BEAM.
 COLUMN SUPPORT: PROVIDE 1/4" THICK STEEL PLATE WITH A 3-1/2" MIN. BEARING LENGTH AS WIDE AS BEAM. WELD PLATE TO COLUMN AND BEAM.
 STEEL FABRICATOR IS RESPONSIBLE FOR FINAL CONNECTION DETAILS AND DESIGN IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST EDITION OF THE A.I.S.C. DETAILING MANUAL.
 GC TO VERIFY EXACT LENGTHS IN FIELD PRIOR TO ORDERING.

PROJECT:
 11 CHURCH ST DUPLEX
 NEPS CONSTRUCTION
 11 CHURCH ST
 FOXBOROUGH, MA 02035

PROJECT NUMBER: 22179



STAMP:



ISSUE:	DATE:
ISSUE FOR PERMIT	11.10.2022

DRAWING SCALE: NTS
 DRAWN BY: C/JG CHECKED BY: D/MC

DRAWING TITLE:
 SCHEDULES

DRAWING NUMBER:
A4.0