

GENERAL NOTES:

1. CONTRACTOR TO OBTAIN AND PAY FOR ALL PERMITS REQUIRED TO PERFORM THE WORK.
2. COORDINATE AND BE RESPONSIBLE FOR THE PROTECTION OF PERSONS AND PROPERTY FOR THE DURATION OF CONSTRUCTION AS REQUIRED BY AGENCIES AND AUTHORITIES HAVING JURISDICTION.
3. DO NOT DAMAGE BUILDING ELEMENTS AND IMPROVEMENTS INDICATED TO REMAIN.
4. DO NOT INTERRUPT UTILITIES WITHOUT THE WRITTEN PERMISSION OF THE OWNER.
5. REMOVE SALVAGE AND DEBRIS FROM THE SITE AS IT ACCUMULATES. DO NOT STORE, SELL, BURN OR OTHERWISE DISPOSE OF THE DEBRIS ON THE SITE. KEEP ALL PAVEMENTS AND AREAS ADJACENT TO AND LEADING FROM THE SITE CLEAN AND FREE OF MUD, DIRT, AND DEBRIS AT ALL TIMES. ALL MATERIALS SHALL BE DISPOSED OF IN A LEGAL MANNER.
6. SORT DEBRIS FOR RECYCLING TO THE EXTENT POSSIBLE. REMOVE OR ARRANGE FOR THE TRANSPORT OF SORTED MATERIALS SCHEDULED TO BE RECYCLED TO APPROPRIATE OFF-SITE FACILITIES EQUIPPED FOR THE RECYCLING OF SPECIFIC MATERIALS. PROVIDE CONTAINERIZED DUMPSTERS FOR THE SORTING OF DEMO WASTES.
7. CEASE OPERATIONS IF PUBLIC SAFETY OR REMAINING STRUCTURES ARE ENDANGERED. PERFORM TEMPORARILY CORRECTIVE MEASURES UNTIL OPERATIONS CAN BE CONTINUED PROPERLY.
8. ALL INTERIOR DIMENSIONS ARE FROM FACE OF GWB TO FACE OF GWB UNLESS SPECIFICALLY NOTED OTHERWISE. DO NOT SCALE DRAWINGS.
9. HVAC CONTRACTOR TO PROVIDE TWO SEPARATE HEATING & COOLING SYSTEMS W/ NEW DIRECT VENT BOILERS AND 2 ZONES PER SYSTEM. CONTRACTOR TO SUBMIT BASEBOARD AND VENT LOCATIONS TO OWNER FOR APPROVAL.
10. CONTRACTOR TO COORDINATE THE LOCATION OF ELECTRICAL OUTLETS TO MEET CODE. CONTRACTOR TO SUBMIT SWITCHING LOCATIONS TO OWNER FOR APPROVAL. LIGHT FIXTURES NOT SHOWN IN DRAWINGS. CONTRACTOR TO COORDINATE DIRECTLY WITH OWNER.
11. HARD-WIRED SMOKE DETECTORS AND COMBINATION SMOKE/CARBON MONOXIDE DETECTORS ARE DESIGNATED AS "SD" OR "S/COD" RESPECTIVELY ON PLANS. EXACT TYPES, QUANTITIES AND LOCATIONS TO BE INSTALLED TO MEET CODE.
12. REFER TO STRUCTURAL ENGINEERING DRAWINGS UNDER SEPERATE COVER FOR ALL NOTES, SPECIFICATIONS, LAYOUTS AND SIZING RELATED TO STRUCTURAL SCOPE.
13. ALL FLOOR TILE, APPLIANCES, PLUMBING FIXTURES AND LIGHT FIXTURES TO BE FURNISHED BY OWNER, INSTALLED BY CONTRACTOR.
14. ALL INTERIOR WALLS TO BE 2X4 CONSTRUCTION, UNLESS NOTED OTHERWISE. ALL EXTERIOR WALLS AND TENANT DEMISING WALLS TO BE 2X6 CONSTRUCTION.
15. R13 BATT INSULATION TO BE PROVIDED IN ALL BEDROOM AND BATHROOM WALLS AND FLOORS AND R19 BATT INSULATION TO BE PROVIDED IN 2X6 DEMISING WALL.

DIMENSIONAL REQUIREMENTS:

ZONING RA	REQUIRED:	ACTUAL:
A. MIN LOT SIZE	10,000	6,853 SF, EXISTING NON-CONFORMING
B. MIN LOT AREA / DWELLING UNIT	2250	2 UNITS W/ 3,426 SF EACH, CONFORMING
C. MAX GROUND COVERAGE	50% (3426 SF)	(SEE CERTIFIED PLOT PLAN), CONFORMING
D. MIN LANDSCAPED AREA	25% (1713 SF)	(SEE CERTIFIED PLOT PLAN) CONFORMING
E. MAX FAR	.75 = 5140 SF	5136 SF, CONFORMING
F. MAX HEIGHT	35', 2 1/2 STORIES	27.4', 3 STORIES, EXISTING NON-CONFORMING
G. MIN FRONT YARD	10'	12', CONFORMING
H. MIN SIDE YARD	8'	5.4' EXISTING NON-CONFORMING AND 10.1', CONFORMING
I. MIN REAR YARD	20'-0"	27.6', CONFORMING
J. MIN FRONTAGE	50'	UNCHANGED

FOOTNOTES:

- 8.6.5a BAYS, BALCONIES, STEPS, DECKS, UNENCLOSED PORCHES MIN 10' FRONT SETBACK.
- 8.6.5c 3.5' HEIGHT RESTRICTION W/IN 20' DIAGONAL OF CORNER.
- 8.6.6 PROJECTIONS INTO SIDE YARD SETBACK - MAX 1/3 LENGTH (BAY), MAX 1/4 PROJECTION.
- 8.6.8 CORNER LOT MAY DESIGNATE SIDE LOT LINE.

FAR BASED ON NET LIVING AREA (2.2.58).

2.2.155 HALF STORY - INTERSECTION OF BOTTOM OF RAFTERS & INTERIOR FACE OF EXTERIOR WALL MUST BE < 2'. DORMERS <50%.

CONSTRUCTION DOCUMENTS
MARCH 13, 2015
REVISED 7/8/15

ENERGY AUDIT:

COMPLIANCE DETERMINED BY MASSACHUSETTS STRETCH ENERGY CODE (IECC 2009 W/ MASSACHUSETTS AMENDMENTS 780 CMR 115.11).

PRESCRIPTIVE OPTION FOR RESIDENTIAL ADDITION (401.3):

1. RENOVATION TO COMPLY WITH ENERGY STAR QUALIFIED HOMES THERMAL BYPASS INSPECTION CHECKLIST. INSULATION VALUES AS FOLLOWS: R38 ROOF R-VALUE, R20 WALL R-VALUE, R30 FLOOR R-VALUE, R20 BASEMENT WALL VALUE, R10 SLAB R-VALUE.
2. RENOVATION TO COMPLY WITH ENERGY STAR PROGRAM REQUIREMENTS FOR RESIDENTIAL WINDOWS, DOORS, AND SKYLIGHTS - VERSION 5.0. ALL NEW WINDOW GLAZING W/ .30 U FACTOR.
3. HEATING / COOLING DUCTS TO BE SEALED AND TESTED TO MEET REQUIREMENTS OF 401.3.

DRAWING LIST

A1	COVER SHEET
A2	EXISTING BASEMENT PLAN
A3	EXISTING FIRST FLOOR PLAN
A4	EXISTING SECOND FLOOR PLAN
A5	EXISTING THIRD FLOOR PLAN
A6	EXISTING ROOF PLAN
A7	NEW SITE DIAGRAM
A8	NEW BASEMENT PLAN
A9	NEW FIRST FLOOR PLAN
A10	NEW SECOND FLOOR PLAN
A11	NEW THIRD FLOOR PLAN
A12	NEW ROOF PLAN
A13	NEW ELEVATIONS
A14	SECTIONS

WINDOW SCHEDULE:

WINDOW A: 2'-6"W X 1'-9"H SLIDING BASEMENT WINDOW.

WINDOW B: 2'-6"W X 4'-10"H DOUBLE HUNG, SILL AT 2'-2" AFF, TYP. EGRESS WINDOW IN BEDROOMS - NET CLEAR OPENING MIN 3.3SF, 24"H AND 20"W.

WINDOW C: 2'-6"W X 3'-6"H DOUBLE HUNG, SILL AT 3'-6" AFF, TYP.

WINDOW D: EXISTING WINDOWS TO BE REPLACED.

WINDOW E: 2'-6"W X 2'-0"H FIXED GLASS, SILL AT 2'-2" AFF, TYP.

WINDOW F: 2'-6"W X 3'-0"H FIXED GLASS, SILL AT 5'-0" AFF, COORDINATE W/ ROOF BELOW.

WINDOW G: 2'-0" X 4'-0" SKYLIGHT.

WINDOW H: 2'-0" X 2'-0" SKYLIGHT.

WINDOW I: 1'-10"W X 3'-6"H DOUBLE HUNG, SILL AT 3'-6" AFF, TYP.

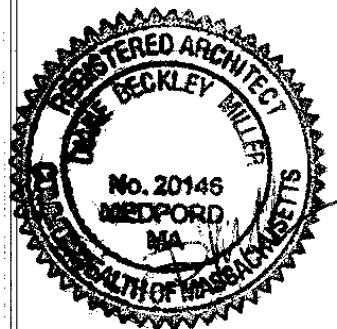
SYMBOL LEGEND

	SECTION
	DOOR TAG
	WINDOW TAG
	HARD WIRED SMOKE DETECTOR
	HARD WIRED SMOKE / CARBON MONOXIDE DETECTOR
	WALL TO BE DEMOLISHED
	EXISTING WALL TO REMAIN
	NEW WALL
	NEW LOW WALL

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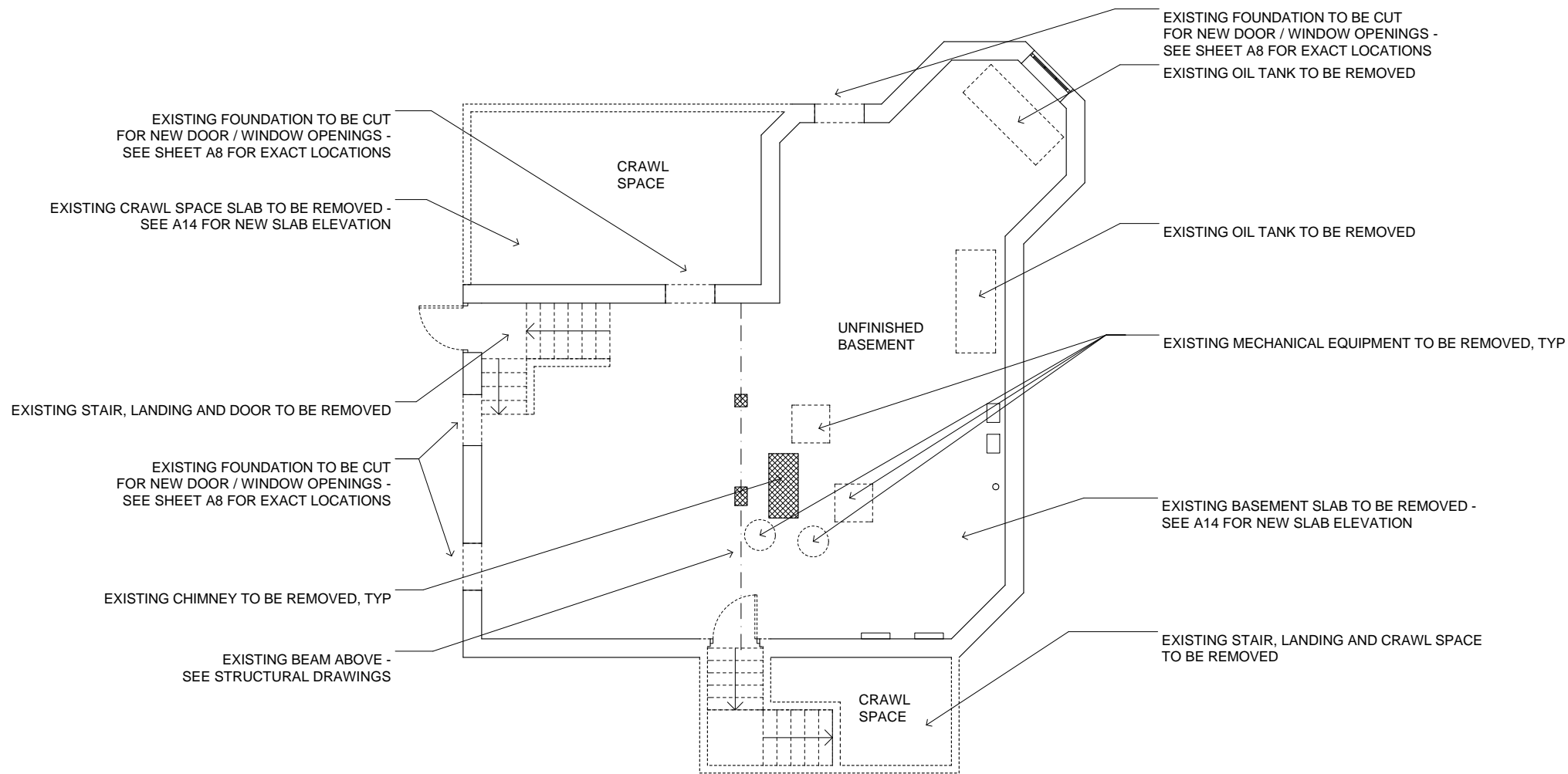


HE RESIDENCE
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COVER SHEET

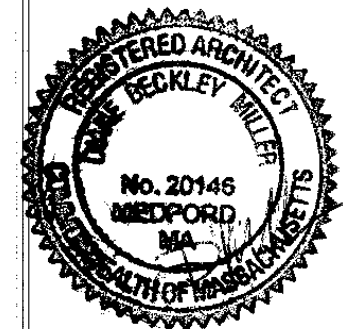
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A1



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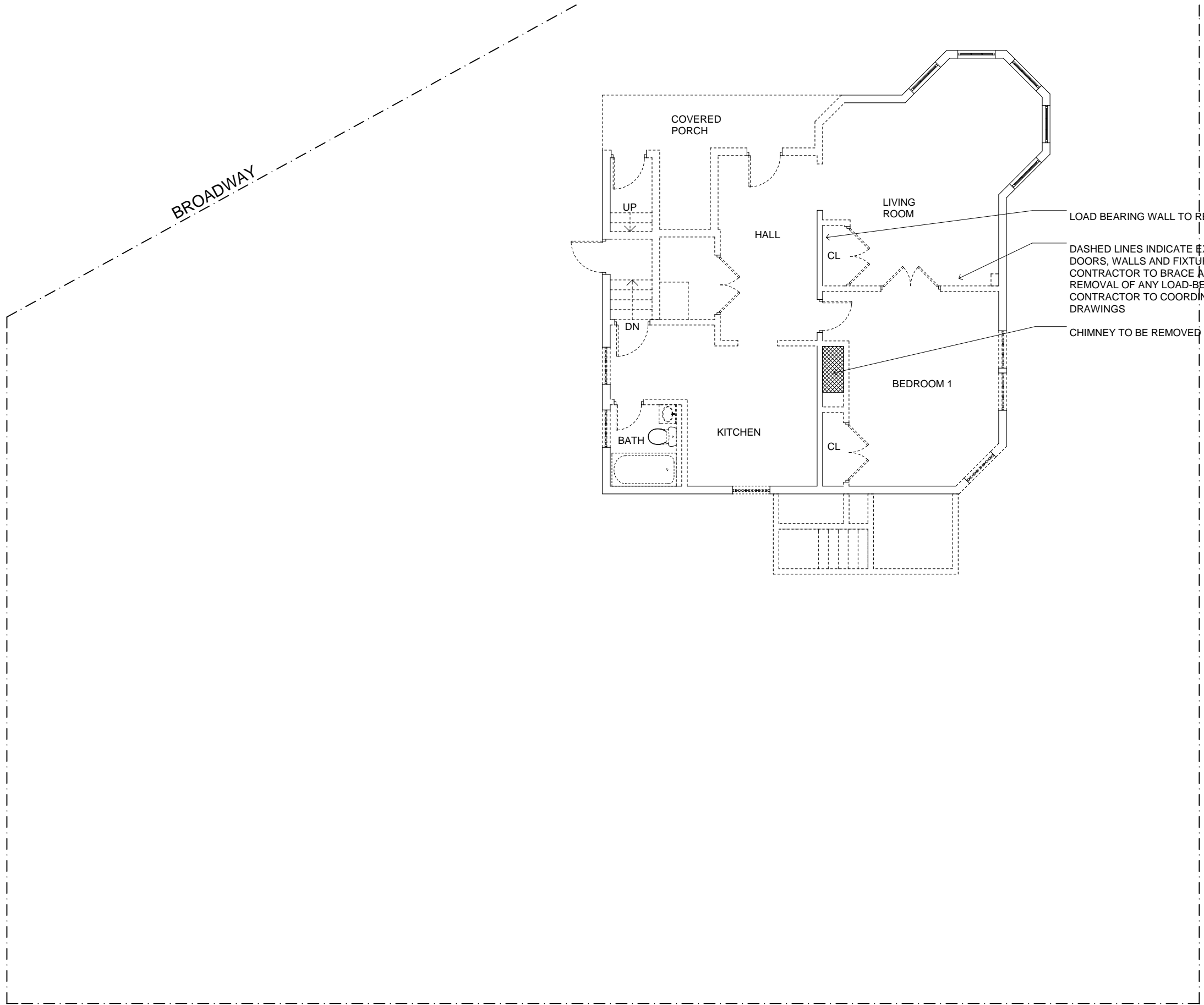


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EXISTING BASEMENT
FLOOR PLAN

Sheet
Number:

A2



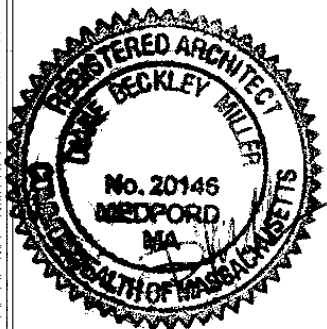
LOAD BEARING WALL TO REMAIN

DASHED LINES INDICATE EXISTING WINDOWS, DOORS, WALLS AND FIXTURES TO BE REMOVED, TYP - CONTRACTOR TO BRACE AND SHORE PRIOR TO REMOVAL OF ANY LOAD-BEARING ELEMENTS - CONTRACTOR TO COORDINATE WITH STRUCTURAL DRAWINGS

CHIMNEY TO BE REMOVED

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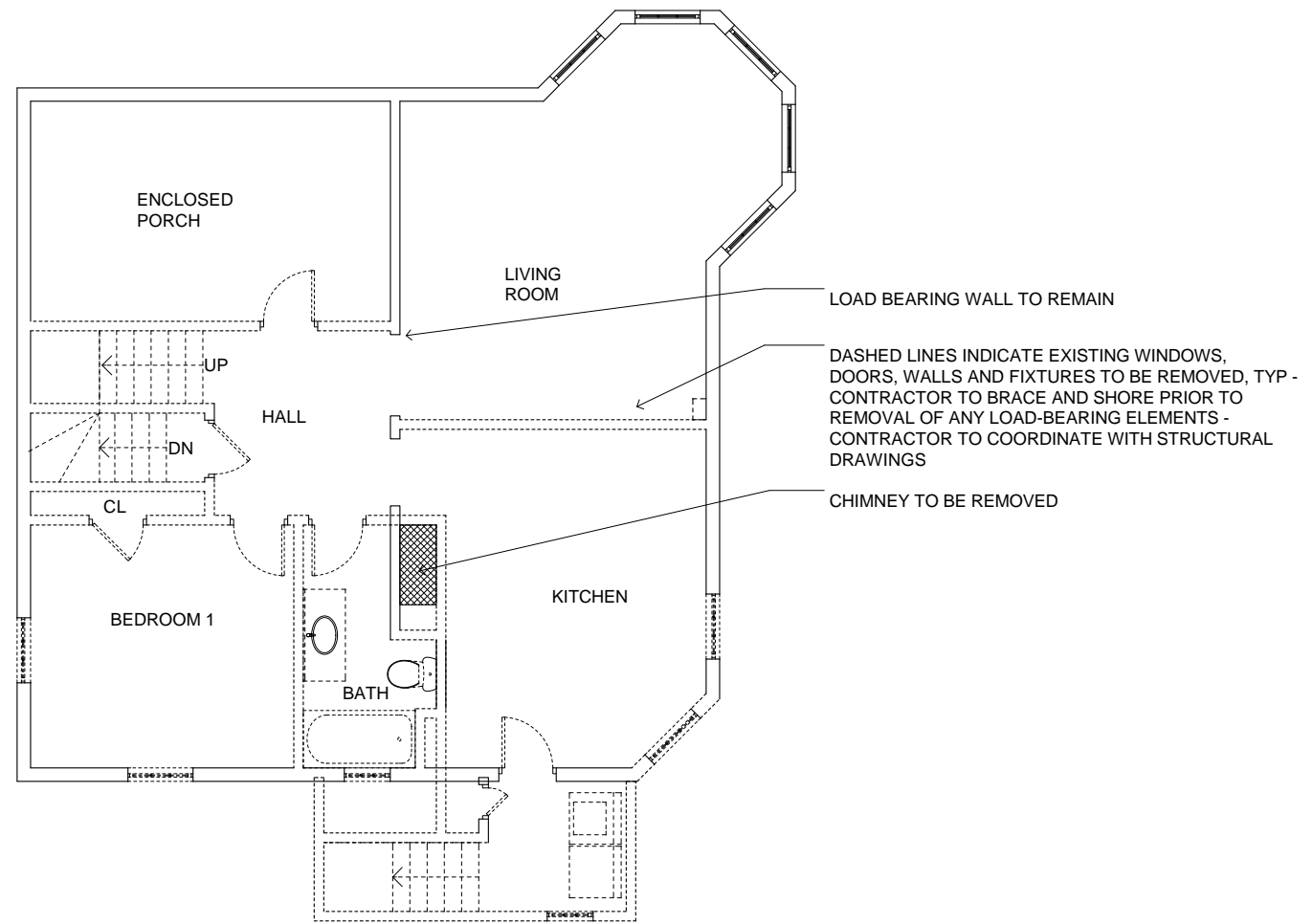


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EXISTING FIRST
FLOOR PLAN

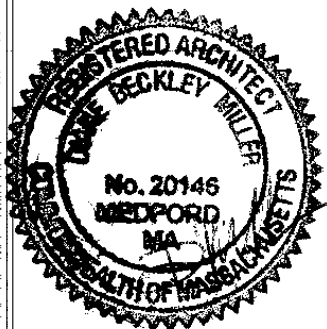
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A3



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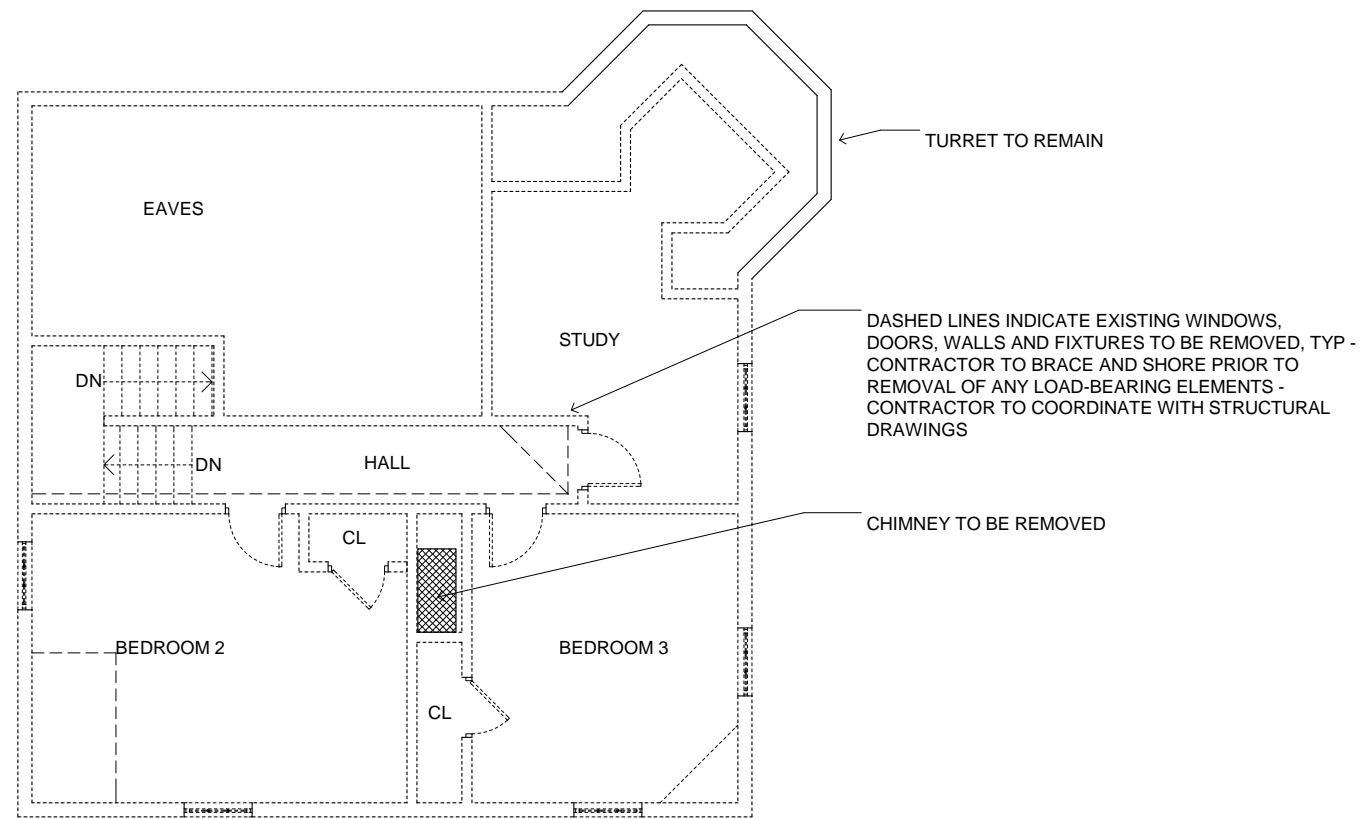


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EXISTING SECOND
FLOOR PLAN

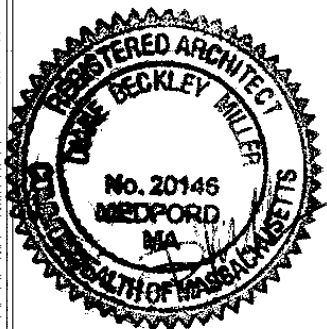
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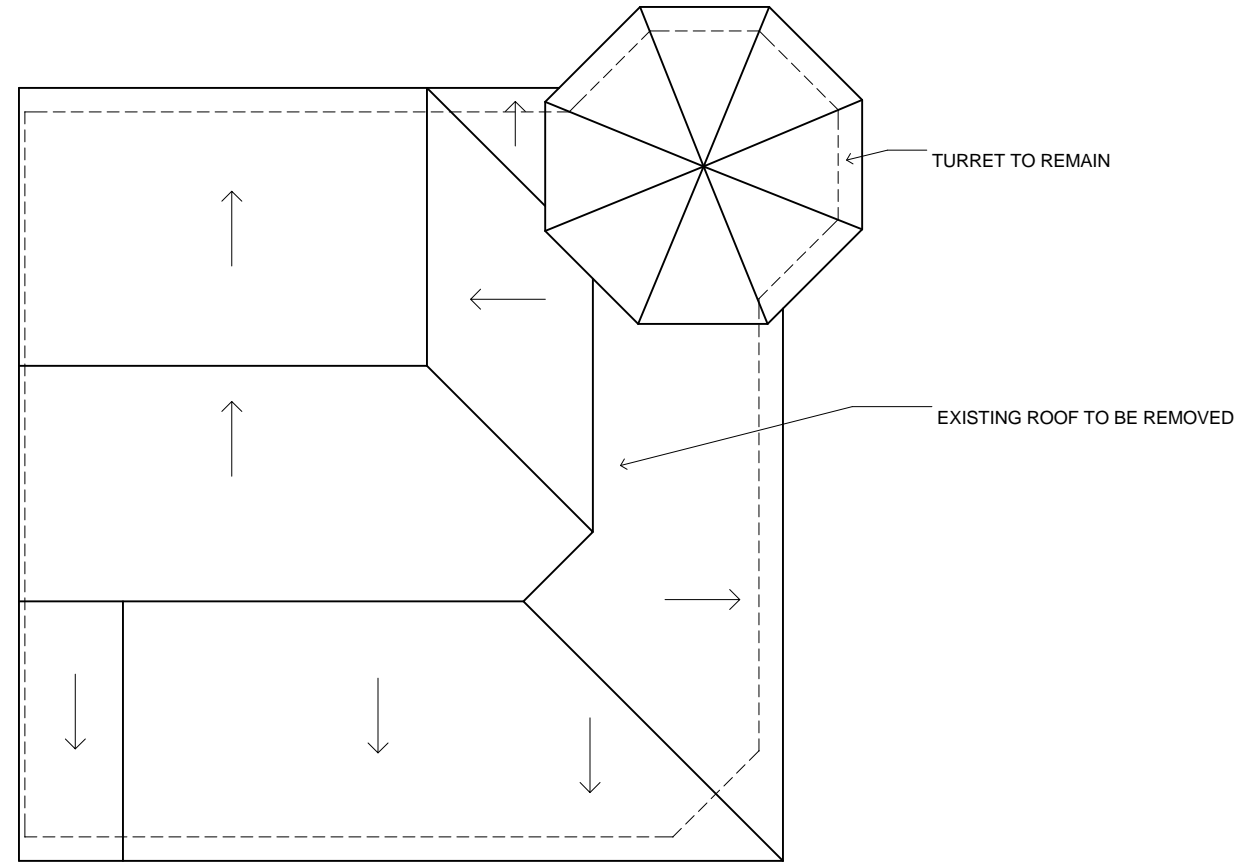


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EXISTING THIRD
FLOOR PLAN

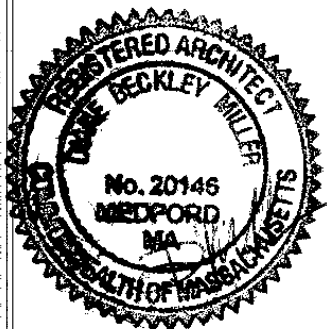
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A5



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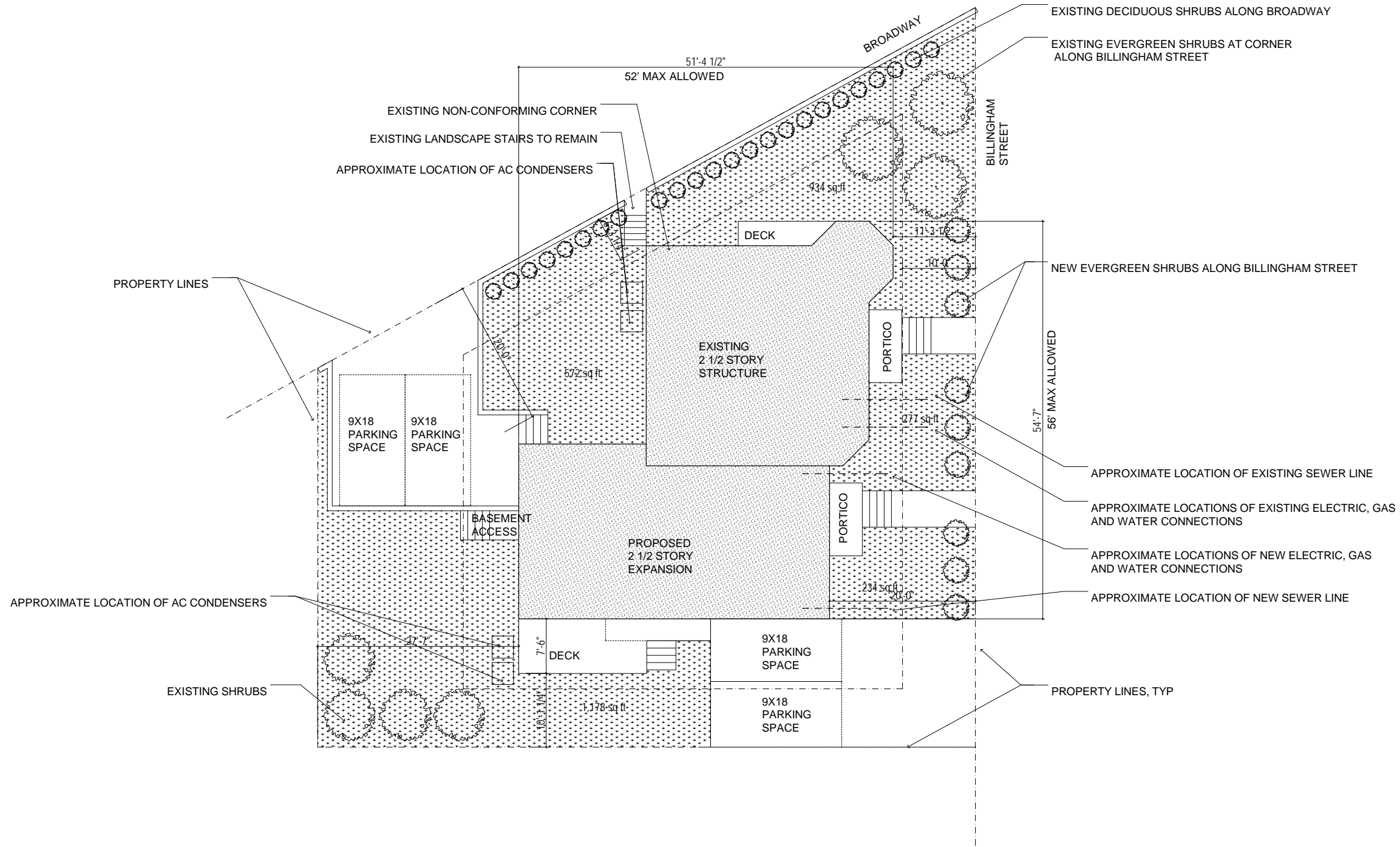


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EXISTING ROOF
 PLAN

Sheet
 Number:

A6

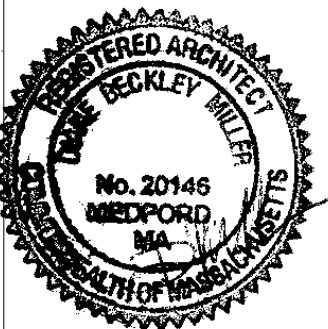


NOTE: REFER TO CERTIFIED PLOT PLAN FOR EXACT SITE DIMENSIONS AND CALCULATIONS AND COORDINATION OF GRADING AND LANDSCAPE STAIRS.



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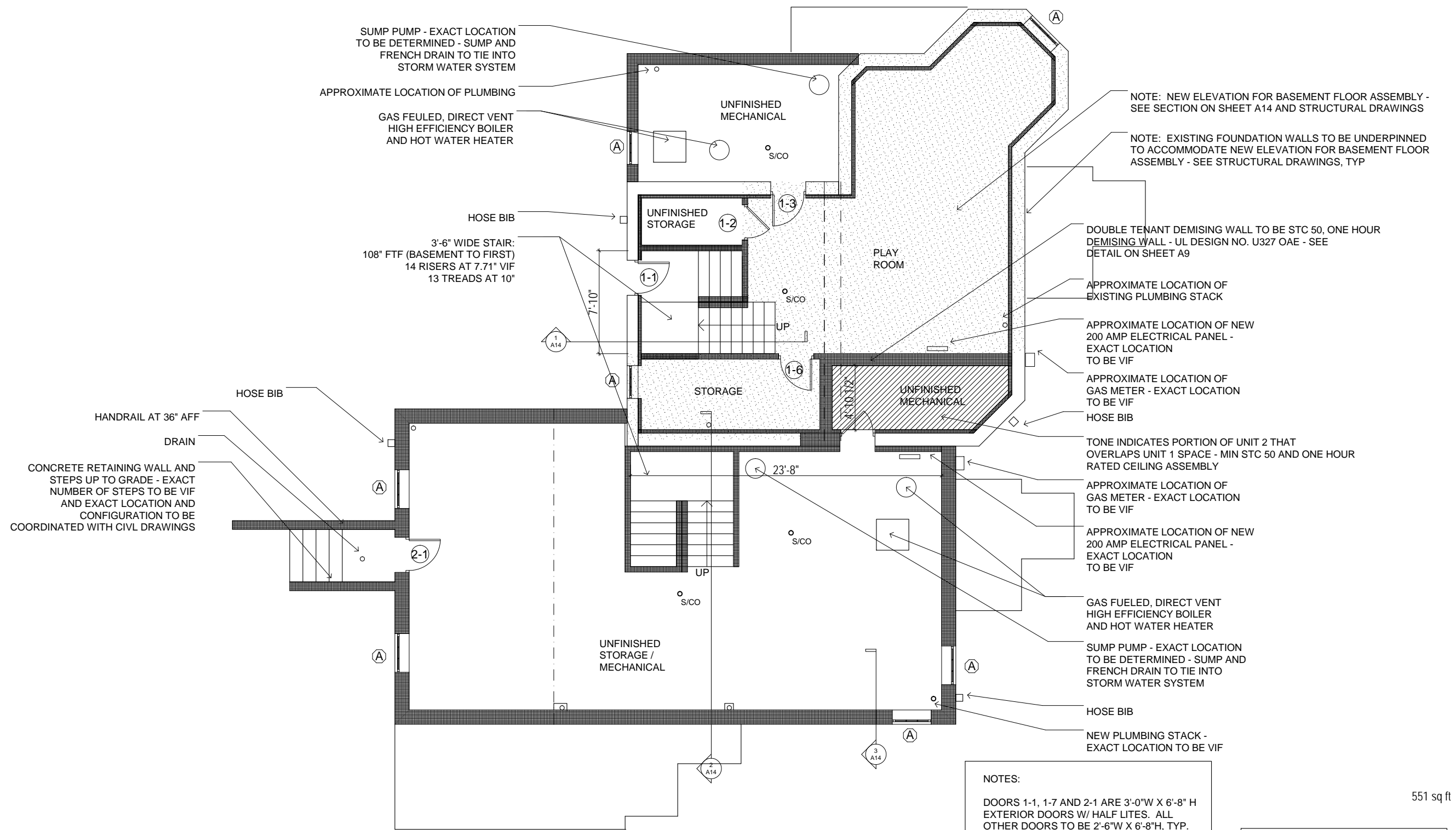
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SITE DIAGRAM

Sheet Number:
A7



SUMP PUMP - EXACT LOCATION TO BE DETERMINED - SUMP AND FRENCH DRAIN TO TIE INTO STORM WATER SYSTEM

APPROXIMATE LOCATION OF PLUMBING

GAS FUELED, DIRECT VENT HIGH EFFICIENCY BOILER AND HOT WATER HEATER

HOSE BIB

3'-6" WIDE STAIR: 108" FTF (BASEMENT TO FIRST) 14 RISERS AT 7.71" VIF 13 TREADS AT 10"

HOSE BIB

HANDRAIL AT 36" AFF

DRAIN

CONCRETE RETAINING WALL AND STEPS UP TO GRADE - EXACT NUMBER OF STEPS TO BE VIF AND EXACT LOCATION AND CONFIGURATION TO BE COORDINATED WITH CIVL DRAWINGS

UNFINISHED MECHANICAL

UNFINISHED STORAGE

STORAGE

UNFINISHED STORAGE / MECHANICAL

PLAY ROOM

UNFINISHED MECHANICAL

NOTE: NEW ELEVATION FOR BASEMENT FLOOR ASSEMBLY - SEE SECTION ON SHEET A14 AND STRUCTURAL DRAWINGS

NOTE: EXISTING FOUNDATION WALLS TO BE UNDERPINNED TO ACCOMMODATE NEW ELEVATION FOR BASEMENT FLOOR ASSEMBLY - SEE STRUCTURAL DRAWINGS, TYP

DOUBLE TENANT DEMISING WALL TO BE STC 50, ONE HOUR DEMISING WALL - UL DESIGN NO. U327 OAE - SEE DETAIL ON SHEET A9

APPROXIMATE LOCATION OF EXISTING PLUMBING STACK

APPROXIMATE LOCATION OF NEW 200 AMP ELECTRICAL PANEL - EXACT LOCATION TO BE VIF

APPROXIMATE LOCATION OF GAS METER - EXACT LOCATION TO BE VIF

HOSE BIB

TONE INDICATES PORTION OF UNIT 2 THAT OVERLAPS UNIT 1 SPACE - MIN STC 50 AND ONE HOUR RATED CEILING ASSEMBLY

APPROXIMATE LOCATION OF GAS METER - EXACT LOCATION TO BE VIF

APPROXIMATE LOCATION OF NEW 200 AMP ELECTRICAL PANEL - EXACT LOCATION TO BE VIF

GAS FUELED, DIRECT VENT HIGH EFFICIENCY BOILER AND HOT WATER HEATER

SUMP PUMP - EXACT LOCATION TO BE DETERMINED - SUMP AND FRENCH DRAIN TO TIE INTO STORM WATER SYSTEM

HOSE BIB

NEW PLUMBING STACK - EXACT LOCATION TO BE VIF

NOTES:

DOORS 1-1, 1-7 AND 2-1 ARE 3'-0"W X 6'-8" H EXTERIOR DOORS W/ HALF LITES. ALL OTHER DOORS TO BE 2'-6"W X 6'-8"H, TYP.

NEW INTERIOR FINISHES TO BE: HARDWOOD FLOORS THROUGHOUT, 1/2" GWB WALLS & CEILINGS, WHITE TRIM, UNO.

SEE SHEET A14 FOR SECTION.

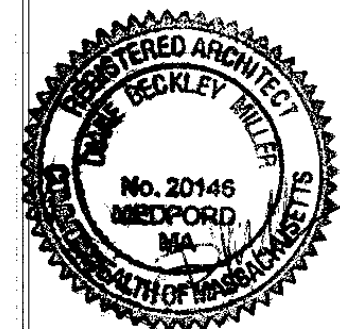
NOTE: REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR ALL FRAMING AND WORK ASSOCIATED WITH LOAD-BEARING MEMBERS.

551 sq ft



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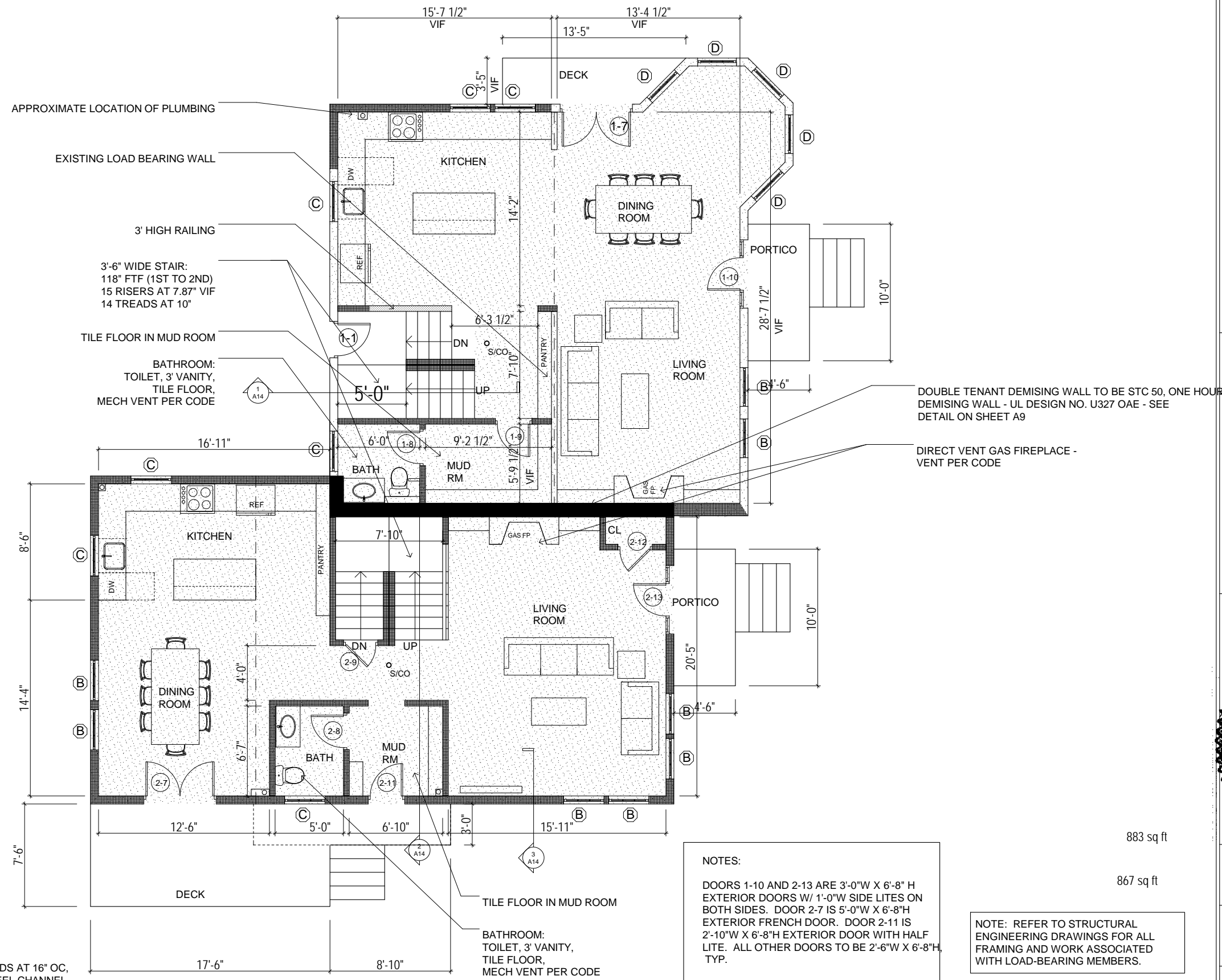


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NEW BASEMENT
PLAN

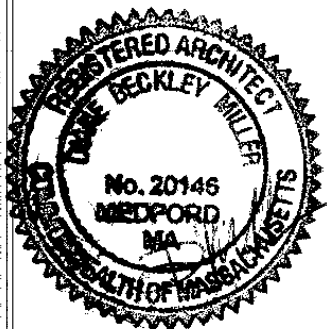
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A8



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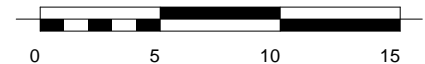


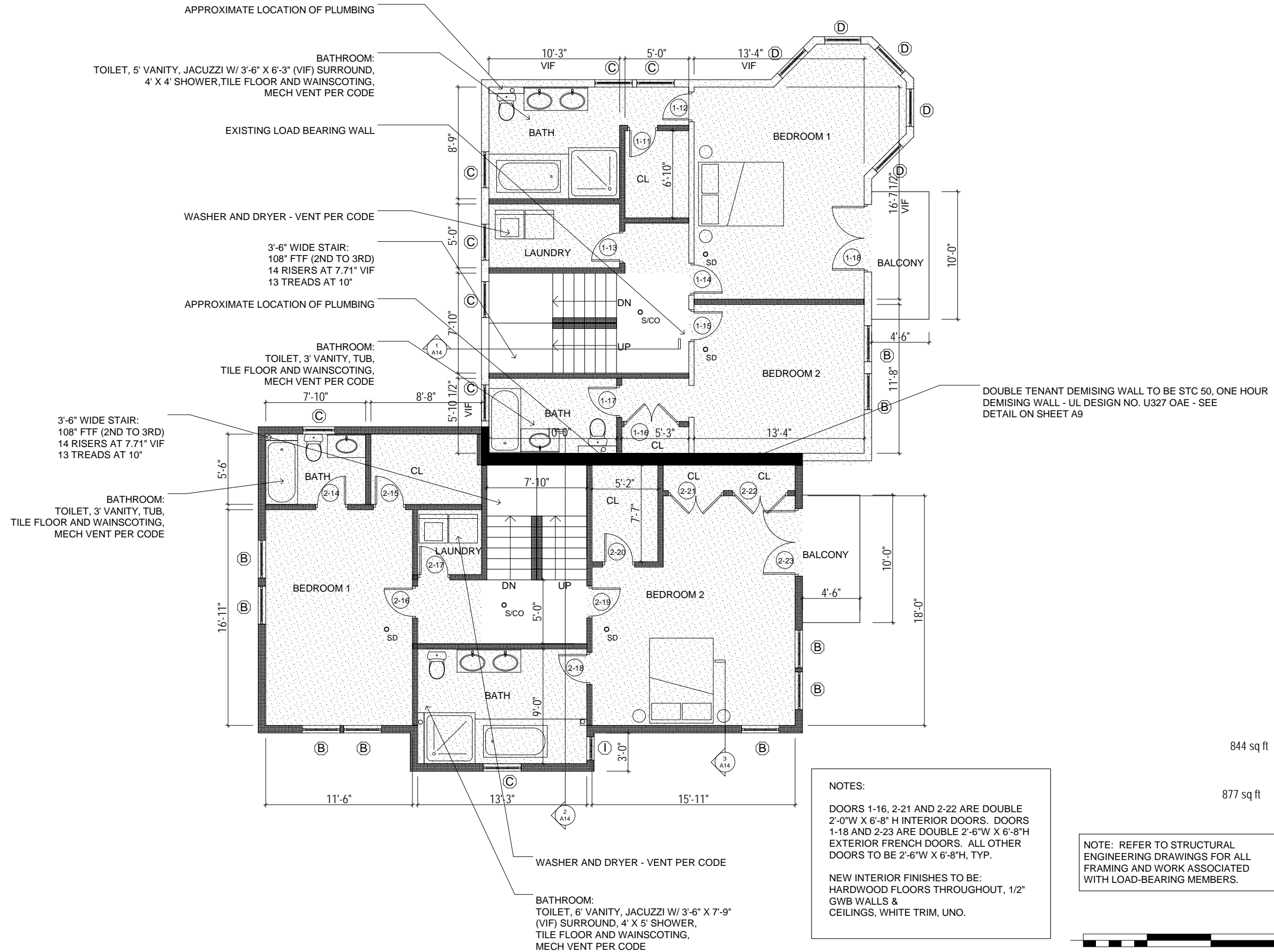
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NEW FIRST
FLOOR PLAN

Sheet
Number:

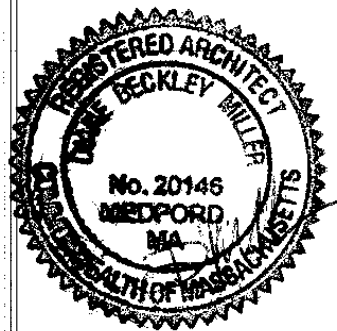
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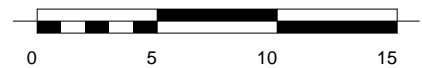


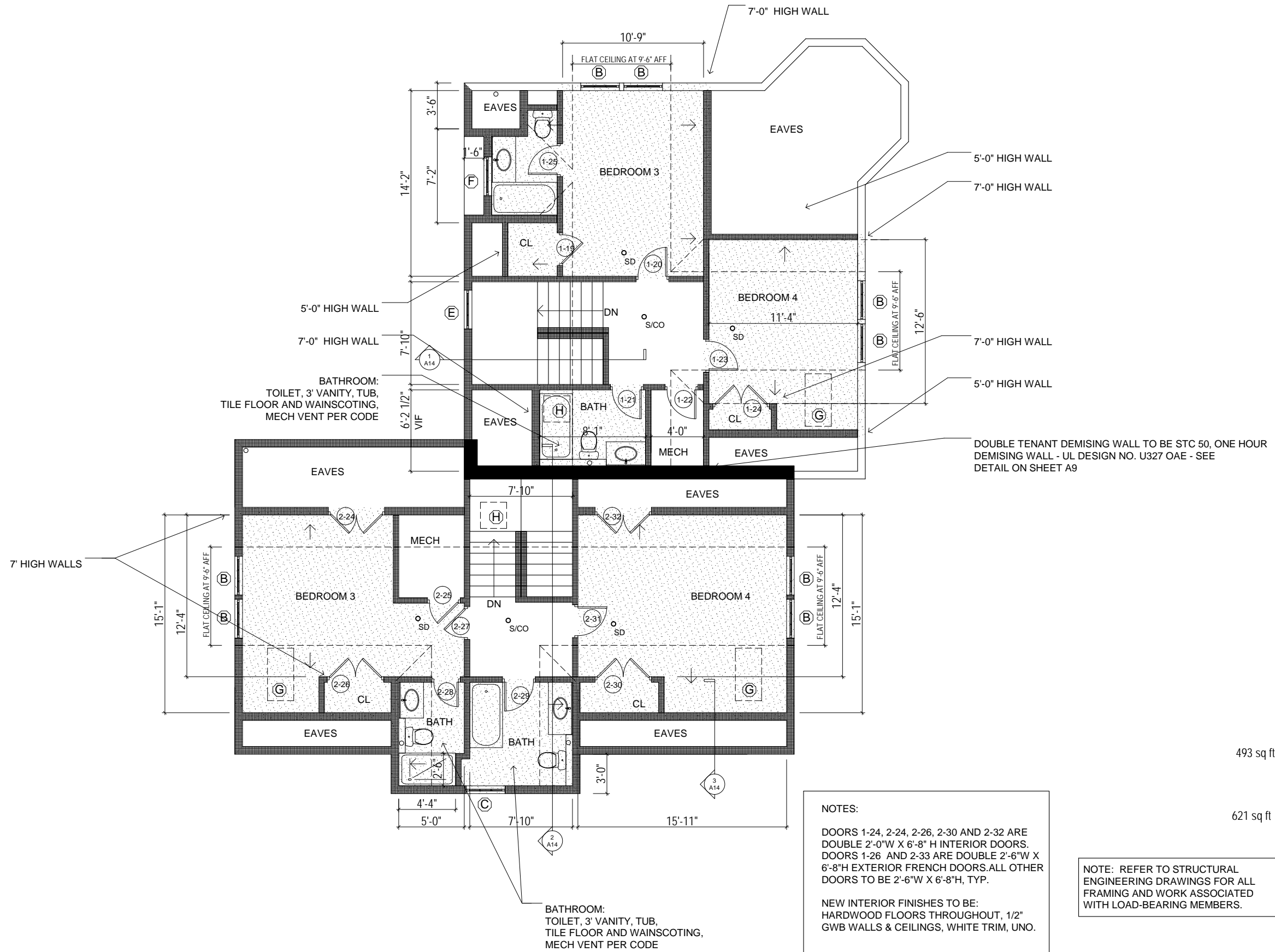
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NEW SECOND
FLOOR PLAN

Sheet
Number:

A10





493 sq ft

621 sq ft

NOTES:

DOORS 1-24, 2-24, 2-26, 2-30 AND 2-32 ARE DOUBLE 2'-0"W X 6'-8" H INTERIOR DOORS. DOORS 1-26 AND 2-33 ARE DOUBLE 2'-6"W X 6'-8"H EXTERIOR FRENCH DOORS. ALL OTHER DOORS TO BE 2'-6"W X 6'-8"H, TYP.

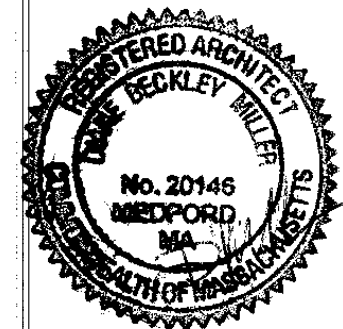
NEW INTERIOR FINISHES TO BE: HARDWOOD FLOORS THROUGHOUT, 1/2" GWB WALLS & CEILINGS, WHITE TRIM, UNO.

NOTE: REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR ALL FRAMING AND WORK ASSOCIATED WITH LOAD-BEARING MEMBERS.



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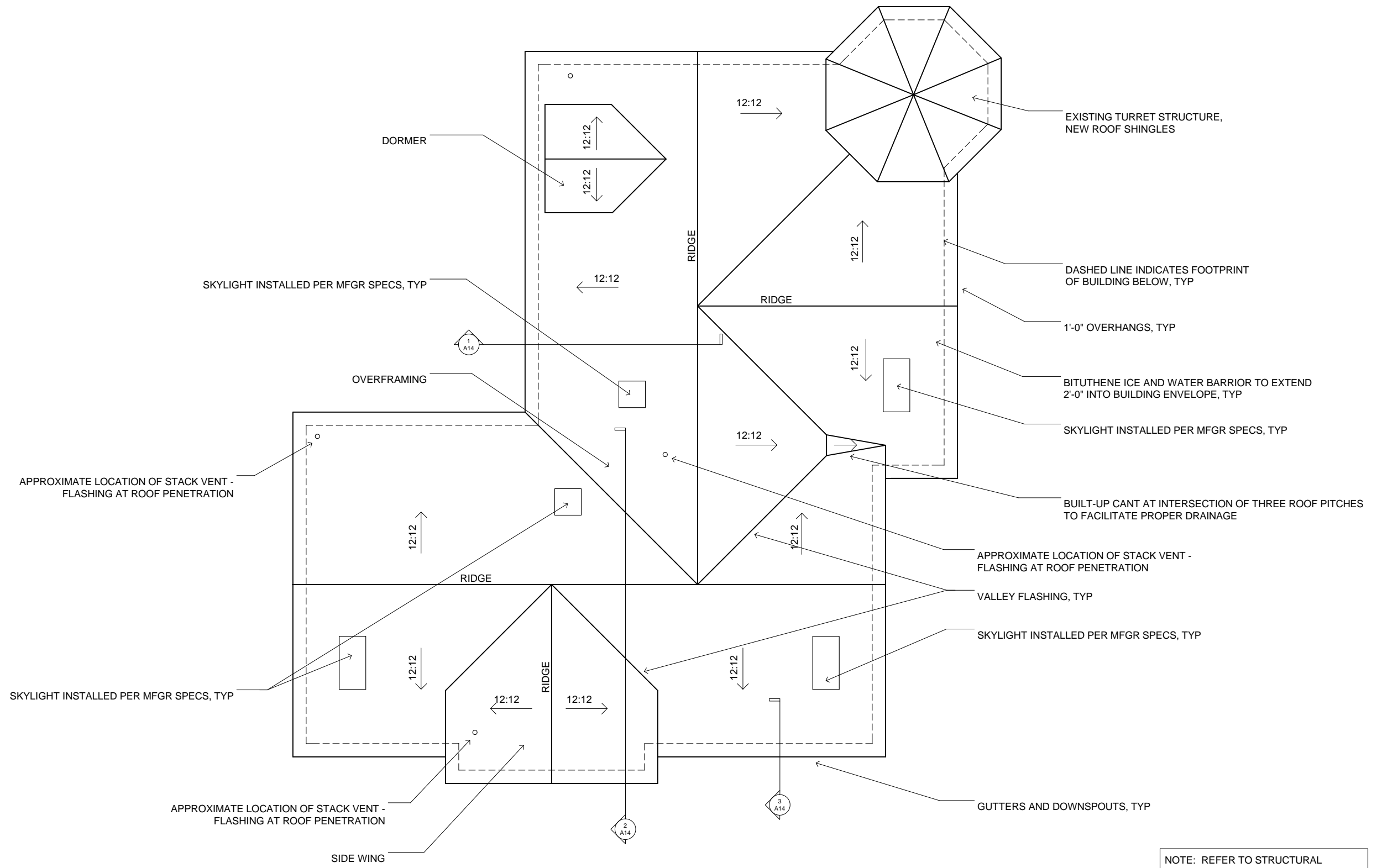


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NEW THIRD
FLOOR PLAN

Sheet
Number:

A11

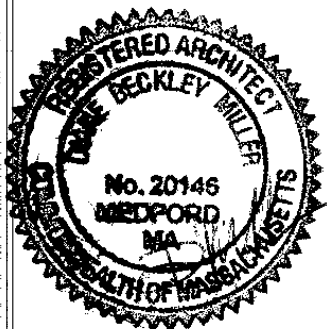


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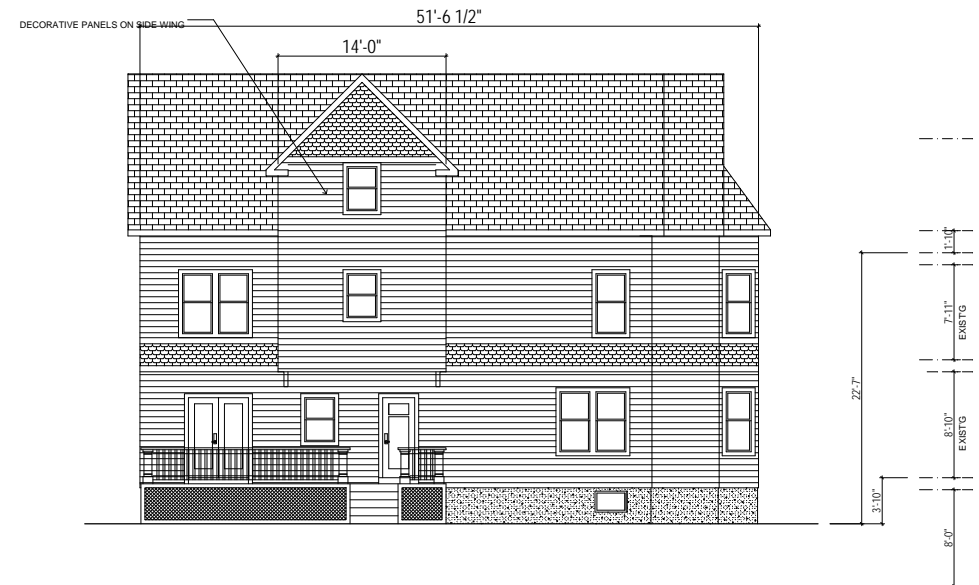
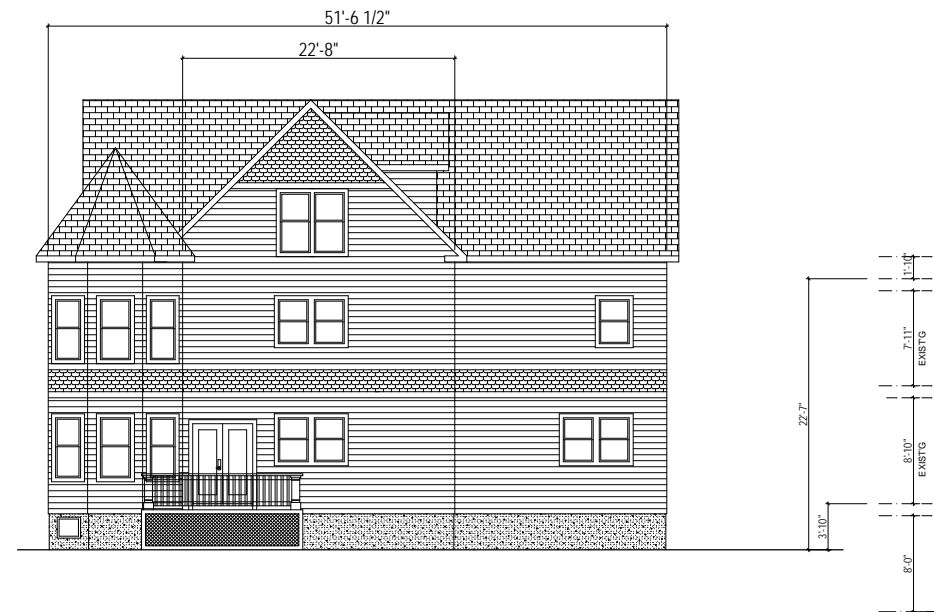


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NEW ROOF
PLAN

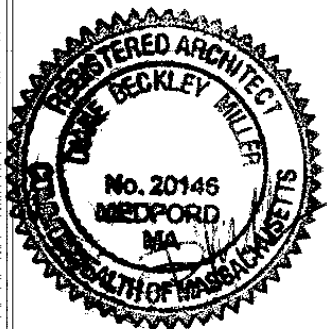
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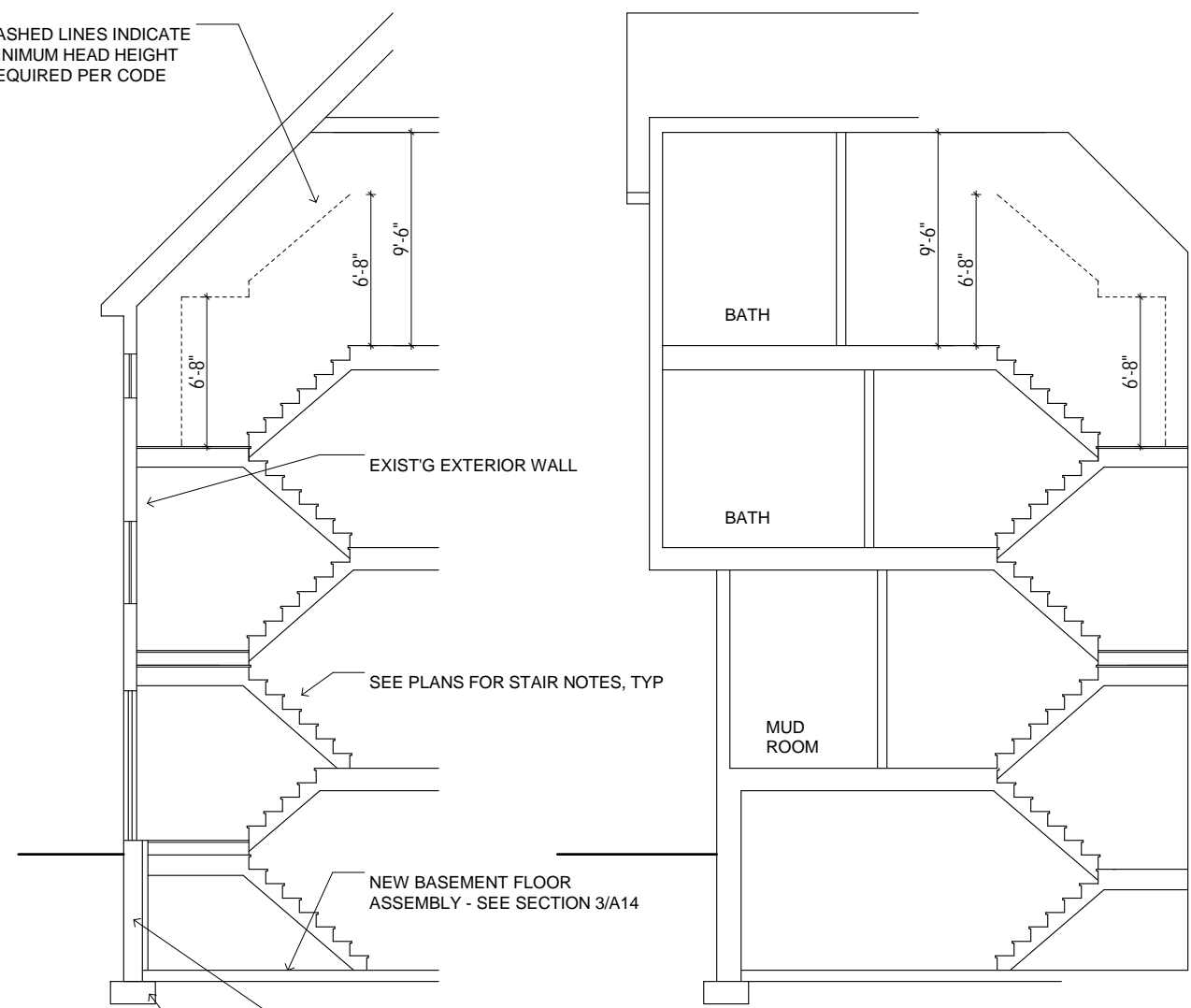
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NEW ELEVATIONS

Sheet
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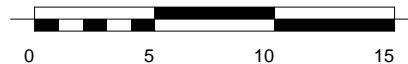
A13

DASHED LINES INDICATE
MINIMUM HEAD HEIGHT
REQUIRED PER CODE



1 SECTION THROUGH UNIT 1 STAIR
1/8" = 1'-0"

2 SECTION THROUGH UNIT 2 STAIR
1/8" = 1'-0"



NOTE: REFER TO STRUCTURAL
ENGINEERING DRAWINGS FOR ALL
FRAMING AND WORK ASSOCIATED
WITH LOAD-BEARING MEMBERS.

ATTIC FLOOR / CEILING ASSEMBLY:
HARDWOOD FLOORING (FINISHED AREAS ONLY)
3/4" TONGUE & GROOVE SUBFLOOR
SEE FRAMING DRAWINGS FOR FLOOR JOISTS AND BRIDGING
R-20 BATT INSULATION
1" STRAPPING AT 16" O.C.
3/8" GWB CEILING

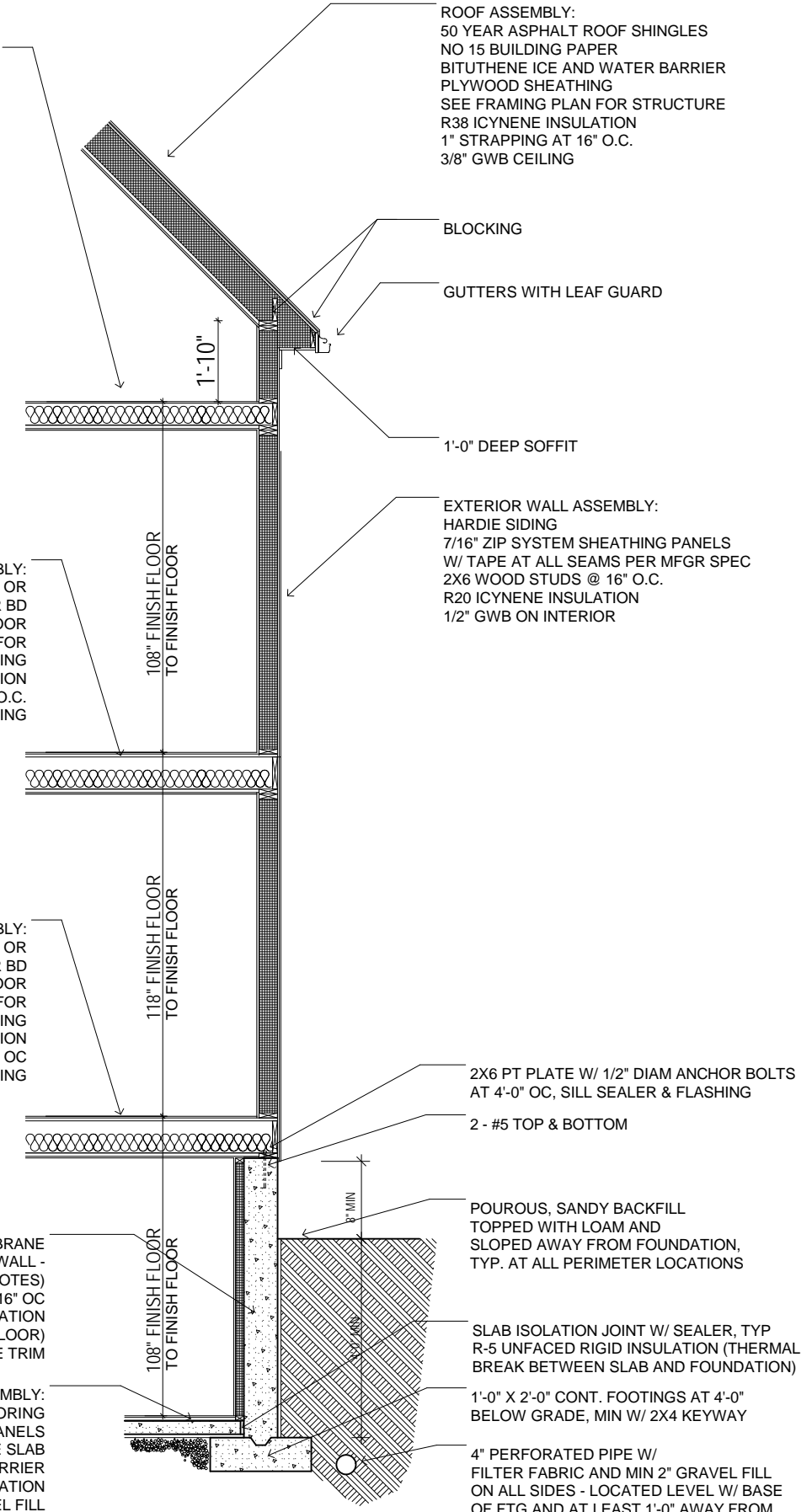
ROOF ASSEMBLY:
50 YEAR ASPHALT ROOF SHINGLES
NO 15 BUILDING PAPER
BITUTHENE ICE AND WATER BARRIER
PLYWOOD SHEATHING
SEE FRAMING PLAN FOR STRUCTURE
R38 ICYNENE INSULATION
1" STRAPPING AT 16" O.C.
3/8" GWB CEILING

SECOND FLOOR / CEILING ASSEMBLY:
HARDWOOD FLOORING OR
CERAMIC TILE, THINSET, 1/4" BACKER BD
3/4" T&G SUBFLOOR
SEE FRAMING DRAWINGS FOR
FLOOR JOISTS AND BRIDGING
R20 BATT INSULATION
1" STRAPPING AT 16" O.C.
3/8" GWB CEILING

FIRST FLOOR ASSEMBLY:
HARDWOOD FLOORING OR
CERAMIC TILE, THINSET, 1/4" BACKER BD
3/4" T&G SUBFLOOR
SEE FRAMING DRAWINGS FOR
FLOOR JOISTS AND BRIDGING
R38 BATT INSULATION
1" STRAPPING AT 16" OC
3/8" GWB CEILING

WATERPROOFING MEMBRANE
10" THICK CONCRETE FOUNDATION WALL -
(SEE STRUCTURAL NOTES)
PT2X3 STUDS AT 16" OC
R-15 UNFACED INSULATION
1/2" GWB (BOTTOM HELD 2" ABOVE FLOOR)
BASE TRIM

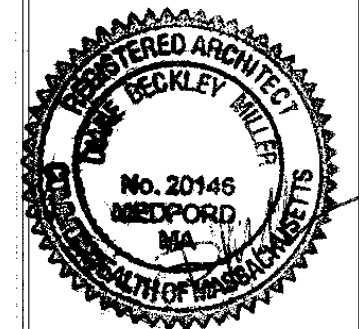
BASEMENT FLOOR ASSEMBLY:
ENGINEERED WOOD FLOORING
DRICORE SUBPANELS
4" REINF. CONCRETE SLAB
MIN 10 MIL. POLYETHYLENE VAPOR BARRIER
2" THICK R-10 RIGID INSULATION
MIN 4" COMPACTED GRAVEL FILL



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

Architect:
Miller Design LLC
52 Statler Road
Belmont MA 02478
617-993-3157

Date:	Issued for:
2/9/15	SCHEMATIC DESIGN
3/2/15	DESIGN DEVELOPMENT
3/13/15	CONSTRUCTION DOCS



THE RESIDENCE
906-908 BROADWAY
SOMERVILLE MA

SECTIONS

Sheet
Number:

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