

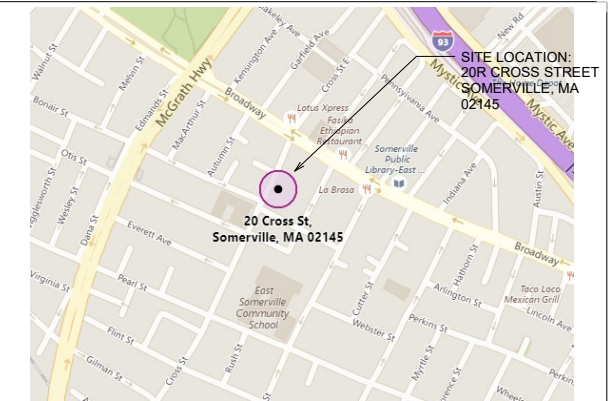
GENERAL NOTES

- THESE DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. WHERE LACK OF INFORMATION, OR ANY DISCREPANCY SHOULD APPEAR IN THE DRAWINGS OR SPECIFICATIONS, REQUEST WRITTEN INTERPRETATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
- NO CHANGES, MODIFICATIONS OR DEVIATIONS SHALL BE MADE FROM THE DRAWINGS OR SPECIFICATIONS WITHOUT FIRST SECURING WRITTEN PERMISSION FROM THE ARCHITECT.
- ALL MATERIALS USED SHALL BE EQUAL TO OR EXCEED ALL APPLICABLE STATE OR LOCAL CODES AND REQUIREMENTS.
- CONTRACTOR SHALL REMOVE PROMPTLY AND LEGALLY ALL ACCUMULATED DEBRIS, PROTECT ALL EXPOSED PORTIONS OF WORK FROM ELEMENTS, AVOID OVER-LOADING STRUCTURE, AND SECURELY STORE ALL ITEMS TO BE USED FOR CONSTRUCTION.
- ELECTRICAL SYSTEM TO BE DESIGN/BUILD BY ELECTRICAL CONTRACTOR. ALL ELECTRICAL CALCULATIONS AND WIRE SIZE TO BE PROVIDED BY A LICENSED ELECTRICAL CONTRACTOR. CONTRACTOR TO VERIFY LOCATION, FIXTURE TYPES AND EQUIPMENT WITH OWNER PRIOR TO PURCHASE AND INSTALLATION.
- MECHANICAL SYSTEM TO BE DESIGN/BUILD BY MECHANICAL CONTRACTOR. MECHANICAL SYSTEM TO BE INSTALLED BY A LICENSED MECHANICAL CONTRACTOR. VERIFY EQUIPMENT TYPE WITH OWNER PRIOR TO PURCHASE AND INSTALLATION.
- PLUMBING SYSTEM TO BE DESIGN/BUILD BY PLUMBING CONTRACTOR. PLUMBING SYSTEM TO BE INSTALLED BY A LICENSED PLUMBING CONTRACTOR.
- ALL EXISTING UTILITIES AND CITY SERVICES ARE TO BE MAINTAINED, KEPT IN SERVICE, AND PROTECTED AGAINST DAMAGE DURING CONSTRUCTION.
- CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
- ALL EXITS TO BE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE.
- ALL WORK AS OUTLINED IN THESE DOCUMENTS, SHALL STRICTLY CONFORM TO ALL APPLICABLE CODES AND ORDINANCES, THE EVENT OF A CONFLICT, THE MORE STRINGENT REQUIREMENT SHALL GOVERN AND BE MET.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL FEES, PERMITS, LICENSES, ETC., NECESSARY FOR PROPER COMPLETION OF THE WORK. ALL PERMITS, LICENSES, ETC SHALL BE OBTAINED BEFORE WORK IS BEGUN.
- THE CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OR AS OTHERWISE REQUIRED IN THE SPECIFICATIONS.
- PROVIDE ADEQUATE CONCEALED BLOCKING AND ANCHORING FOR ALL CEILING AND WALL MOUNTED EQUIPMENT, HARDWARE AND ACCESSORIES.
- WHEN A SYSTEM OR ASSEMBLY IS CALLED OUT FOR, ALL NECESSARY PARTS AND MATERIALS REQUIRED FOR A COMPLETE INSTALLATION/SYSTEM SHALL BE AND INSTALLED ACCORDING TO THE MANUFACTURERS INSTRUCTIONS.
- UNLESS OTHERWISE NOTED, ELECTRICAL CONDUITS, PLUMBING LINES, ETC., SHALL BE RUN CONCEALED AND FRAMING SHALL BE ADEQUATE SIZE TO ACCOMPLISH RESULT WITHOUT CAUSING ANY CHANGES IN THE WALL PLANE.
- COORDINATE WITH ALL TRADES THE LOCATIONS OF SLEEVES OR OTHER PRESET ACCESSORIES INVOLVING OTHER TRADES.
- IT IS THE INTENT OF THESE CONTRACT DOCUMENTS TO DEFINE A COMPLETE FINISHED FACILITY. ANY MATERIAL, SYSTEM, EQUIPMENTS OR ASSEMBLY WHICH NORMALLY WOULD BE REQUIRED SHALL BE PROVIDED AS IF SPECIFICALLY NOTED.
- WHEN WORK IS NOT CALLED OUT AS REQUIRED TO COMPLETE THE PROJECT, IT SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER AND BE OF THE BEST MATERIALS AND WORKMANSHIP.

ARCHITECTURAL SYMBOLS

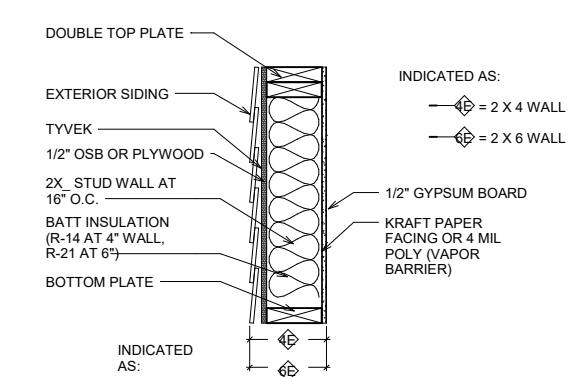
	REVISION TAG		ELEVATION
	CEILING TAG WITH HEIGHT		PROJECT NORTH TAG
	COLUMN GRID TAG		ROOM IDENTIFICATION
	WALL TAG		SECTION
	WINDOW TAG		DETAIL ENLARGEMENT
	DOOR TAG		
	KEY NOTE TAG		
	BENCHMARK HEIGHT		

FS-1 FLOOR SYSTEM 1

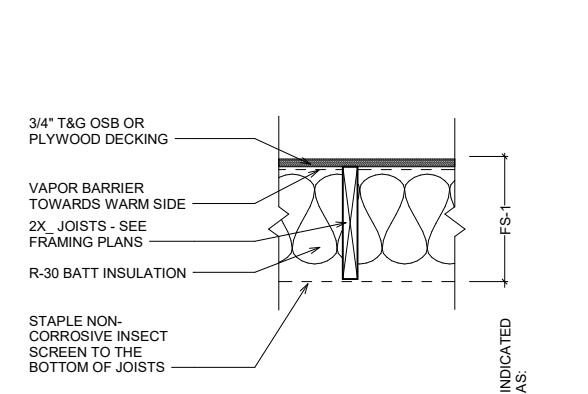


VICINITY MAP

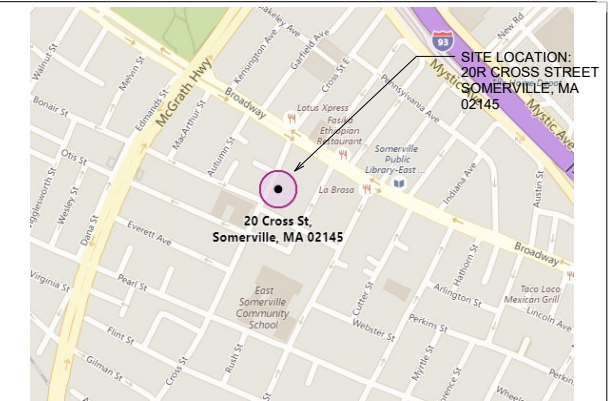
B1 INTERIOR WALL SYSTEMS



B2 EXTERIOR WALL SYSTEMS

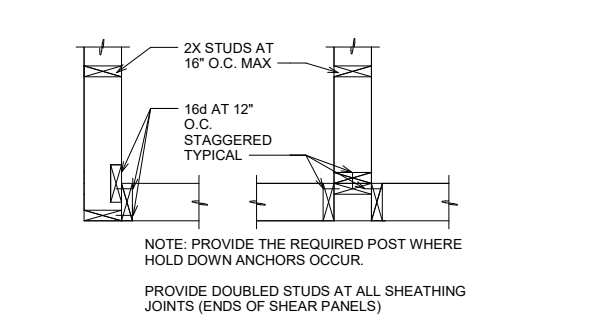


B3 FS-1 FLOOR SYSTEM 1



VICINITY MAP

C1 DOOR AND WINDOW OPENINGS



C2 STUD WALL CONNECTIONS



ARCHITECT

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DAVE@DS-ARCH.COM

SURVEYOR

Peter R. McManus PLS, d/b/a
Terra Nova Survey Consultants
1685 South Street
Bridgewater, MA 02324
c. 508 631-2069

PROJECT INFORMATION

ASSESSORS MAP #: 90
ASSESSORS LOT #: 18
LOT SIZE: 3,214 SF / .07 ACRES

STREET ADDRESS: 20R CROSS STREET, SOMERVILLE, MA 02145

OWNER:
PEYKAR DAMON
20 R CROSS STREET
SOMERVILLE MA 02145

YEAR BUILT: 2003

NARRATIVE SCOPE OF WORK: NEW KITCHEN AND LIVING AREA ON MAIN FLOOR AND RENOVATION OF BASEMENT FOR ADDITIONAL BEDROOM AND LIVING AREA

	PROPOSED USE	SF
BASEMENT	LIVING/BEDROOM/STORAGE	664 (GROSS)
LEVEL 1	LIVING/DINING/KITCH	983 (GROSS)
LEVEL 2	NOT IN SCOPE	N/A
LEVEL 3	NOT IN SCOPE	N/A
ATTIC	NOT IN SCOPE	N/A (GROSS)
TOTALS		1667 (GROSS)

TYPE OF CONSTRUCTION: 5B

BUILDING USE / OCCUPANCY: R3

BASE ZONING DISTRICT: RB
OVERLAY ZONING DISTRICT: NONE

PROPOSED LIVING UNITS: 3

- CODES:
- 2009 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS
 - 2009 INTERNATIONAL ENERGY CONSERVATION CODE
 - 2009 INTERNATIONAL FIRE CODE
 - 2009 INTERNATIONAL EXISTING BUILDING CODE
 - 2009 INTERNATIONAL PLUMBING CODE
 - 2009 INTERNATIONAL FUEL GAS CODE
 - 2009 INTERNATIONAL MECHANICAL CODE
 - NFPA 70: NATIONAL ELECTRICAL CODE (NEC)
 - 780 CMR 51.00: MASSACHUSETTS RESIDENTIAL CODE
 - 527 CMR - MA FIRE PREVENTION AND ELECTRICAL REGULATIONS
 - 248 CMR - MA PLUMBING REGULATIONS
 - ZONING BY-LAW OF THE TOWN OF SOMERVILLE, MASSACHUSETTS
 - TOWN OF SOMERVILLE GENERAL BY-LAWS

ENERGY CODE INFORMATION

ROOF INSULATION:	R-38 CLOSED CELL SPRAY FOAM INSULATION
WALL INSULATION:	R-21 BATT INSULATION IN 2X6 CAVITY
CRAWL SPACE WALL INSULATION:	R-10 RIGID INSULATION
WINDOWS:	U-VALUE 0.35 OR BETTER

EXISTING ALTERATION
FILL EXPOSED WALL, CEILING, AND FLOOR CAVITIES WITH INSULATION

NEW CONSTRUCTION (IRC 2015)
CEILING W/O ATTIC:

R-49 CLOSED CELL SPRAY FOAM INSULATION

R-38 INSULATION

WALL INSULATION:

R-15 RIGID INSULATION OR R-19 BATT INSULATION

FLOOR INSULATION:

U-VALUE 0.32 OR BETTER

SKYLIGHT:

U-VALUE .55 OR BETTER

D

Sheet List	
Sheet Number	Sheet Name
A0.0	COVER SHEET
A2.0	SPECIFICATIONS
A3.0	DEMOLITION BASEMENT & 1ST FL
A4.0	PLANS BASEMENT & 1ST FL
A5.0	ELEVATIONS
A5.1	ELEVATIONS
A6.0	SECTIONS
A8.0	DETAILS

COVER SHEET

20R CROSS STREET
Somerville, MA 02145

PROJECT NUMBER: 17140

ISSUED FOR:	
DATE:	
10-25-2017	
PERMIT	

DAVID SISSON ARCHITECTURE PC
238 5TH STREET
PROVIDENCE RI 02906
www.ds-arch.com 401-595-7070

A

GENERAL NOTES & SPECIFICATIONS

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16. WHEN WORK IS NOT CALLED OUT AS REQUIRED TO COMPLETE THE PROJECT, IT SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER AND BE OF THE BEST MATERIALS AND WORKMANSHIP.
17. BEFORE FINAL DRAWINGS AND SPECIFICATIONS ARE ISSUED FOR CONSTRUCTION, THEY SHALL BE SUBMITTED TO ALL GOVERNING BUILDING AGENCIES TO INSURE THEIR COMPLIANCE WITH ALL APPLICABLE LOCAL AND NATIONAL CODES. IF CODE DISCREPANCIES IN DRAWINGS AND/OR SPECIFICATIONS APPEAR, THE ARCHITECT SHALL BE NOTIFIED OF SUCH DISCREPANCIES IN WRITING BY THE CONTRACTOR OR BUILDING OFFICIAL, AND ALLOWED TO ALTER THE DRAWINGS AND SPECIFICATIONS SO AS TO COMPLY WITH GOVERNING CODES BEFORE CONSTRUCTION BEGINS.
18. UPON WRITTEN RECEIPT OF APPROVAL FROM THE GOVERNING OFFICIAL, APPROVED FINAL DRAWINGS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CONTRACTOR BY THE ARCHITECT.
19. IF CODE DISCREPANCIES ARE DISCOVERED DURING THE CONSTRUCTION PROCESS, THE ARCHITECT SHALL BE NOTIFIED AND ALLOWED AMPLE TIME TO REMEDY SAID DISCREPANCIES.
20. ALL WORK PERFORMED SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL BUILDING CODES, ORDINANCES AND REGULATIONS, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.
21. ALL CONTRACTORS, SUPPLIERS, AND FABRICATORS SHALL BE RESPONSIBLE FOR THE CONTENT OF THE DRAWINGS, AND FOR THE SUPPLY AND DESIGN OF APPROPRIATE MATERIALS AND WORK PERFORMANCE.
22. ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE HANDLED, APPLIED, INSTALLED, ERECTED, USED, CLEANED, AND CONDITIONED IN STRICT ACCORDANCE WITH THE MANUFACTURERS' REQUIREMENTS.
23. ALL ALTERNATES ARE AT THE OPTION OF THE OWNER AND SHALL BE AT THE OWNER'S REQUEST, CONSTRUCTED IN ADDITION TO OR IN LIEU OF THE TYPICAL CONSTRUCTION, AS INDICATED ON THE DRAWINGS.

DESIGN LOADS:

ROOF:	DEAD LOAD: 15 PSF SNOW LOAD: 40 PSF (TABLE R301.2(5)) LIVE LOAD: 20 PSF OR SNOW LOAD, WHICHEVER IS GREATER (R301.6 & TABLE R301.6)
FLOOR:	DEAD LOAD: 10 PSF LIVE LOAD: 40 PSF PER IRC TABLE R301.5
BALCONIES AND DECKS:	DEAD LOAD: 10 PSF LIVE LOAD: 40 PSF PER IRC TABLE R301.5
SOIL PRESSURE:	2000 PSF (MINIMUM)

PRIOR TO START OF CONSTRUCTION, VERIFY DESIGN LOADS WITH GOVERNING CODES AND SITE CONDITIONS. CHECK WITH LOCAL BUILDING AGENCIES FOR WIND, SEISMIC, SNOW AND OTHER SPECIAL LOADING CONDITIONS. IF DISCREPANCIES ARE DISCOVERED, ARCHITECT SHALL BE NOTIFIED.

BASIC WIND SPEED = 100 MPH PER TABLE R301.2(4)
TOPOGRAPHIC EFFECTS = NO
WEATHERING = SEVERE
FROST LINE DEPTH = 48"
TERMINI = MODERATE TO HEAVY PER FIGURE R301.2(6)
ICE SHIELD UNDERLAYMENT REQUIRED = YES
WIND EXPOSURE CATEGORY = SURFACE ROUGHNESS B, EXPOSURE B (PER R301.2.1.4)
CLIMATE ZONE = 5A

WIND-BORNE DEBRIS REGION = NO PER R202
HURRICANE-PRONE REGIONS = YES PER R301.2.1.2
PROTECTION OF OPENINGS = NO PER R301.2.1.2

HEADERS NOT SHOWN ON DRAWINGS: PER "HEADER SCHEDULE" THIS SHEET

2. SITE WORK

- A. PERFORM EXCAVATION, ACCORDING TO GOOD COMMON CONSTRUCTION PRACTICES, TO THE LINES, GRADES, AND ELEVATIONS INDICATED ON THE DRAWINGS.
- B. PROVIDE CONSISTENT COMPACTION OF THE TOP 8" OF SUB-GRADE, FILL, AND BACKFILL MATERIAL, BENEATH STRUCTURES, WALKS, AND PAVEMENTS TO MEET THE STATED SOIL PRESSURE.
- C. PROVIDE SOIL POISONING TO CONTROL TERMITES AS REQUIRED BY GOVERNING CODES.
- D. PROVIDE AND INSTALL VENTILATION FOR RADON GAS AS REQUIRED BY LOCAL BUILDING AGENCIES AND GOVERNING CODES.
- E. TOP OF FOUNDATION ELEVATION IS ASSUMED TO BE 6" ABOVE THE FINAL GRADE AT THE OVERHEAD GARAGE DOOR OPENING. CHANGES IN THE FOUNDATION WALL ELEVATION RELATIVE TO THE FINAL GRADE WILL RESULT IN CHANGES TO THE FOUNDATION DRAWINGS AS WELL AS CHANGES TO THE GARAGE/HOUSE ENTRY STAIR.

3. CONCRETE

- A. PROVIDE CONCRETE COMPLYING WITH ASTM C94. UNLESS OTHERWISE NOTED, CONCRETE SHALL HAVE THE FOLLOWING 28 DAY COMPRESSIVE STRENGTHS AS MINIMUMS:
- a. CONCRETE FOOTINGS AND FOUNDATIONS: 3,000 PSI
- b. CONCRETE FLOOR SLABS, WALKS, DRIVES, AND PATIOS: 3,500 PSI
- c. PROVIDE CONSTRUCTION JOINTS SO PANEL SIZE DOES NOT EXCEED 400SF.
- B. PROVIDE REINFORCEMENT OF THE SIZE AND SPACING INDICATED ON DRAWINGS. REINFORCING SHALL COMPLY WITH THE FOLLOWING MINIMUMS:
- a. BARS: ASTM A615, GRADE 40, DEFORMED BARS.
- b. WELDED WIRE FABRIC: ASTM A185.
- C. UNLESS NOTED OTHERWISE, ALL SLABS ON GRADE SHALL BE 4" THICK, REINFORCED WITH 6X6 W1.4XW1.4 W.W.M., AND PLACED OVER 4" MINIMUM COMPACTED SAND OR GRAVEL FILL. INTERIOR SLABS SHALL BE PLACED OVER 6 MIL. STABILIZED POLYETHYLENE VAPOR BARRIER. COORDINATE WITH RADON REMOVAL PROCEDURES.
- D. FOOTING SIZES SHOWN ARE TYPICAL ONLY FOR STATED SOIL PRESSURE AND CONSISTENT COMPACTION. CONTRACTOR SHALL BE RESPONSIBLE FOR FOOTINGS COMPLYING WITH THE DESIGN REQUIREMENTS OF SPECIFIC SOIL CONDITIONS.
- E. PRECAST CONCRETE LINTELS SHALL BE INSTALLED AND REINFORCED AS PER MANUFACTURERS' SPECIFICATIONS. ARCHITECT SHALL NOT BE RESPONSIBLE FOR DESIGN OF PRECAST CONCRETE LINTELS.

B

4. MASONRY

- A. PROVIDE STANDARD WEIGHT HOLLOW LOAD-BEARING CONCRETE MASONRY UNITS (CMU) COMPLYING WITH ASTM C90, GRADE N, TYPE 1.
- B. REINFORCEMENT SHALL COMPLY WITH THE FOLLOWING AS MINIMUMS:
- a. BARS: ASTM A615, GRADE 40, FORMED BARS.
- b. WIRE JOINT REINFORCEMENT ASTM A62, GALVANIZED.
- C. PROVIDE MORTAR TYPE "S" IN ACCORDANCE WITH ASTM C270.
- D. PROVIDE GROUT IN ACCORDANCE WITH ASTM C476. MINIMUM COMPRESSIVE STRENGTH SHALL BE 3000 PSI UNLESS NOTED OTHERWISE.
- E. PROVIDE REINFORCEMENT IN VERTICAL CELLS OR CONCRETE MASONRY UNITS (FULLY EMBEDDED IN GROUT) AS FOLLOWS:
- a. TYPICAL REINFORCEMENT SHALL BE ONE #5 AT EACH CORNER, AT BOTH SIDES OF OPENINGS AND AT MAXIMUM SPACING OF 48" O.C.
- b. REINFORCE ALL VERTICAL CELLS OF CONCRETE MASONRY UNITS SUPPORTING CONCENTRATED LOAD (BEAMS, STRUCTURAL COLUMNS, ETC.) AT 8" CMU, REINFORCE EACH VERTICAL CELL WITH ONE #6 AND SOLIDLY FILL WITH GROUT.
- F. BEAM POCKETS SHALL BE PROVIDED FOR ALL BEAMS SUPPORTED BY CONCRETE AND/OR MASONRY, UNLESS NOTED OTHERWISE, AND SHALL COMPLY WITH THE FOLLOWING:
- a. MINIMUM OF 4" BEARING.
- b. HEIGHT AND WIDTH AS REQUIRED BY BEAM.
- c. TREATED LUMBER BENEATH ALL WOOD BEAMS.
- d. PROVIDE VERTICAL REINFORCING.

5. METALS

- A. ALL STRUCTURAL STEEL SHALL COMPLY WITH APPROPRIATE ASTM SPECIFICATIONS AS FOLLOWS: ASTM A36, ASTM A53, ASTM A501, ASTM A307, AND ASTM A325.
- B. ALL STEEL CONNECTIONS SHALL BE DESIGNED ACCORDING TO AISC MANUAL OF STEEL CONSTRUCTION AND SHALL BE DETAIL BY A QUALIFIED STRUCTURAL STEEL DETAILER & STAMPED BY A LICENSED STRUCTURAL ENGINEER. CONTRACTOR TO SUBMIT STEEL SHOP DRAWINGS TO ARCHITECT PRIOR TO STEEL ERECTION.

6. WOOD AND PLASTICS

- A. LUMBER SHALL, IN ADDITION TO COMPLYING WITH GOVERNING CODES, COMPLY WITH:
- a. "PRODUCT USE MANUAL" OF THE WESTERN WOOD PRODUCTS ASSOCIATION FOR SELECTION AND USE OF PRODUCTS INCLUDED IN THAT MANUAL.
- b. "PLYWOOD SPECIFICATION AND GRADE GUIDE" OF THE AMERICAN PLYWOOD ASSOCIATION.
- c. "STANDARD SPECIFICATIONS FOR GRADES OF CALIFORNIA REDWOOD LUMBER" OF THE REDWOOD INSPECTION BUREAU FOR REDWOOD.
- d. AMERICAN WOOD PRESSESS ASSOCIATION STANDARDS AND RECOMMENDATIONS FOR RETARDATE AND PRESERVATIVE PRESURE-TREATED LUMBER AND PLYWOOD.
- e. WESTERN RED CEDAR LUMBER ASSOCIATION STANDARDS AND RECOMMENDATIONS FOR CEDAR.
- B. PROVIDE LUMBER AND MATERIALS MEETING OR EXCEEDING THE FOLLOWING STANDARDS OF QUALITY:
- a. FRAMING MEMBERS:
- ALL INTERIOR OR OTHERWISE PROTECTED DIMENSION LUMBER SHALL BE SPRUCE—PINE—FIR (SPF) GRADE NO. 2 OR BETTER FOR RAFTERS, JOISTS, HEADERS, AND STUDS, UNLESS NOTED OTHERWISE. - ALL HEADERS AND BEAMS SHALL BE FREE FROM SPLITS, CHECKS, AND SHAKES.
- b. SHEATHING:
- ALL ROOF, FLOOR, AND WALL PANELS SHALL BE APA RATED EXPOSURE 1 SHEATHING COMPLYING WITH DOC PS 1 AND PSFULL 4X8 PANELS SHALL BE USED TO THE MAXIMUM EXTENT PRACTICABLE.
- c. FLOOR SHEATHING:
- MINIMUM SPAN RATING: 32/16
 - MINIMUM THICKNESS: 23/32"
 - GLUED AND NAILED WITH TONGUE AND GROOVE JOINTS
 - FASTENERS: 8D COMMON AT 6" OC ALONG SUPPORTED EDGES AND 12" OC INTERMEDIATE
 - NOTE: USE APA RATED STURD—FLOOR OR ADVANTECH
- d. ROOF SHEATHING:
- MINIMUM SPAN RATING: 32/16
 - MINIMUM THICKNESS: 5/8 IN T&G
 - GLUED AND NAILED WITH TONGUE AND GROOVE JOINTS
 - FASTENERS: 8D COMMON
 - FASTENER SPACING GENERAL: 6" OC ALONG SUPPORTED EDGES AND 6" OC INTERMEDIATE, WITHIN 4 FT OF GABLE END WALLS: 4" OC
- e. WALL SHEATHING:
- ALL EXTERIOR WALL SHEATHING (1/2" THICK PLYWOOD OR OSB SHEATHING PANELS) IS TO BE CLEANED FREE OF DEBRIS AND THEN NAILED TO THE FRAMING MEMBERS WITH 10D NAILS ON A 6" O.C. (EDGES & 6" O.C. (FIELD)) NAILING PATTERN, UNLESS OTHERWISE NOTED. SOLID BLOCK ALL JOINTS TYPICAL. LAY OUT SHEATHING SUCH THAT THERE IS A MINIMUM OF 16" EXTENDING IN EACH DIRECTION BEYOND THE FLOOR FRAMING. IF THIS CANNOT BE ACHIEVED, THEREAL SHEATHING MUST BE USED. CONTACT ARCHITECT FOR STRAPPING SPACING AND DEVELOPMENT LENGTH BEFORE INSTALLATION.
 - UNDER LAYMENT: 1/8" LUAN UNDERLAYMENT GRADE. (AT VINYL ONLY).
 - WATERPROOF FOUNDATION WALLS AT EXCAVATED AREAS FROM FOOTING TO FINISHED GRADE WITH TWO COATS OF ASPHALT BASED WATERPROOFING COMPOUND. PROVIDE DRAINAGE MAT AND TIE INTO FOUNDATION DRAINS.

- C. HOLD-DOWNS AND FRAMING CONNECTORS
- a. ALL STRUCTURAL FRAMING CONNECTIONS, UNLESS SPECIFICALLY NOTED OTHERWISE, SHALL BE STOKED "TIE" AS MANUFACTURED BY THE SIMPSON CO. IN ACCORDANCE WITH "WOOD CONNECTIONS CONNECTORS" CATALOG C-2009. ALL FASTENERS (TYPE, SIZE, AND QUANTITY) SPECIFIED IN SIMPSON'S CONNECTOR SCHEDULE SHALL BE INSTALLED. THE ABBREVIATION "SST" ON THE DRAWINGS INDICATE FASTENERS/CONNECTORS AS MANUFACTURED BY SIMPSON STRONG-TIE.
- b. ALL CONNECTORS AND FASTENERS FOR PRESSURE PRESERVATIVE TREATED WOOD SHALL BE SHOP—COATED AND/OR STAINLESS STEEL TO SUIT THE SPECIFIC EXPOSURE(S) AND WOOD PRESERVATIVE(S) IN ACCORDANCE WITH SIMPSON STRONG—TIE RECOMMENDATIONS. THE CONTRACTOR SHALL REVIEW DOCUMENTATION CONTAINED IN THE SIMPSON STRONG—TIE CATALOG AND PROVIDE CONNECTORS AND FASTENERS THAT ARE ACCEPTABLE FOR THE EXPOSURE AND CHEMICAL PRESERVATIVES USED ON THE PROJECT. THE REVIEW SHALL CONSIDER THE TYPE OF PRESERVATIVE(S), PRESERVATIVE RETENTION LEVEL(S), AND EXPOSURE ENVIRONMENT(S).
- c. ALL CONNECTORS AND FASTENERS FOR EXPOSED PORCH AND DECK FRAMING IN COASTAL ENVIRONMENTS SHALL BE STAINLESS STEEL.
- d. INSTALL JOIST AND BEAM HANGERS CAPABLE OF SUPPORTING THE MAXIMUM ALLOWABLE LOAD OF JOIST OR BEAM BEING SUPPORTED.
- D. LAMINATED VENEER LUMBER (LVL)
- a. LAMINATED VENEER LUMBER SHALL BE 1 9E-TJ MICROLAM LVL BY TRUS JOIST, OR APPROVED EQUAL, UNLESS OTHERWISE INDICATED.
- b. PARALLEL STRAND LUMBER UMFRF (PSL); PARALLEL STRAND LUMBER SHALL BE 1.8E PARALLAM PSL BY TRUS JOIST, OR APPROVED EQUAL, UNLESS OTHERWISE INDICATED.
- c. ENGINEERED WOOD JOISTS, JOISTS AND ACCESSORIES INCLUDING RIM JOISTS SHALL BE THE PRODUCTS OF TRUS JOIST, OR APPROVED EQUAL.
- d. USE EXTERIOR GRADE MICRO LAM IN ALL AREAS SUBJECT TO MOISTURE.
- E. PLATE CONNECTED WOOD TRUSSES
- a. DESIGN AND FABRICATION OF TRUSSES SHALL BE SUBJECT TO THIRD PARTY INSPECTION
- b. TRUSSES SHALL BE DESIGNED FOR ALL COMBINATIONS OF DEAD, LIVE, WIND, AND SNOW LOADS AS REQUIRED UNDER THE REFERENCED CODES. SNOW LOADS SHALL INCLUDE UNIFORM, UNBALANCED, DRIFTING, AND/OR SLIDING TO SUIT EACH CONDITION.
- c. THE TRUSS SUPPLIER SHALL DESIGN ALL REQUIRED TRUSS CONFIGURATIONS, INCLUDING BUT NOT LIMITED TO COMMON, GIRDER, JACK, HIP, VALLEY, AND SPECIAL
- d. IF THE TRUSS SUPPLIER PROPOSES TO USE DIMENSION LUMBER OVERFRAMING TO SUIT VARIOUS CONDITIONS IN ADDITION TO ANY SUCH LOCATIONS SHOWN ON THE DRAWINGS, THAT WORK SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR SUCH THAT ALL WORK IS INCLUDED UNDER THE CONTRACT
- e. TRUSSES SHALL BE DESIGNED SUCH THAT BUCKLING OF ANY INDIVIDUAL MEMBERS IS RESISTED INTERNALLY BY THE INDIVIDUAL TRUSS THROUGH SUITABLE MEANS, SUCH AS T-OR L-BRACING
- f. TRUSSES SHALL BE ERECTED IN ACCORDANCE WITH TPI AND TRUSS MANUFACTURER PUBLICATIONS. PROVIDE ALL TEMPORARY BRACING AS SHOWN ON SUBMITTALS AND IN APPLICABLE PUBLICATIONS
- g. PROVIDE WOOD TRUSSES ABLE TO SUSTAIN THE STATED LOADS FOR THE SPANS, PROFILES, AND ARRANGEMENT SHOWN ON THE DRAWINGS. TRUSS LAYOUT IS DIAGMATIC ONLY. TRUSS MANUFACTURER AND/OR ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND SPACING OF ALL TRUSSES. CONTRACTOR TO SUBMIT TRUSS DRAWINGS AND/OR ROOF FRAMING DRAWINGS TO ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION.
- h. PROVIDE HURRICANE CLIPS, HOLD DOWNS, STRAPS AND OTHER CONNECTORS AS REQUIRED BY TRUSS MANUFACTURER. DESIGN OF ALL CONNECTORS BY TRUSS MANUFACTURER.

C

F. PRESSURE TREATED LUMBER

- a. DIMENSION LUMBER FOR THE FOLLOWING LOCATIONS SHALL BE PRESSURE PRESERVATIVE—TREATED (PT) SOUTHERN PINE #2 OR BETTER:
- PORCHES, DECKS, AND OTHER FRAMING EXPOSED TO THE WEATHER
 - INTERIOR WOOD JOISTS WITHIN 18" OF EXPOSED GROUND
 - INTERIOR TIMBER OR BUILT—UP BEAMS WITHIN 12" OF EXPOSED GROUND
 - SILL PLATES
 - ALL WALL FRAMING AND SHEATHING LESS THAN 6" FROM EXPOSED GROUND
- b. ALL PT LUMBER TO BE TREATED WITH A PENETRATING WATER REDUCER (SUCH AS BOILED LINSEED OIL) IN ORDER TO INCREASE THE LIFE OF THE STRUCTURE. ALL PT LUMBER IS TO HAVE ANY CUT ENDS FIELD TREATED WITH WOLMAN'S WOODLIFE COPPERCOAT.
- G. WOOD INSTALLATION
- a. UNLESS NOTED OTHERWISE, PROVIDE:
- DOUBLE HEADER JOISTS AND TRIMMERS AT ALL FLOOR OPENINGS.
 - DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO JOISTS
 - DOUBLE JOISTS OR JOISTS AT 12" O.C. AT ALL KITCHENS AND BATHS.
 - PROVIDE HEADERS PER "HEADER SCHEDULE" OR AS INDICATED ON THE DRAWINGS.
 - ONE ROW OF 1X5 CROSS-BRIDGING OR METAL BRIDGING FOR EACH 8'-0" OF JOIST SPAN
- b. STUD SPACING AT ALL EXTERIOR AND BEARING WALLS SHALL BE 16" O.C. MINIMUM. STUD WALLS SHALL NOT EXCEED THE FOLLOWING HEIGHTS WITHOUT CONTINUOUS LATERAL SUPPORT PERPENDICULAR TO THE PLANE OF THE WALL AT THE STATED HEIGHT OR LESS. STUDS SHALL BE CONTINUOUS BETWEEN POINTS OF LATERAL SUPPORT.
- c. BEARING WALLS:
- 2X4: 10'-0"
 - 2X6: 12'-0"
 - 2X8: 20'-0"
 - NON-BEARING WALLS:
 - 2X4: 14'-0"
 - 2X6: 20'-0"

- d. UNLESS NOTED OTHERWISE, RAFTERS, CEILING JOISTS, COLLAR TIES, AND PURLINS SHALL BE SIZED AND SPACED IN ACCORDANCE WITH FHA REQUIREMENTS OR GOVERNING CODES, WHICHEVER IS MORE RESTRICTIVE.
- e. STAIR CONSTRUCTION SHALL CONSIST OF (3/2)X12 STRINGERS, 5/4" OR 2X THICK TREAD AND 3/4" THICK RISERS OR, SHALL BE FABRICATED BY COMPONENT MANUFACTURER.
- f. ALL WOOD PLATES BEARING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- g. AT EXTERIOR WALLS INSTALL PLATES OVER FOAM SILL SEALER GASKET.
- h. PROVIDE 2" NOMINAL PRESSURE TREATED LUMBER OVER 6 MIL. STABILIZED POLYETHYLENE BENEATH FLAT BEARING OF WOOD BEAMS BEARING ON CONCRETE OR MASONRY.
- i. PROVIDE SIMPSON STRONGS WALL GARAGE PORTAL SYSTEM AROUND ALL OVER-HEAD DOORS WITH A WIDTH GREATER THAN 8". INSTALL GARAGE PORTAL SYSTEM PER MANUFACTURERS RECOMMENDED GUIDELINES.
- j. ALL FRAMING SHALL BE ERECTED TRUE TO LINE, PLUMB AND LEVEL, AND SHALL BE FASTENED HUNG TO THE WALL WITH THE FULL STRENGTH OF THE ASSEMBLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
- k. DIMENSION LUMBER BEAMS FRAMING INTO FLUSH STEEL AND LVL BEAMS SHALL BE SET 1/4" ABOVE THE TOP OF BEAM TO ACCOMMODATE SHRINKAGE.
- l. ALL CONTINUOUS POSTS SHALL BE LATERALLY BRACED IN BOTH DIRECTIONS AT EACH FLOOR AND CEILING LEVEL.
- m. ALL ENGINEERED PRODUCTS SHALL BE STORED AND INSTALLED IN ACCORDANCE WITH PRODUCT MANUFACTURERS' SPECIFICATIONS AND INSTALLATION DETAILS. WITH THE EXCEPTION OF MANUFACTURER-PROVIDED KNOCKOUTS, NO HOLES SHALL BE FIELD-DRILLED IN MEMBERS. IF HOLES ARE REQUIRED, NOTIFY THE ARCHITECT PRIOR TO ORDERING AFFECTED MEMBERS.
- n. FLOOR SHEATHING SHALL BE GLUED AND NAILED.
- o. PROVIDE 2X WOOD BLOCKING OR RIM JOIST AT ALL SAWN LUMBER FLOOR JOIST SUPPORT POINTS.
- p. PROVIDE BLOCKING OR RIM BOARD AT ALL ENGINEERED FLOOR JOIST SUPPORT POINTS. USE JOIST MANUFACTURERS PRODUCTS AND COMPLY WITH JOIST MANUFACTURERS INSTALLATION DETAILS.
- q. PROVIDE 2X SOLID BLOCKING AT ALL RAFTER TAILS.
- r. SIZES OF DIMENSION LUMBER ARE NOMINAL. ALL LUMBER SHALL BE SURFACED FOUR SIDES, UNLESS NOTED OTHERWISE.
- s. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING.
- t. ALL BUILT-UP LVL BEAMS SHALL BE ASSEMBLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

7. THERMAL AND MOISTURE PROTECTION

- A. PROVIDE THERMAL BUILDING INSULATION AT ASSEMBLIES ADJACENT TO EXTERIOR OR UNHEATED SPACES MEETING THE REQUIREMENTS OF GOVERNING CODES AND, UNLESS NOTED OTHERWISE, MEETING THE FOLLOWING MINIMUM REQUIREMENTS:
- a. FOUNDATIONS: 1 1/2" EXTRUDED POLYSTYRENE (R-8.4)
- b. WALLS: GLASS FIBER BATT (R-20) U.I.D.
- c. FLOORS: GLASS FIBER BATT (R-30)
- d. CEILINGS: GLASS FIBER BATT (R-49)
- e. INSTALL CONTINUOUS BLANKETS WITHOUT HOLES FOR ELECTRICAL BOXES, LIGHTING FIXTURES, OR HEATING DUCTWORK.
- B. INSTALL 6 MIL. STABILIZED POLYETHYLENE VAPOR BARRIER AGAINST INTERIOR FACE OF ALL THERMAL INSULATION.
- C. WATERPROOF FOUNDATION WALLS AT EXCAVATED AREAS FROM FOOTING TO FINISHED GRADE WITH TWO COATS OF ASPHALT BASED WATERPROOFING COMPOUND. PROVIDE DRAINAGE MAT AND TIE INTO FOUNDATION DRAINS.
- D. ROOFING SHALL BE 240 LB. (MINIMUM) COMPOSITION SHINGLES INSTALLED OVER 30 LB. ROOF FELT ON ROOF SHEATHING. MINIMUM SLOPE, FASTENERS, UNDER LAYMENT, AND EXPOSURE ACCORDING TO MANUFACTURERS' RECOMMENDATIONS.
- E. PROVIDE FLASHING AND SHEET METAL REQUIRED TO PREVENT PENETRATION OF WATER THROUGH THE EXTERIOR SHELL OF THE BUILDING. IN ADDITION TO COMPLYING WITH GOVERNING CODES, COMPLY WITH PERTINENT RECOMMENDATIONS CONTAINED IN THE CURRENT EDITION OF "ARCHITECTURAL SHEET METAL MANUAL" PUBLISHED BY SMONA. ALL IRON SHEET METAL FLASHING SHALL BE HOT-DIPPED GALVANIZED COMPLYING WITH ASTM A93.
- F. PROVIDE GUTTERS AND DOWNSPOUTS TO PROVIDE POSITIVE ROOF AND SITE DRAINAGE.
- G. PROVIDE ATTIC AND ROOF VENTILATION AS REQUIRED BY GOVERNING CODES AND AS SHOWN ON THE DRAWINGS. PROVIDE APPROPRIATE SOFFIT AND ROOF VENTS.
- H. SKYLIGHTS SHALL BE SELECTED BY THE CONTRACTOR AND APPROVED BY THE OWNER. INSTALL SKYLIGHTS ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
- I. INSTALL WATER AND ICE BARRIER (BITUTHENE OR EQUAL) OVER ROOF SHEATHING AT ALL EAVES AND VALLEYS. INSTALL PER CODE AND PER MANUFACTURERS RECOMMENDATIONS.

8. DOORS AND WINDOWS

- A. EXTERIOR DOORS SHALL BE SELECTED BY THE OWNER.
- B. HOUSE-TO-GARAGE DOORS SHALL BE FIRE RATED DOORS APPROVED BY GOVERNING CODES. FACE DESIGN TO BE SELECTED BY THE OWNER.
- C. INTERIOR DOORS SHALL BE SELECTED BY THE OWNER.
- D. EXTERIOR WINDOWS SHALL BE ALUMINUM OR VINYL CLAD WOOD WINDOWS MANUFACTURED BY: PELLA CORP.
- E. GLAZING IN ALL DOORS AND WINDOWS SHALL COMPLY WITH GOVERNING CODES. PROVIDE TEMPERED SAFETY GLASS IN ALL CODE REQUIRED LOCATIONS.
- F. INSTALL EGRESS WINDOWS IN ACCORDANCE WITH GOVERNING CODES.
- G. DOOR AND WINDOW SIZES INDICATED OR DRAWINGS ARE AS FOLLOWS: 36"X80" REPRESENTS A DOOR OR WINDOW 3'-0" WIDE X 6'-8" HIGH. JAMB DEPTH TO BE COORDINATED BY THE CONTRACTOR. FINISH HARDWARE SHALL BE SELECTED BY THE OWNER. INSTALL HARDWARE IN ACCORDANCE WITH GOVERNING CODES.
- H.

D

9. FINISHES

- A. YPSUM WALLBOARD, UNLESS NOTED OTHERWISE, SHALL BE PROVIDED AS FOLLOWS:
- a. EXTERIOR WALLS: ONE LAYER 1/2" REGULAR WALLBOARD TO INTERIOR FACE.
- b. INTERIOR WALLS: ONE LAYER 1/2" REGULAR WALLBOARD EACH FACE.
- c. CEILING: ONE LAYER 1/2" REGULAR WALLBOARD ON 1X3 WOOD STRAPPING AT 16" O.C.
- d. GARAGE/HOUSE COMMON WALLS / CEILINGS: ONE LAYER 5/8" TYPE "X" (FIRE RATED) WALLBOARD EACH FACE.
- e. AT MULTIFAMILY RESIDENCES (2 OR MORE FAMILIES): ALL WALL AND CEILING BOARD TO BE ONE LAYER 5/8" TYPE "X" (FIRE RATED) WALLBOARD EACH FACE.
- f. BATHS: MOISTURE AND MOLD RESISTANT WALLBOARD AT ALL WALLS AND CELINGS.
- g. PROVIDE TYPE X IN MULTIFAMILY RESIDENCES.
- h. PROVIDE CEMENT BOARD AS SUBSTRATE FOR CERAMIC TILE.
- B. PROVIDE METAL CORNER BEAD AND TRIM AT ALL LOCATIONS RECOMMENDED BY THE GYPSUM WALLBOARD MANUFACTURER.
- C. TAPE, FLOAT, AND SAND JOINTS AND FASTENERS OF GYPSUM WALLBOARD WITH THREE COATS OF JOINT COMPOUND AS REQUIRED TO OBTAIN A UNIFORMLY SMOOTH SURFACE.
- D. FINISHES SHALL BE SELECTED BY THE OWNER.

10. PLUMBING, MECHANICAL, AND ELECTRICAL

- A. PLUMBING, MECHANICAL, AND ELECTRICAL INFORMATION AND LAYOUTS SHOWN ON THE DRAWINGS IS SCHEMATIC IN DESIGN, AND SHALL BE REVIEWED BY SUB-CONTRACTORS, SUPPLIERS, AND BUILDING OFFICIALS FOR COMPLIANCE WITH GOVERNING CODES AND GOOD COMMON CONSTRUCTION PRACTICES. THE ARCHITECT SHALL BE NOTIFIED BY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- B. PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT SHALL BE SELECTED BY THE OWNER.
- C. DESIGN AND INSTALLATION OF PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE APPROPRIATE LICENSED CONTRACTORS AND SUBCONTRACTORS. DESIGN SHALL BE SUBMITTED FOR OWNER'S REVIEW PRIOR TO ORDERING AND INSTALLATION OF EQUIPMENT.
- D. SERVICE PANELS SHALL BE SELECTED BY THE ELECTRICAL SUB-CONTRACTOR.
- E. ALL HVAC EQUIPMENT SHALL BE INDIVIDUALLY SWITCHED.
- F. ALL OUTDOOR, BATH, AND GARAGE AND SPA WALL RECEPTACLES SHALL BE PROVIDED WITH GROUND FAULT CIRCUIT PROTECTION IN ACCORDANCE WITH GOVERNING CODES.
- G. DRYER AND RANGE HOOD VENTS SHALL BE EXTENDED TO THE EXTERIOR.
- H. PROVIDE PLUMBING VENTS IN ACCORDANCE WITH GOVERNING CODES. MINIMIZE NUMBER AND LOCATE FOR MINIMAL VISUAL IMPACT.
- I. INSTALL TYPE AND NUMBER OF SMOKE DETECTORS IN ACCORDANCE WITH GOVERNING CODES & UL17. PROVIDE HARDWIRED AND INTERCONNECTED SMOKE DETECTORS WITH BATTERY BACKUP PER CODE REQUIREMENTS & AS DIRECTED BY THE LOCAL BUILDING DEPT.
- J. CONNECT WATER, GAS, AND ELECTRIC SERVICES IN ACCORDANCE WITH GOVERNING CODES.
- K. ELECTRICAL SYSTEM IS TO BE DESIGN/BUILD BY ELECTRICAL CONTRACTOR. ALL ELECTRICAL INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE ELECTRICAL SYSTEM. THE CONTRACTOR TO VERIFY LOCATION, FIXTURE TYPES AND EQUIPMENT WITH OWNER PRIOR TO PURCHASE AND INSTALLATION. PROVIDE POWER FOR ALL APPLIANCES. LOCATE NEW ELECTRICAL DEVICES PER NEC REQUIREMENTS & OWNER'S REQUIREMENTS. RECONNECT EXISTING FIXTURES TO NEW SWITCH LOCATIONS AS REQUIRED IN THE FIELD.
- L. OWNER, AV, CATV, TELEPHONE AND OTHER LOW VOLTAGE WIRING NOT SHOWN. SYSTEM TO BE DESIGN/BUILD. CONTACT OWNER FOR LOCATIONS OF ALL LOW VOLTAGE WIRING.
- M. MECHANICAL SYSTEM TO BE DESIGN/BUILD BY MECHANICAL CONTRACTOR. MECHANICAL SYSTEM TO BE INSTALLED BY A LICENSED PLUMBING CONTRACTOR. VERIFY EQUIPMENT TYPE WITH OWNER PRIOR TO PURCHASE AND INSTALLATION.
- N. PLUMBING SYSTEM TO BE DESIGN/BUILD BY PLUMBING CONTRACTOR. PLUMBING SYSTEM TO BE INSTALLED BY A LICENSED PLUMBING CONTRACTOR.
- O. ALL EXISTING UTILITIES AND CITY SERVICES ARE TO BE MAINTAINED, KEPT IN SERVICE, AND PROTECTED AGAINST DAMAGE DURING CONSTRUCTION.
- P. UNLESS OTHERWISE NOTED, ELECTRICAL CONDUITS, PLUMBING LINES, ETC., SHALL BE RUN CONCEALED AND FRAMING SHALL BE ADEQUATE SIZE TO ACCOMPLISH RESULT WITHOUT CAUSING ANY CHANGES IN THE WALL PLANE.

11. MISCELLANEOUS

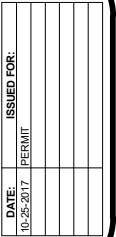
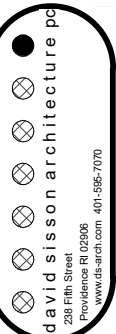
- A. THIS SET OF CONSTRUCTION DRAWINGS IS INTENDED FOR DESIGN INTENT ONLY. ALTHOUGH MANY JURISDICTIONS WILL ACCEPT THESE DRAWINGS AS SUFFICIENT FOR A CONSTRUCTION PERMIT, THESE DRAWINGS ARE NOT INTENDED, AND SHOULD NOT BE CONSTRUED, AS A COMPLETE SET OF CONSTRUCTION DRAWINGS. THESE DRAWINGS WILL HAVE TO BE ADAPTED TO MEET LOCAL ZONING AND/OR SITE CONDITIONS AND ADDITIONAL DETAILING WILL NEED TO BE COMPLETED ON SITE BY THE BUILDER.
- B. INSTALL PREFABRICATED FIREPLACE UNITS AS SHOWN ON DRAWINGS.
- a. FIREPLACE UNITS SHALL BE "HEAT TREATED" OR AS APPROVED BY THE OWNER.
- b. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AS RECOMMENDED BY THE MANUFACTURER AND AS REQUIRED BY GOVERNING CODES, INCLUDING MANTEL AND HEARTH DESIGN AND LOCATION.
- c. HEARTH SHALL BE OF NON-COMBUSTIBLE MATERIAL.
- C. ROOM SIZES SHOWN ON THE PLANS INDICATE ROOM DIMENSIONS PRIOR TO INSTALLATION OF GYPSUM WALL BOARD. GYPSUM WALL BOARD THICKNESS MUST BE SUBTRACTED FROM ROOM SIZES INDICATED FOR ACTUAL ROOM DIMENSIONS AND ARE SUBJECT TO CHANGE.

12. SUBMITTALS

- A. SUBMIT ROOF TRUSS AND/OR RAFTER LAYOUT PLAN AS COMPLETED BY THE MANUFACTURER FOR REVIEW PRIOR TO ORDERING ROOF TRUSSES AND/OR ROOF LUMBER PACKAGE. ALLOW ARCHITECT FIVE BUSINESS DAYS FOR COMPLETE REVIEW.
- B. SUBMIT FLOOR TRUSS LAYOUTS SHOWING BEAM LOCATIONS, JOIST LAYOUT, LOCATIONS OF CONTINUOUS DUCT CHASES, AND MAXIMUM DUCT SIZE IN EACH CHASE. ALLOW ARCHITECT FIVE BUSINESS DAYS FOR COMPLETE REVIEW.
- C. ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY ERRORS IN THE ROOF AND/OR FLOOR FRAMING WITHOUT THE OPPORTUNITY TO REVIEW THE ROOF AND/OR FLOOR FRAMING LAYOUTS, FRAMING LAYOUTS, MEMBER SIZES, AND FLOOR/ROOF PENETRATIONS INDICATED ON THE DRAWINGS ARE FOR DESIGN INTENT ONLY. FINAL LAYOUTS SHALL BE THE RESPONSIBILITY OF BUILDER.

SPECIFICATIONS

A2.0



PROJECT NUMBER: 17140

A

B

C

D

DEMOLITION PLAN LEGEND

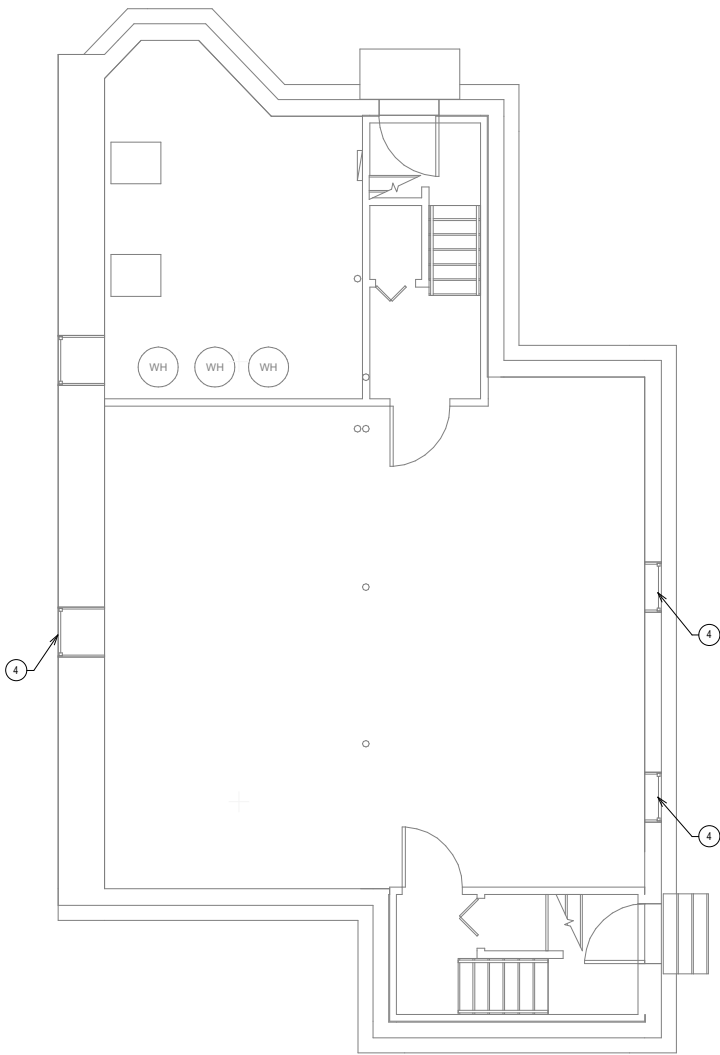
- PARTITIONS, DOORS AND
ITEMS TO BE REMOVED
- EXISTING DOOR
- EXISTING PARTITION

DEMOLITION PLANS GENERAL NOTES:

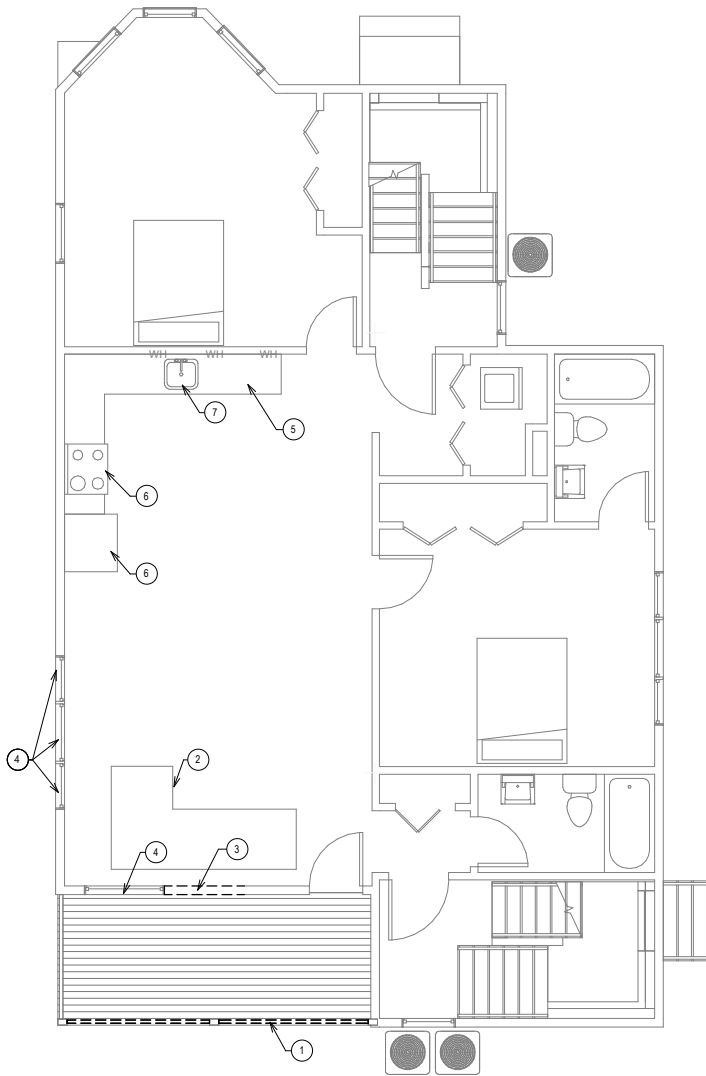
1. COORDINATE DIMENSIONS OF ALL DEMOLITION WITH REQUIREMENTS OF NEW CONSTRUCTION. REFER TO PROPOSED PLANS FOR NEW CONSTRUCTION WHICH REQUIRES THIS DEMOLITION. DEMOLITION CONTRACTOR SHALL BE FULLY AWARE OF ALL NEW CONSTRUCTION AND DETAILS PRIOR TO DEMOLITION.
2. STABILIZE AND PROTECT ALL AREAS ADJACENT TO AREAS OF DEMOLITION. VERIFY PRIOR TO DEMOLITION THAT WALLS AND SLABS ARE NOT LOAD BEARING.
3. PROTECT IN PLACE ALL FIXTURES AND SURFACES SCHEDULED TO REMAIN.
4. REVIEW DISPOSITION OF ALL ITEMS TO BE REMOVED WITH THE OWNER.
5. PROCEED WITH CAUTION IN REMOVING WALLS AND ENCLOSURES. OPEN HOLES CAREFULLY TO INVESTIGATE THE PRESENCE OF MAJOR HVAC ELECTRICAL OR PLUMBING SYSTEMS. IF A CONFLICT IS IDENTIFIED, CONTACT ARCHITECT PRIOR TO CONTINUING WORK.
6. DEMOLITION PLANS AND SPECIFICATIONS DO NOT FULLY REPRESENT ALL DEMOLITION WORK REQUIRED TO INSTALL NEW WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, BUT ARE INTENDED TO SERVE AS GENERAL DEMOLITION GUIDELINES.
7. ALL WORK INDICATED WITH DASHED LINES ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
8. ALL WORK INDICATED WITH SOLID LINES ARE TO REMAIN UNLESS OTHERWISE NOTED.
9. WHERE ITEMS ARE REMOVED, PATCH SURFACES TO MATCH ADJACENT SURFACES TO OR TO RECEIVE NEW FINISHES WHERE SCHEDULED. PATCHING OF NEW OR EXISTING SURFACES SHALL EXTEND TO THE NEAREST NATURAL BREAK OR TERMINATION FOR A CLEAN, NATURAL, UNBLEMISHED APPEARANCE AT THE END OF CONSTRUCTION.
10. REMOVE OR REPLACE EXISTING WALLS AND CEILINGS LOCATED IN UNALTERED AREAS TO COMPLETE ALL NEW WORK, WHETHER SHOWN ON THE DRAWINGS OR NOT. COORDINATE ALL WORK WITH OTHER TRADES.
11. REMOVE OR RELOCATE ANY ELECTRICAL DEVICES, PLUMBING AND MECHANICAL EQUIPMENT AS REQUIRED TO DO NEW WORK.

KEYED NOTES

- 1 REMOVE EXISTING DECK RAIL
- 2 REMOVE FLOOR FOR NEW STAIR
- 3 NEW WINDOW TO BE INSTALLED AT EXISTING EXTERIOR WALL
- 4 EXISTING WINDOW TO REMAIN
- 5 EXISTING COUNTER AND CABINETS TO REMAIN
- 6 EXISTING APPLIANCES TO REMAIN
- 7 EXISTING PLUMBING FIXTURE TO REMAIN



A4 DEMOLITION - BASEMENT
1/4" = 1'-0"



C4 1ST FLOOR - DEMOLITION
1/4" = 1'-0"

1

2

3

4

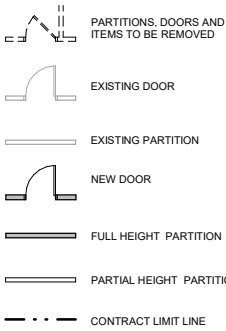
A

B

C

D

PLAN LEGEND



ROOM NAME	
101	
W1	
CT1	WD1

ROOM FINISH KEY

DIMENSION TO THE FACE OF FRAMING OR MASONRY AT NEW CONSTRUCTION, TYP.
DIMENSION TO THE FACE OF FINISH AT EXISTING CONSTRUCTION

DIMENSION TO THE FACE OF FINISH

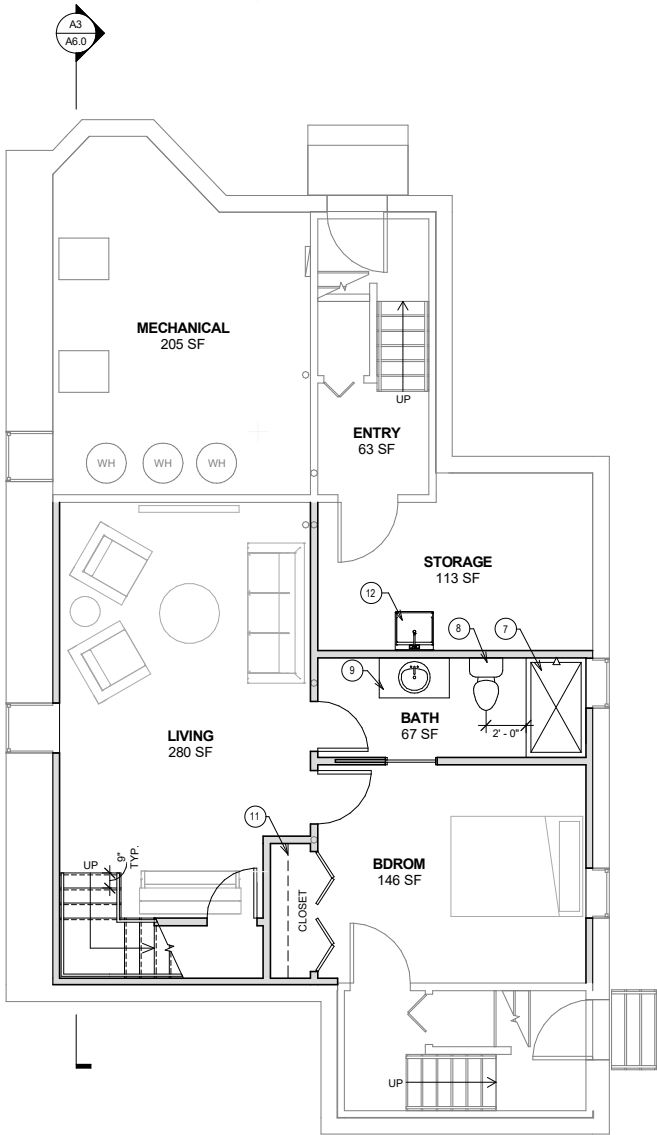
GENERAL NOTES

1. VERIFY ALL DIMENSIONS IN THE FIELD. DO NOT SCALE DRAWINGS.
2. ALL INTERIOR WALLS 2X4 AT 16" O.C. UNLESS NOTED OTHERWISE. PROVIDE DOUBLE TOP PLATES. SEE B4/A0.0
3. ALL DOOR JAMBS 4" OFF WALL UNLESS NOTED OTHERWISE
4. CENTER DOORS IN WALL UNLESS NOTED OTHERWISE
5. PROVIDE HARDWIRED AND INTERCONNECTED SMOKE AND CO DETECTORS WITH BATTERY BACKUP PER CODE REQUIREMENTS & AS DIRECTED BY THE LOCAL BUILDING DEPT.
6. PROTECT IN PLACE ALL EXISTING FIXTURES AND SURFACES SCHEDULED TO REMAIN.
7. PATCH AND REPAIR EXISTING WALLS LOCATED IN UNALTERED AREAS AFFECTED BY ALL NEW WORK, WHETHER SHOWN ON THE DRAWINGS OR NOT.
8. PATCH, PAINT AND REFINISH ALL EXISTING WALLS, FLOORS, CEILINGS & TRIM THROUGHOUT REPLACE MATERIALS IN-KIND WHEN DAMAGED PAST POINT OF REPAIR.
9. PLANS DO NOT FULLY REPRESENT ALL NEW WORK. THE CONSTRUCTION DOCUMENTS ARE INTENDED TO SERVE AS GENERAL GUIDELINES.
10. DIMENSIONS SHOWN ARE FROM FACE OF STUD OR FACE OF EXISTING CONSTRUCTION UNLESS NOTED OTHERWISE.

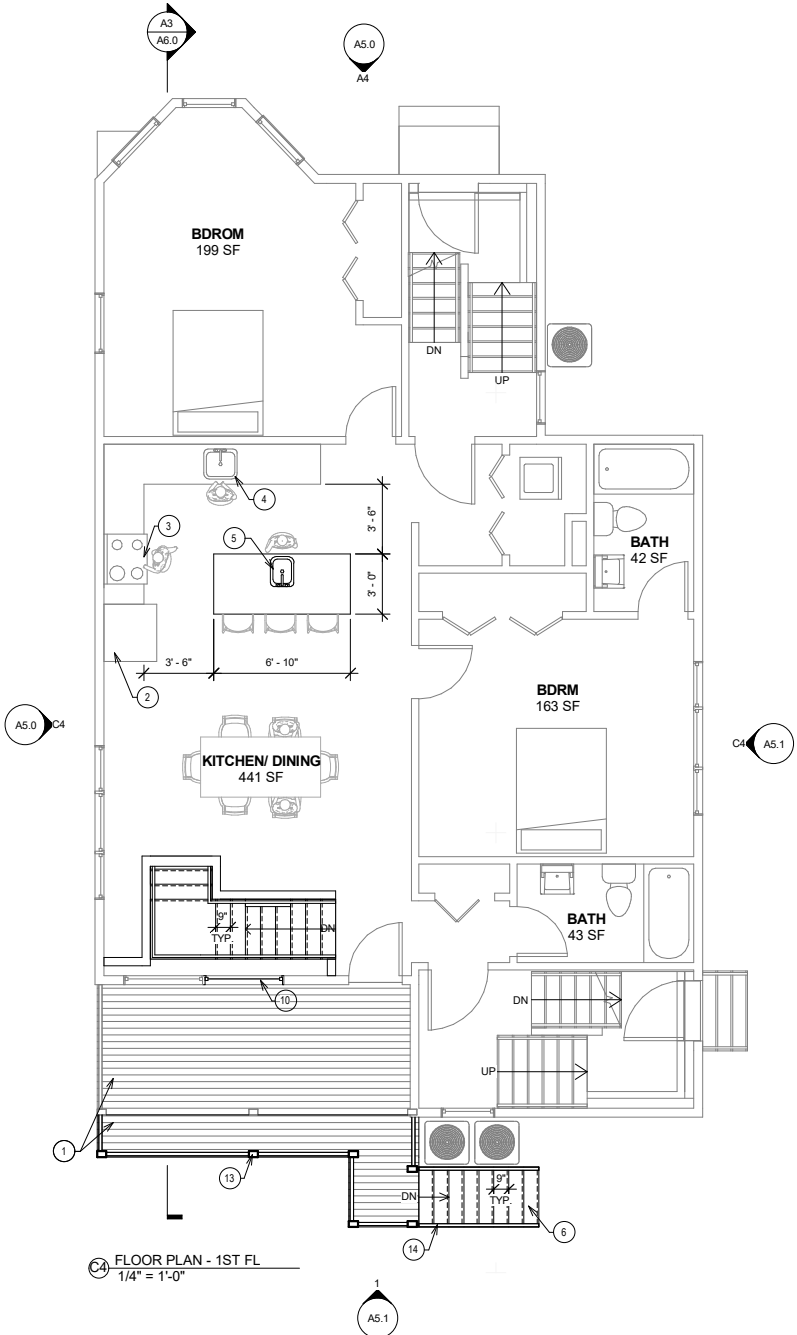
11. PROVIDE ELECTRICAL PER STATE ELECTRICAL CODE REQUIREMENTS. PROVIDE POWER FOR ALL APPLIANCES. LOCATE NEW ELECTRICAL DEVICES PER NEC REQUIREMENTS & OWNER'S REQUIREMENTS.
12. PROVIDE PLUMBING PER STATE PLUMBING CODE REQUIREMENTS
13. HVAC SYSTEM TO BE DESIGN BUILD, PROVIDE PER STATE CODE REQUIREMENTS.
14. PROVIDE SOLID WOOD BLOCKING AS REQUIRED.
15. PROVIDE FIRE EXTINGUISHERS PER CODE AND PER REQUIREMENTS OF THE BUILDING OFFICIAL.
16. INSTALL BATT INSULATION FULL DEPTH AT ALL EXPOSED STUD CAVITIES (CLOSED CELL SPRAY FOAM AT ATTIC ROOF CAVITIES)
17. COVER ALL WALLS AND CEILINGS W/1/2" THICK GYPSUM BOARD UNLESS NOTED OTHERWISE.
18. PROVIDE MOISTURE AND MOLD RESISTANT GYPSUM BOARD AT BATHROOMS UNLESS NOTED OTHERWISE.
19. ALL APPLIANCES PROVIDED BY OWNER. INSTALLED BY CONTRACTOR.
20. RECONNECT EXISTING FIXTURES TO NEW SWITCH LOCATIONS AS REQUIRED IN THE FIELD.
21. PROVIDE DIMMERS AS DIRECTED BY OWNER
22. AV, CATV, TELEPHONE AND OTHER LOW VOLTAGE WIRING NOT SHOWN. SYSTEM TO BE DESIGN/BUILD. CONTACT OWNER FOR LOCATIONS OF ALL LOW VOLTAGE WIRING.

KEYED NOTES

- 1 DECK AND STAIR ADDITION TO MATCH EXISTING
- 2 REFRIGERATOR
- 3 RANGE
- 4 KITCHEN SINK ON 36" SINK BASE
- 5 VEGETABLE SINK
- 6 TREX OR PRESSURE TREATED TREADS AND DECK ON P.T. STRUCTURE. SEE STAIR AND RAIL REQUIREMENTS ON A8.0.
- 7 5'-0" X 3'-0" SHOWER
- 8 TOILET
- 9 42" VANITY
- 10 NEW WINDOW TO MATCH EXISTING
- 11 SHELF AND ROD
- 12 UTILITY SINK
- 13 4" X 6" POSTS TO MATCH EXISTING
- 14 36" MINIMUM HIGH GUARDRAIL & HANDRAIL. RETURN HANDRAIL TO POSTS. SEE GUARD AND RAIL REQUIREMENTS ON A0.0.



A4 FLOOR PLAN - BASEMENT
1/4" = 1'-0"



C4 FLOOR PLAN - 1ST FL
1/4" = 1'-0"

ISSUED FOR:	
DATE:	PERMIT
10-25-2017	

20R CROSS STREET
Somerville, MA 02145
PROJECT NUMBER: 17140

PLANS BASEMENT &
1ST FL

A4.0

DAVID SISON ARCHITECTURE PC
238 Fifth Street
Providence RI 02908
www.ds-arch.com 401-595-7070

A

B

C

D

KEYED NOTES

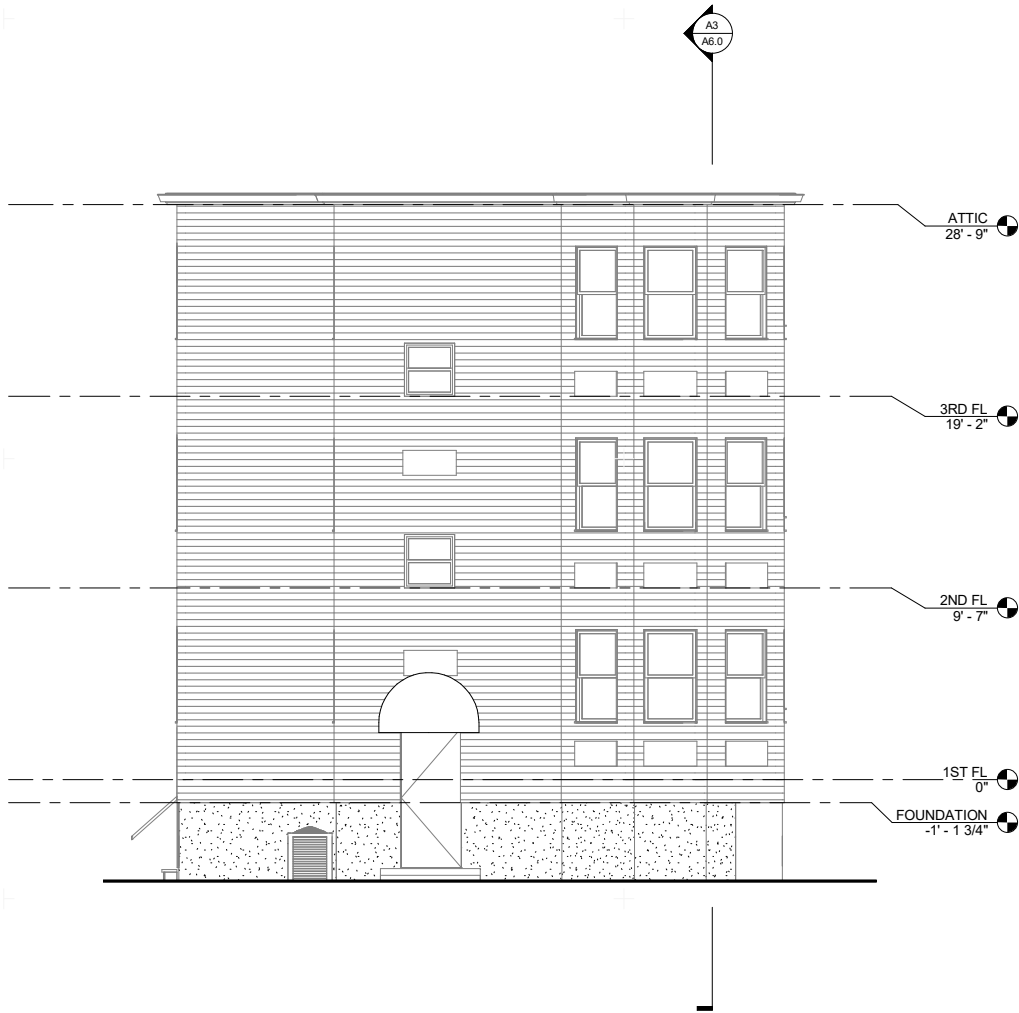
- 1 36 MINIMUM HIGH GUARDRAIL
- 2 DECK & STAIR ADDITION
- 3 PRESSURE TREATED STEPS & LANDING. TREX OR PRESSURE TREATED TREADS AND LANDING. SEE STAIR AND RAIL REQUIREMENTS.
- 4 4" X 6" POSTS TO MATCH EXISTING

1

2

3

4



A4 NORTH ELEVATION
1/4" = 1'-0"



C4 WEST ELEVATION
1/4" = 1'-0"

ISSUED FOR:	
DATE:	PERMIT:
10-25-2017	

20R CROSS STREET
Somerville, MA 02145
PROJECT NUMBER: 17140

ELEVATIONS

A5.0

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238 Fifth Street
Providence RI 02908
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A

B

C

D

KEYED NOTES

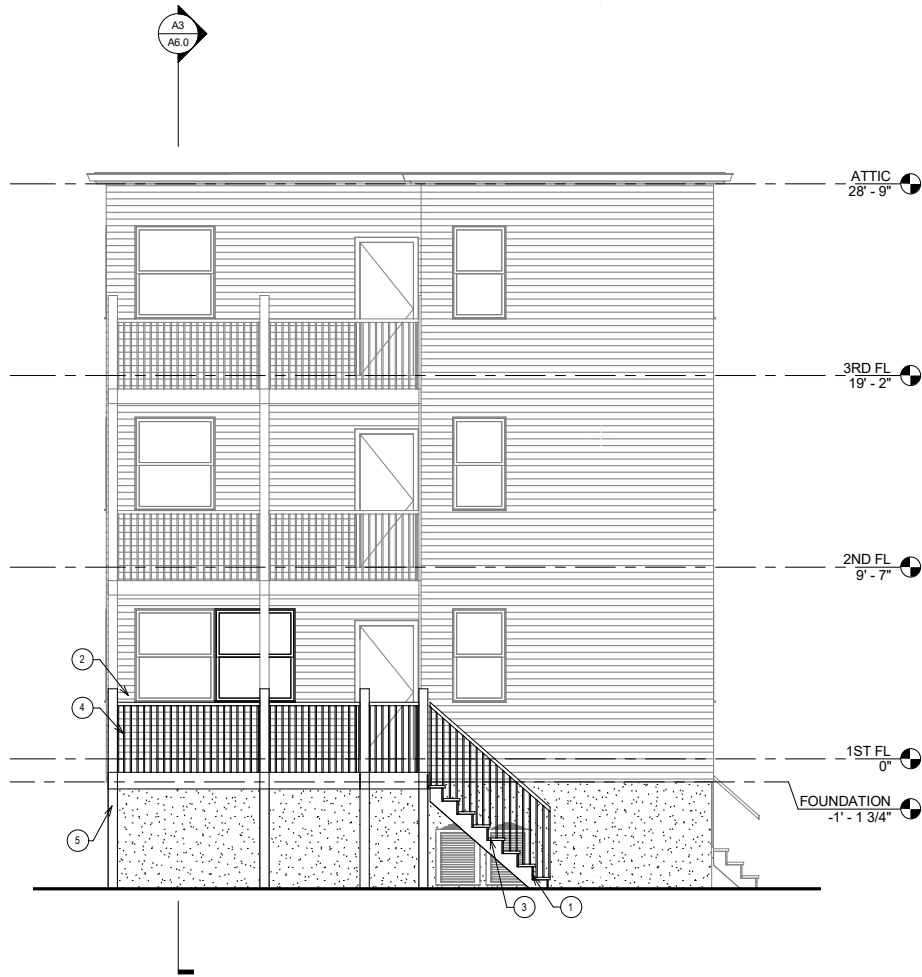
- 1 STAIR: MAXIMUM 8-1/4" RISE. RUN AS SHOWN ON PLAN.
- 2 36 MINIMUM HIGH GUARDRAIL
- 3 PRESSURE TREATED STEPS & LANDING. TREX OR PRESSURE TREATED TREADS AND LANDING. SEE STAIR AND RAIL REQUIREMENTS.
- 4 DECK & STAIR ADDITION
- 5 4" X 6" POSTS TO MATCH EXISTING

1

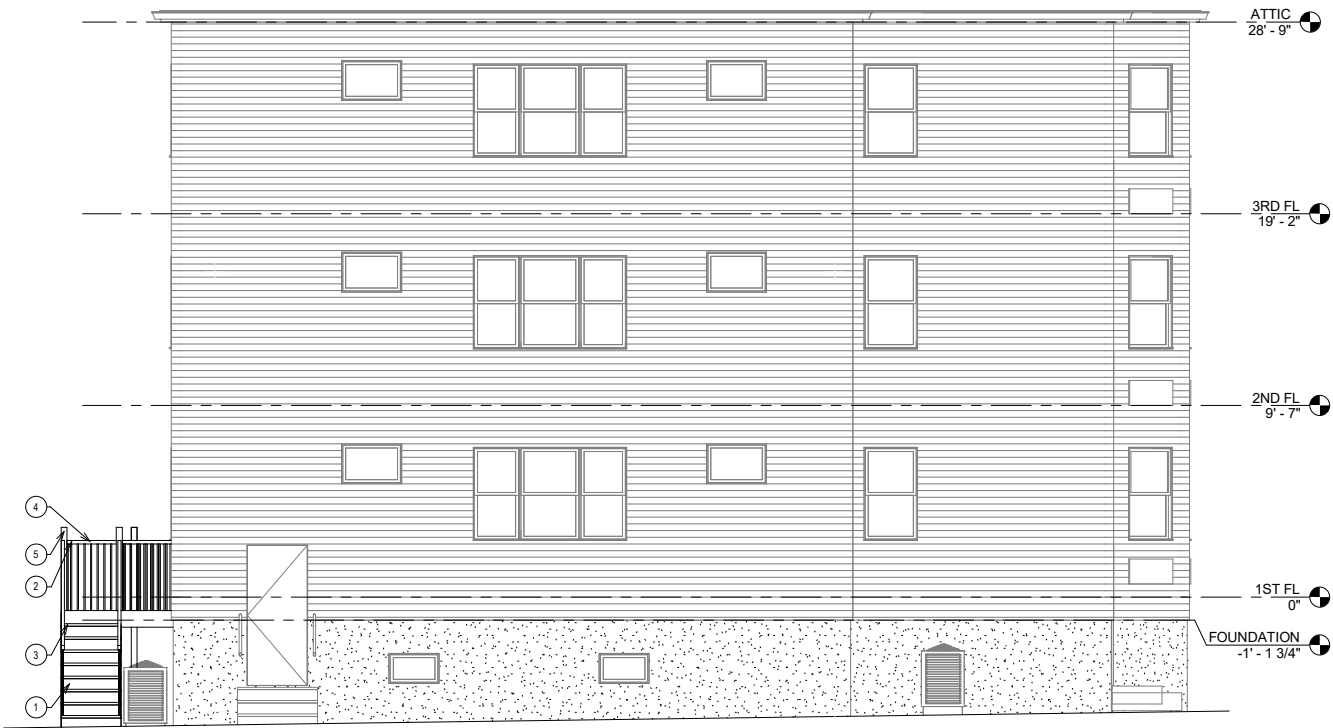
2

3

4



1 SOUTH ELEVATION
1/4" = 1'-0"



C4 EAST ELEVATION
1/4" = 1'-0"

ISSUED FOR:	
DATE:	PERMIT:
10-25-2017	

20R CROSS STREET
Somerville, MA 02145
PROJECT NUMBER: 17140

ELEVATIONS

A5.1

A

B

C

D

KEYED NOTES

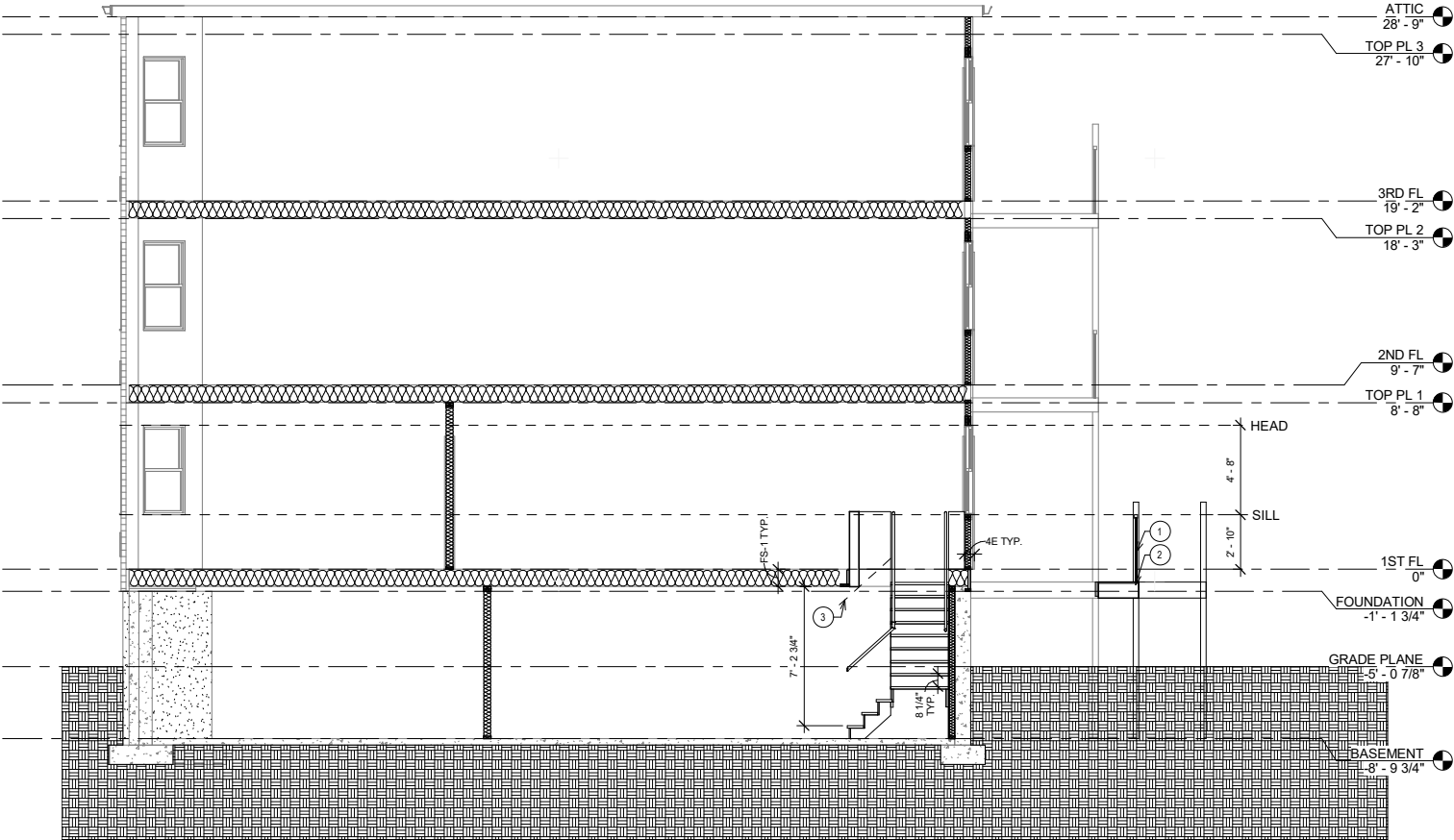
- 1 36" HANDRAIL TYP
2 NEW DECK ADDITION
3 6' - 8" CLEARANCE HT. ABOVE STAIR NOSINGS

1

2

3

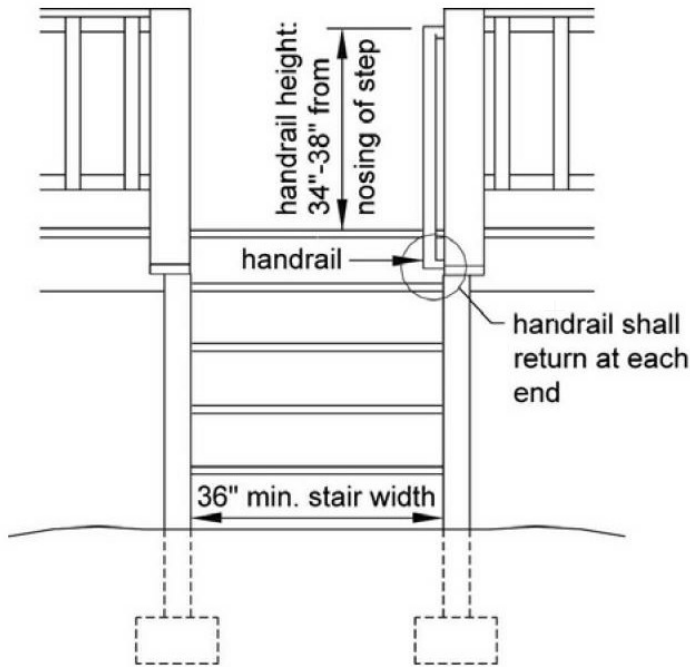
4



(A3) Section
1/4" = 1'-0"

ISSUED FOR:	
DATE:	PERMIT
10-25-2017	

Figure 33. Miscellaneous Stair Requirements



GENERAL STAIR REQUIREMENTS
6" = 1'-0"

Figure 30. Stair Guard Requirements

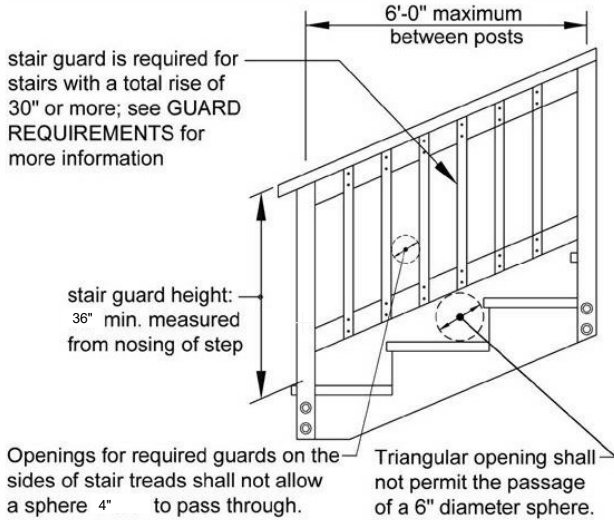


FIG 30 - STAIR GUARD REQ'MTS
12" = 1'-0"

STAIR HANDRAIL REQUIREMENTS

All stairs with 4 or more risers shall have a handrail on at least one side (see Figure 32A) [R311.7.7]. The handrail height measured vertically from the sloped plane adjoining the tread nosing shall be not less than 34 inches and not more than 38 inches (see Figure 30) [R311.7.7.1]. Handrails shall be graspable and shall be composed of decay-resistant and/or corrosion resistant material. Handrails shall be Type I, Type II, or provide equivalent graspability (see Figure 32B). Type I shall have a perimeter dimension of at least 4" and not greater

than 6-1/2". Type II rails with a perimeter greater than 6-1/2" shall provide a graspable finger recess area on both sides of the profile [R311.7.7.3]. All shapes shall have a smooth surface with no sharp corners. Handrails shall run continuously from a point directly over the lowest riser to a point directly over the highest riser and shall return to the guard at each end (see Figure 33). Handrails may be interrupted by guard posts at a turn in the stair [R311.7.7.2].

Figure 32A. Handrail Mounting Examples

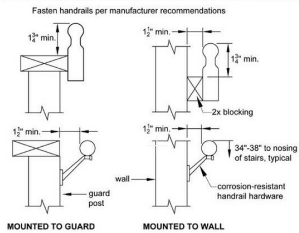
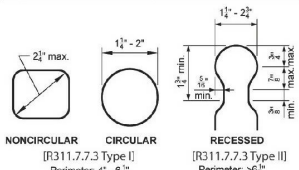


Figure 32B. Handrail Grip Size



HANDRAIL REQ'MTS
6" = 1'-0"