

# 1 RIDGE RD ADDITION

Project Address: 1 RIDGE RD,WABAN,MA,02468  
Project Status: ISSUED FOR PERMIT APPLICATION  
Date: 03/15/2020

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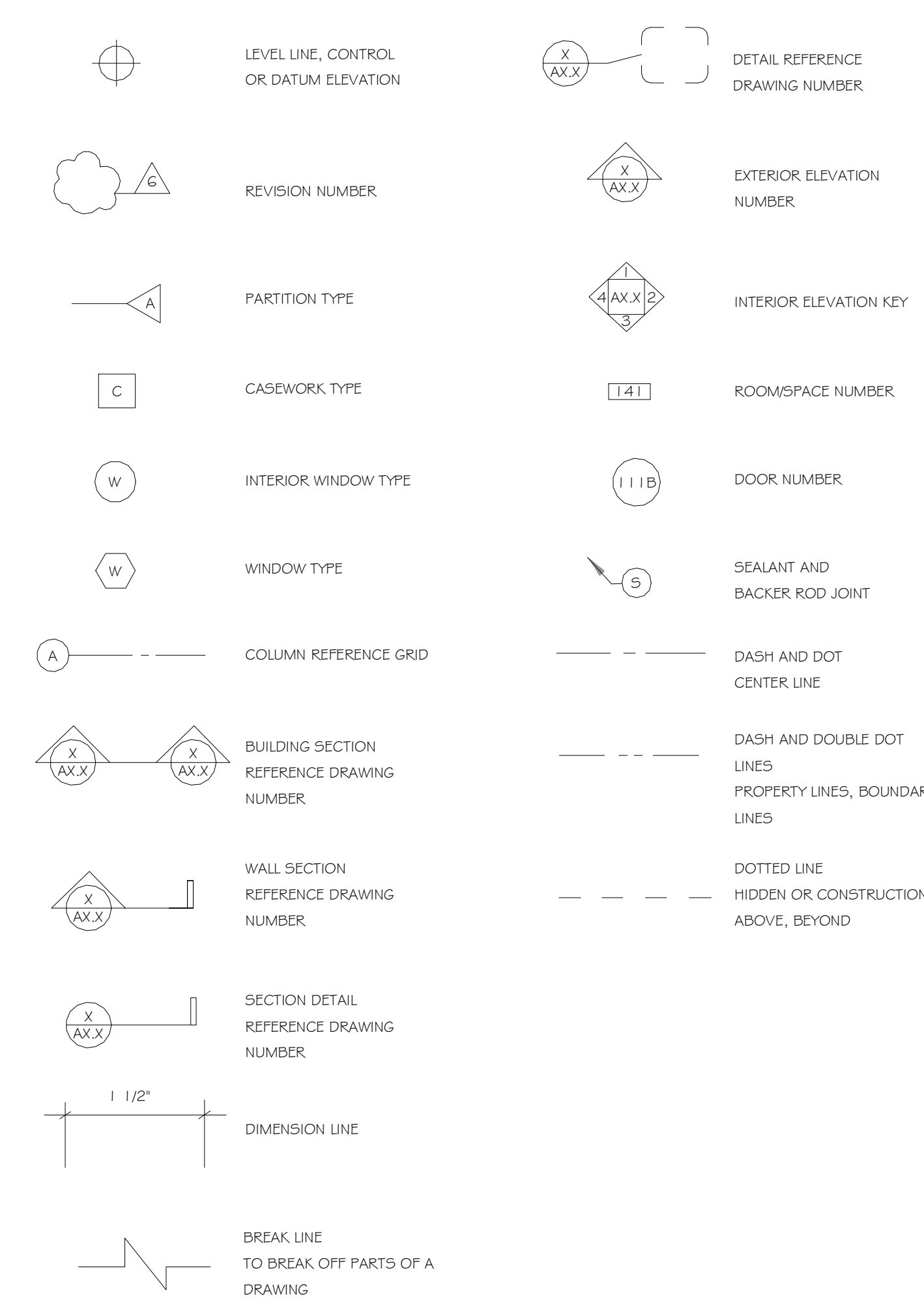
### Architectural

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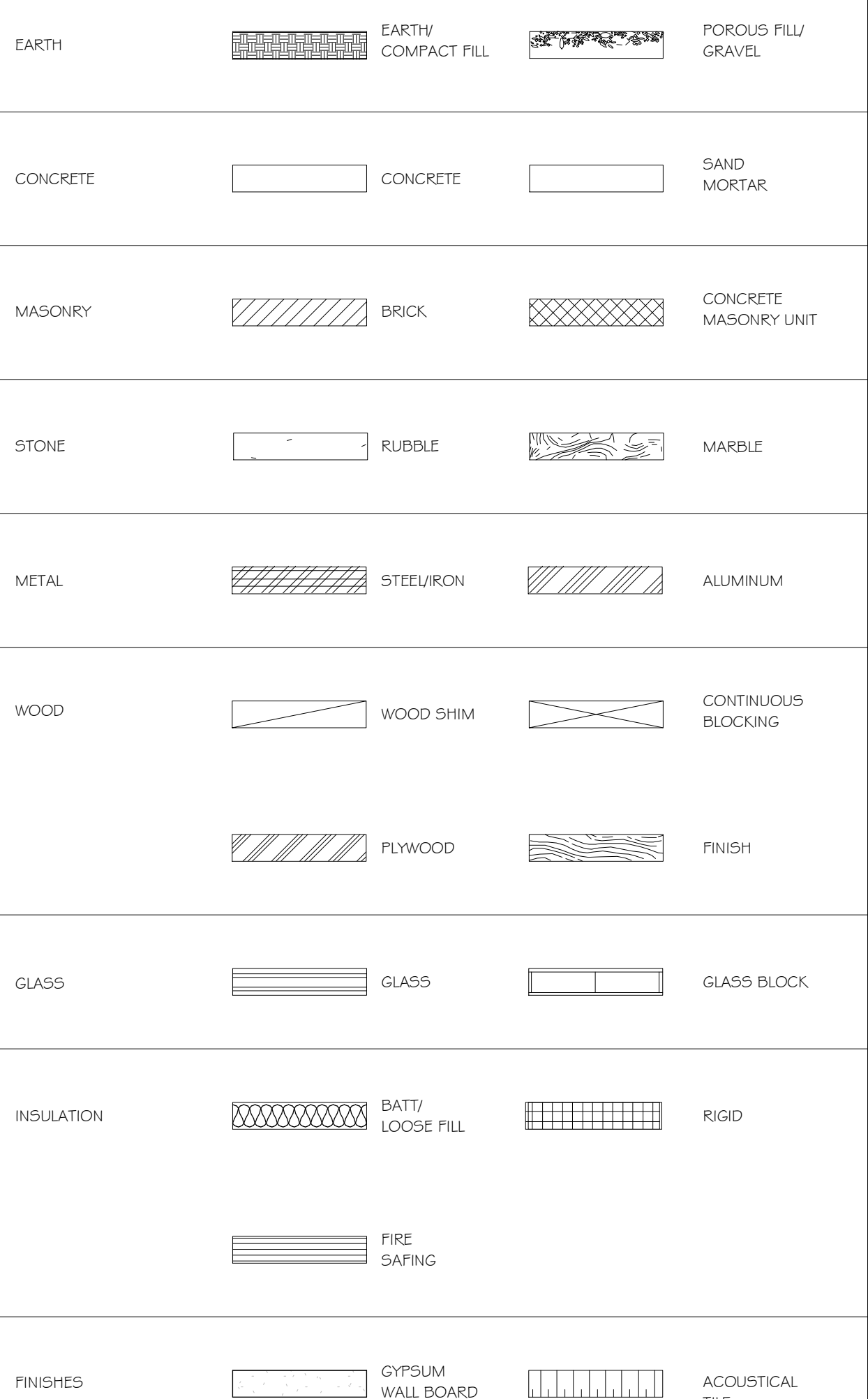
ARCHITECTURAL ABBREVIATIONS

Table of architectural abbreviations organized by letter (A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z). Includes terms like ANCHOR BOLT, BRICK COURSES, COLLING DOOR, etc.

SYMBOLS



INDICATION OF MATERIALS



GENERAL NOTES

- 1. GENERAL CONDITIONS : THE GENERAL CONDITIONS FOR THIS CONTRACT SHALL BE AIA DOCUMENT A201 (2007 EDITION) EXCEPT AS HEREIN AMENDED.
2. SCOPE : WORK TO INCLUDE DEMOLITION AND CONSTRUCTION AS INDICATED ON THE DRAWINGS NECESSARY FOR A COMPLETE INSTALLATION.
3. CODES : ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH LOCAL AND STATE CODES AND REGULATIONS HAVING JURISDICTION.
4. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS, INSPECTIONS AND APPROVALS.
5. QUALITY : WORKMANSHIP SHALL BE OF THE HIGHEST TYPE, AND MATERIALS USED OR SPECIFIED OF THE BEST QUALITY THAT THE MARKET AFFORDS.
6. COORDINATION OF THE WORK : THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK CONTRACT FROM THE CONTRACTOR OR THE OWNER.
7. MECHANICAL TRADES : THE MECHANICAL AND ELECTRICAL TRADES SHALL INSTALL THEIR WORK AS RAPIDLY AS THE OTHER WORK PERMITS AND SHALL COMPLETE THIS WORK BY THE TIME THE OTHER TRADES HAVE FINISHED.
8. EXAMINATION OF THE SITE AND DOCUMENTS : THE CONTRACTOR, BEFORE SUBMITTING HIS PROPOSAL, SHALL VISIT THE SITE AND EXAMINE FOR HIMSELF ALL CONDITIONS AND LIMITATIONS WHICH EFFECT THE CONTRACT.
9. SEPARATE CONTRACTS : THE OWNER RESERVES THE RIGHT TO LET OTHER CONTRACTS IN CONNECTION WITH THE WORK.
10. GUARANTEE : ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE UNLESS SPECIFIED OTHERWISE FOR A LONGER PERIOD OF TIME ON CERTAIN ITEMS.
11. TRASH REMOVAL : PRIOR TO STARTING WORK, THE GENERAL CONTRACTOR SHALL PROVIDE A CONSTRUCTION DUMPSTER AND PICKUP SERVICE FOR ALL CONSTRUCTION DEBRIS.
12. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
13. ALL SECTIONS, DETAILS, MATERIALS, METHODS, ETC. SHOWN AND/OR NOTED ON ANY PLAN OR SECTION SHALL APPLY TO ALL OTHER SIMILAR LOCATIONS UNLESS OTHERWISE NOTED.
14. THE GENERAL CONTRACTOR SHALL SAFELY SHORE, BRACE, OR SUPPORT ALL WORK AS REQUIRED.
15. IT IS NOT THE INTENT OF THESE DRAWINGS TO SHOW NOR INDICATE ANY OR ALL FASTENING OR FRAMING TECHNIQUES /DEVICES, NOR BE ABLE TO SHOW ALL CONDITIONS PRESENT.
16. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
17. ALL WALLS AND CEILINGS TO BE 5/8in FIRE CODE OR 1/2in GYPSUM BOARD, 5/8in MOISTURE RESISTANT TYPE X OR 5/8in CEMENT BOARD.
18. STORAGE : THE CONTRACTOR SHALL PROVIDE ON SITE WEATHER PROTECTED STORAGE SPACE, I.E. : TRAILER.
19. PROTECTION : THE CONTRACTOR SHALL PROTECT ALL PUBLIC AND ADJACENT AREAS FROM DAMAGE DURING CONSTRUCTION.
20. TEMPORARY SERVICES : THE CONTRACTOR WILL PAY FOR EXISTING SERVICES (WATER, TELEPHONE AND ELECTRICITY) AND WILL TURN OVER THESE SERVICES TO THE OWNER UPON FINAL ACCEPTANCE OF THIS PROJECT.
21. THE CONTRACTOR SHALL VERIFY LOCATION AND ACTUAL DEPTH OF ALL EXISTING SANITARY PIPING, STORM DRAINS, GAS AND WATER MAINS, ELECTRICAL LINES AND PIPES.
22. ARCHITECTURAL, MECHANICAL, ELECTRICAL, ELEVATOR, & SPRINKLER : EACH CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
23. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
24. DAMAGE : THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING BUILDING, WALLS, CEILINGS, FLOORS, FURNITURE AND FURNISHINGS.
25. THE GENERAL CONTRACTOR SHALL PREPARE A BOOKLET CONTAINING : LIST OF SUBCONTRACTORS USED ON THIS JOB WITH NAMES, ADDRESSES AND TELEPHONE NUMBERS.
26. CARPET AND/OR TILE : CARPET AND/OR TILE AS SELECTED AS PER DRAWINGS.
27. HANDICAPPED REQUIREMENTS : THE GENERAL CONTRACTOR WILL ACQUAINT HIMSELF WITH THE ARCHITECTURAL ACCESS BOARD (AAB) CODE FOR THE STATE OF MASSACHUSETTS AND THE ADA (AMERICANS WITH DISABILITIES ACT) TO ENSURE THAT THIS FACILITY WILL BE ACCESSIBLE.
28. SPRINKLER HEAD LOCATION : REFER TO N.F.P.A. STANDARDS. SPRINKLER HEADS TO BE LOCATED PER CODE.
29. THE GENERAL CONTRACTOR SHALL COORDINATE THE LOCATION AND SIZE OF OPENINGS FOR VENTS, PIPES, INSERTS, BOXES, HANGERS, ETC.
30. ALL INTERIOR FINISHES AND FURNISHINGS FOR CEILINGS, WALL AND FLOORS SHALL BE CLASS 1 in WITH A FLAME SPREAD RATING OF 0 TO .25.
31. SUBMIT SAMPLES OF ALL PAINTS AND STAINS FOR APPROVAL PRIOR TO APPLICATION.
32. BEFORE COMMENCING WORK, THE GENERAL CONTRACTOR WILL MEET WITH THE APPOINTED COMPANY REPRESENTATIVE TO OUTLINE PHASING OF CONSTRUCTION AND DISPOSITION OF EXISTING CONSTRUCTION MATERIALS AND/OR EQUIPMENT.
33. ALL WOOD BLOCKING TO BE PRESSURE TREATED, FIRE RETARDANT.
34. INTERCOM SYSTEM TO BE INSTALLED IN BUILDINGS WITH 3 DWELLING UNITS OR GREATER.

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REGISTRATION



ISSUED FOR PERMIT APPLICATION

REVISIONS

Table with columns: No., Description, Date. Contains one revision entry.

KEY PLAN



Table with columns: Project No., Date, Drawn by, Checked by, Scale. Values: 19030, 03/15/2020, XC, XC, 1/2" = 1'-0"

DRAWING TITLE  
GENERAL NOTES

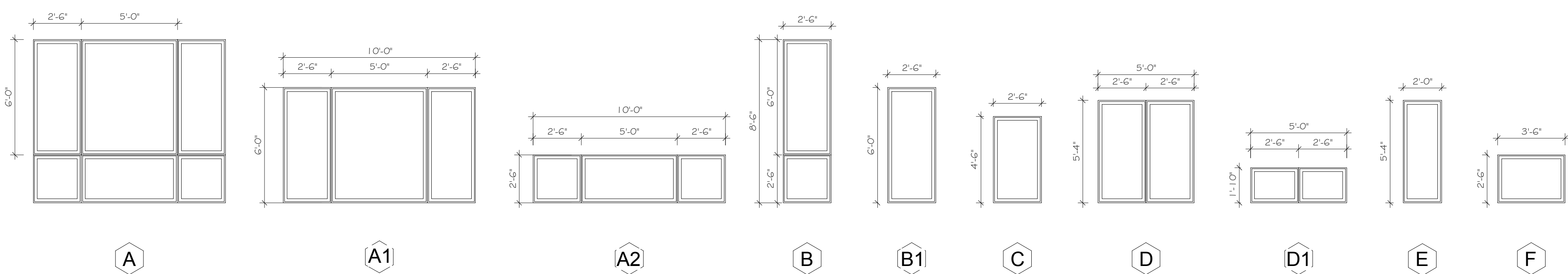
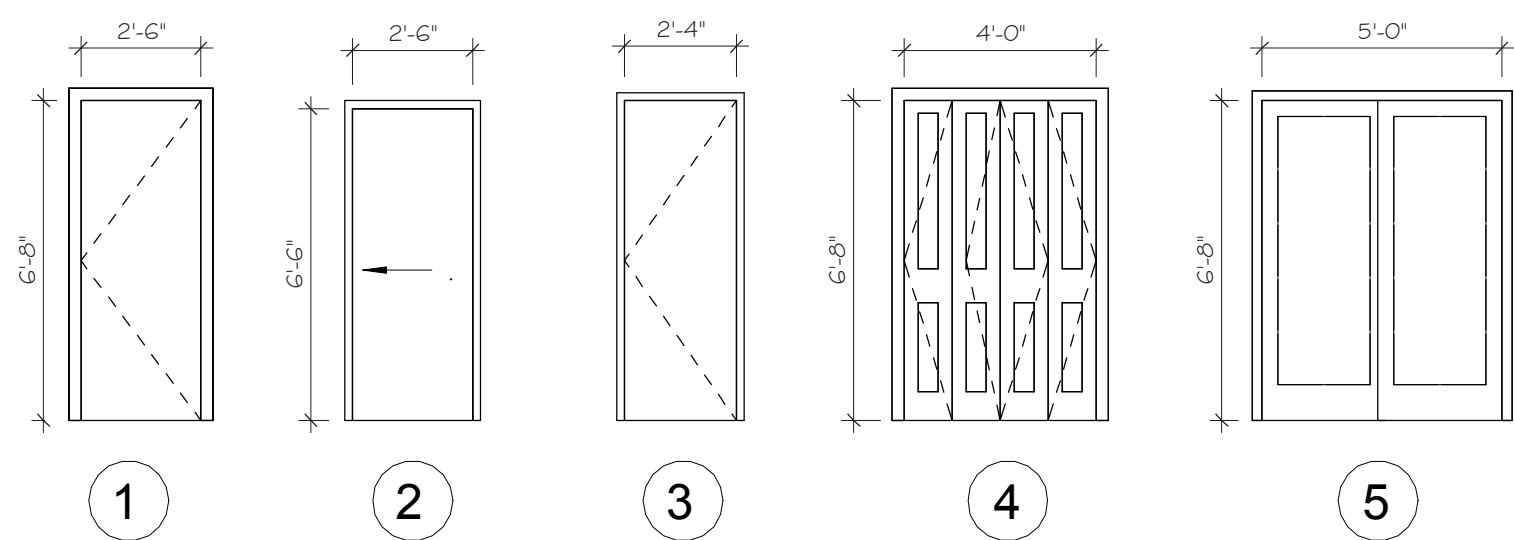
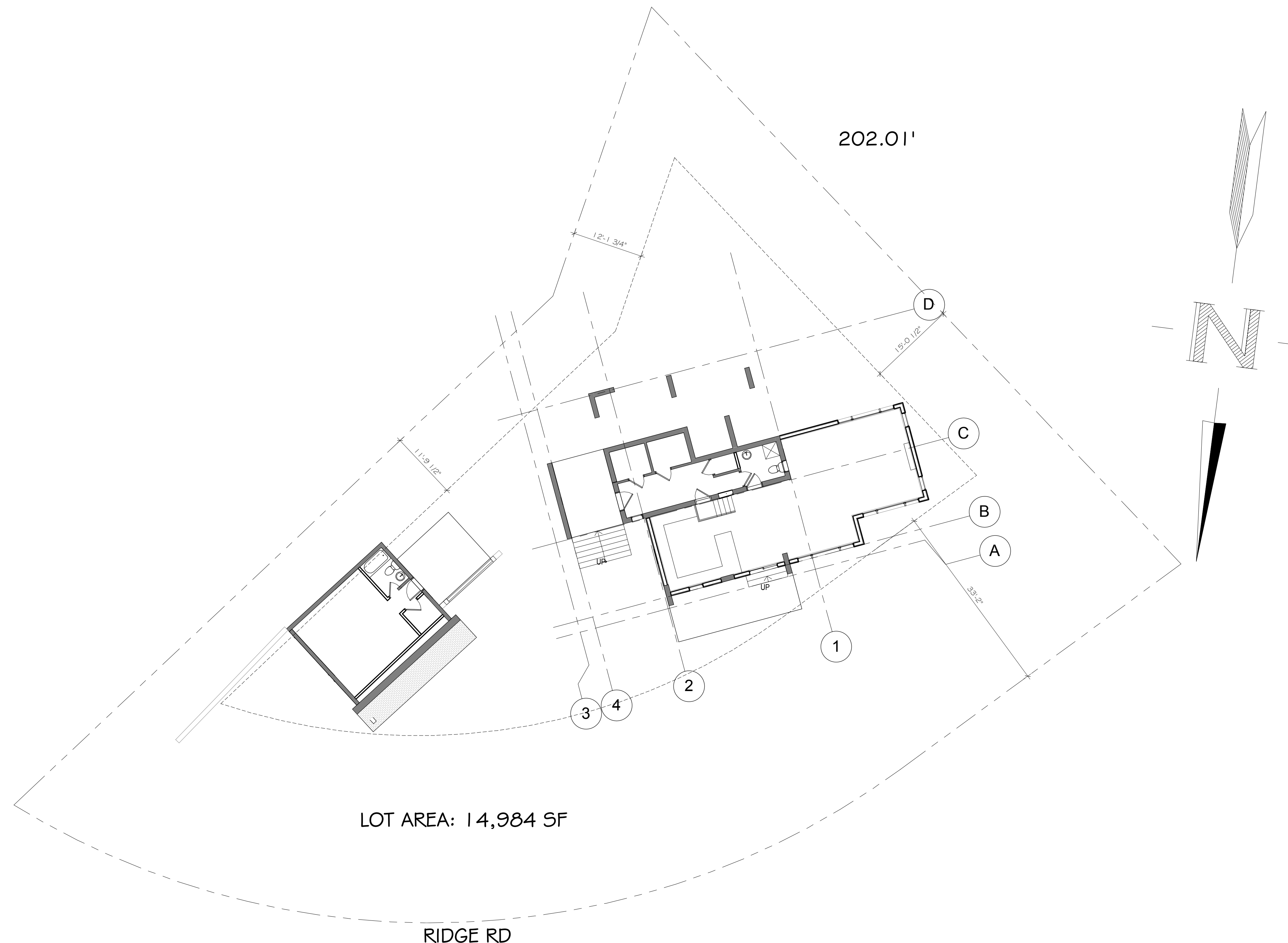
DRAWING NO.  
A-001

ZONING REVIEW

R52 SINGLE FAMILY	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	15,000 SF	14,984 SF	14,984 SF
MIN. LOT FRONTAGE	100'	162.42'	162.42'
MIN FRONT YARD	30'	29.3'	
MIN SIDE YARD	15'	16.7'	
MIN REAR YARD	15'	19.9'	19.9' EXISTING TO REMAIN
MAX. FLOOR AREA	4945 SF	2256 SF (GARAGE 484SF)	4882 SF
MAX. SITE COVERAGE	20%		
STORIES (FEET)	2.5(36 FT)	2.5(40.5 FT)	2.5(40.5 FT) EXISTING TO REMAIN

AREA CALCULATION

	MAIN HOUSE		GARAGE		TOTAL
	EXISTING	NEW ADDITION	EXISTING	NEW ADDITION	
BASEMENT/GARAGE	316	790	491		
LEVEL 1	1467	397	326		
LEVEL 2	649	158			
ROOF DECK	88				
TOTAL	2720	1345	817		4882



1 SITE PLAN  
3/32" = 1'-0"

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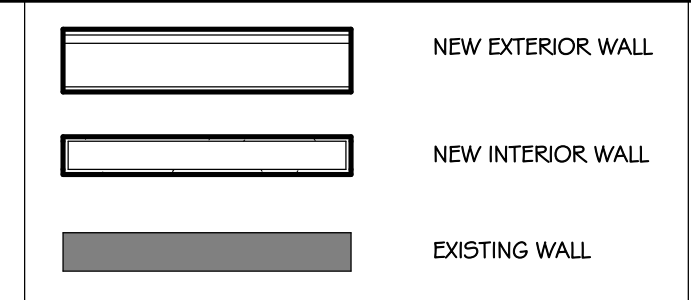


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Date 03/15/2020  
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Checked by XC  
Scale As indicated

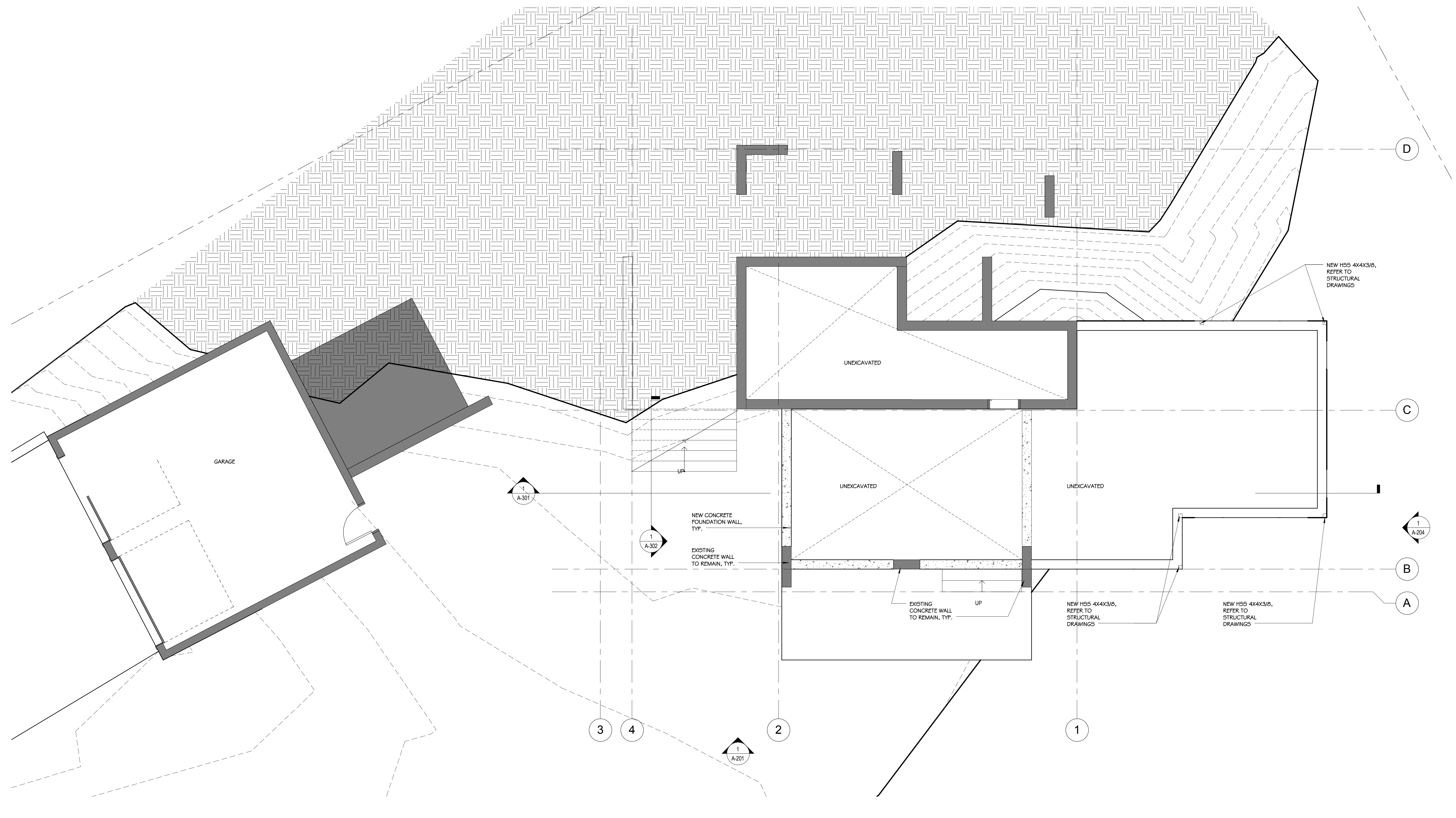
DRAWING TITLE  
CODE REVIEW  
& SCHEDULES

DRAWING NO.

**A-010**



NOTES:  
1. WINDOWS/DOORS WITHOUT NUMBER ARE EXISTING WINDOWS/DOORS TO REMAIN.



REGISTRATION



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REVISIONS

No.	Description	Date

KEY PLAN

Project No.	19030
Date	03/15/2020
Drawn by	XC
Checked by	XC
Scale	As indicated

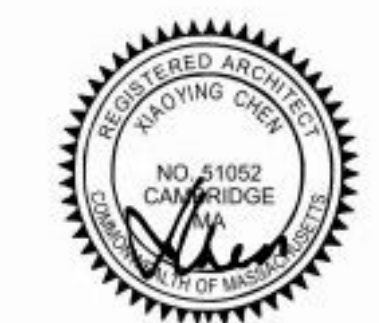
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PROPOSED GARAGE / FOUNDATION PLAN

DRAWING NO.

**A-100**

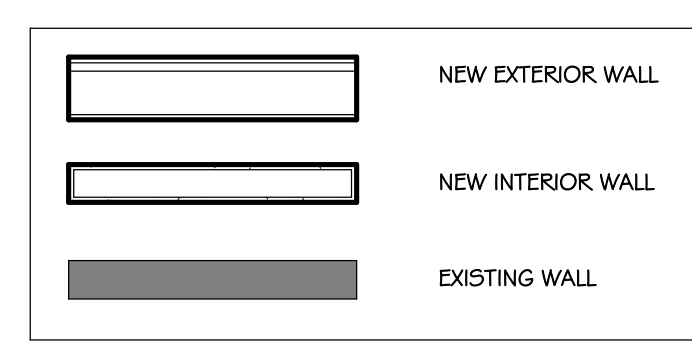
1 GARAGE/FOUNDATION-PROPOSED  
1/4" = 1'-0"



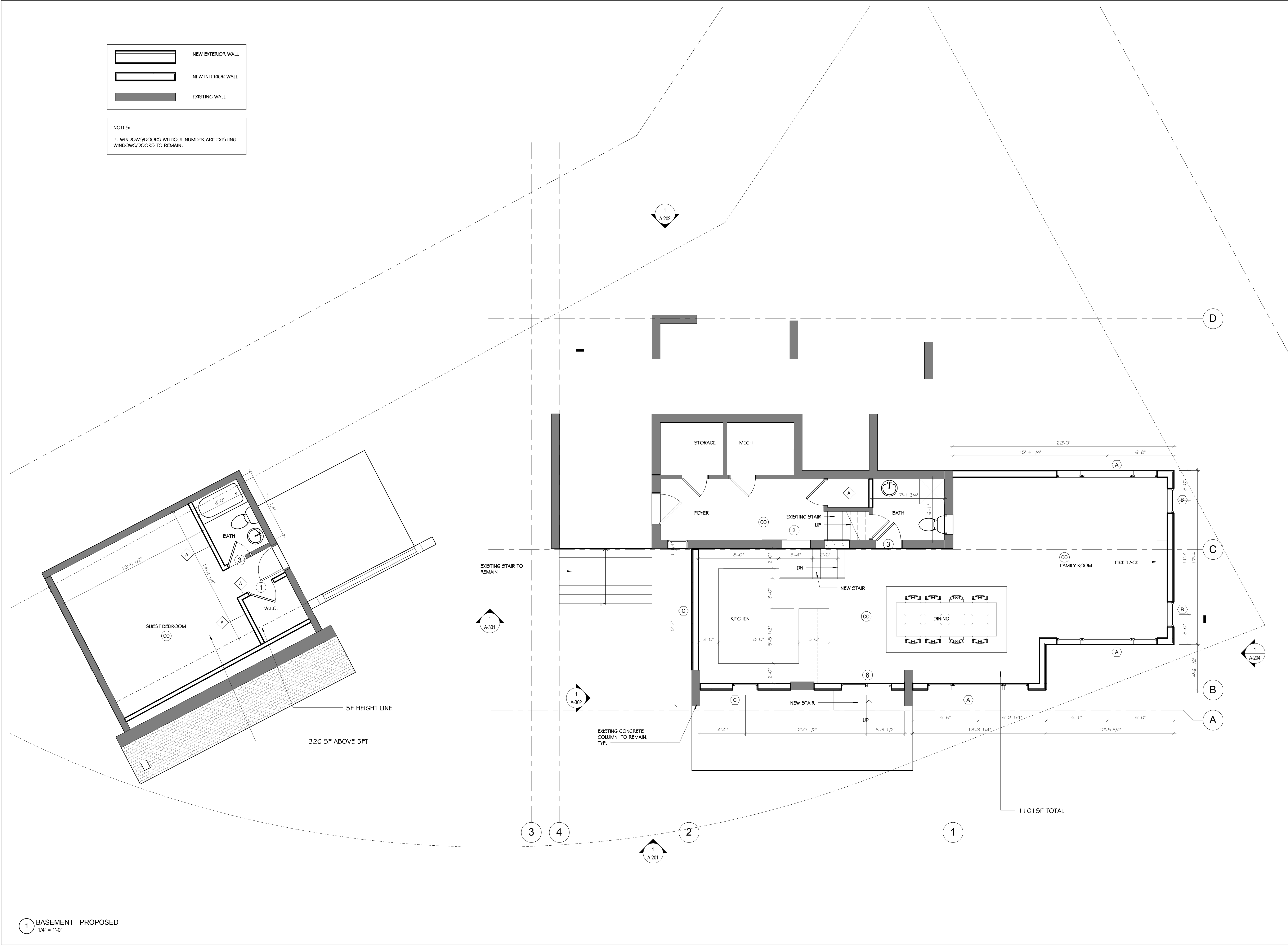


No.	Description	Date

Project No.	19030
Date	03/15/2020
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Checked by	XC
Scale	As indicated



NOTES:  
1. WINDOWS/DOORS WITHOUT NUMBER ARE EXISTING WINDOWS/DOORS TO REMAIN.



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**REGISTRATION**



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**REVISIONS**

No.	Description	Date

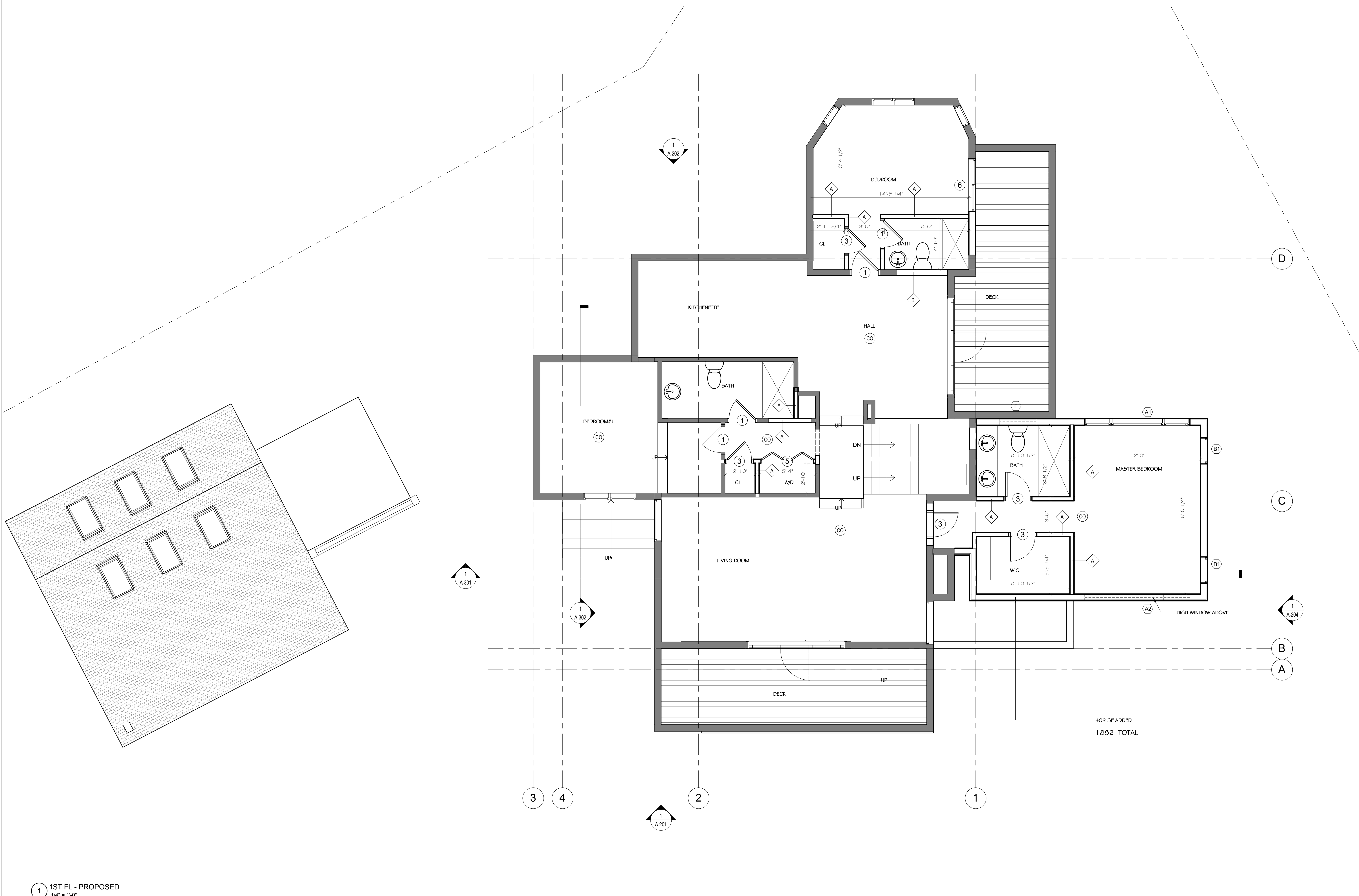
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Project No. 19030  
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 Checked by XC  
 Scale 1/4" = 1'-0"

**DRAWING TITLE**  
PROPOSED 1ST FLOOR PLAN

**DRAWING NO.**  
**A-102**



1 1ST FL - PROPOSED  
1/4" = 1'-0"

ARCHITECT

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REGISTRATION

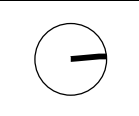


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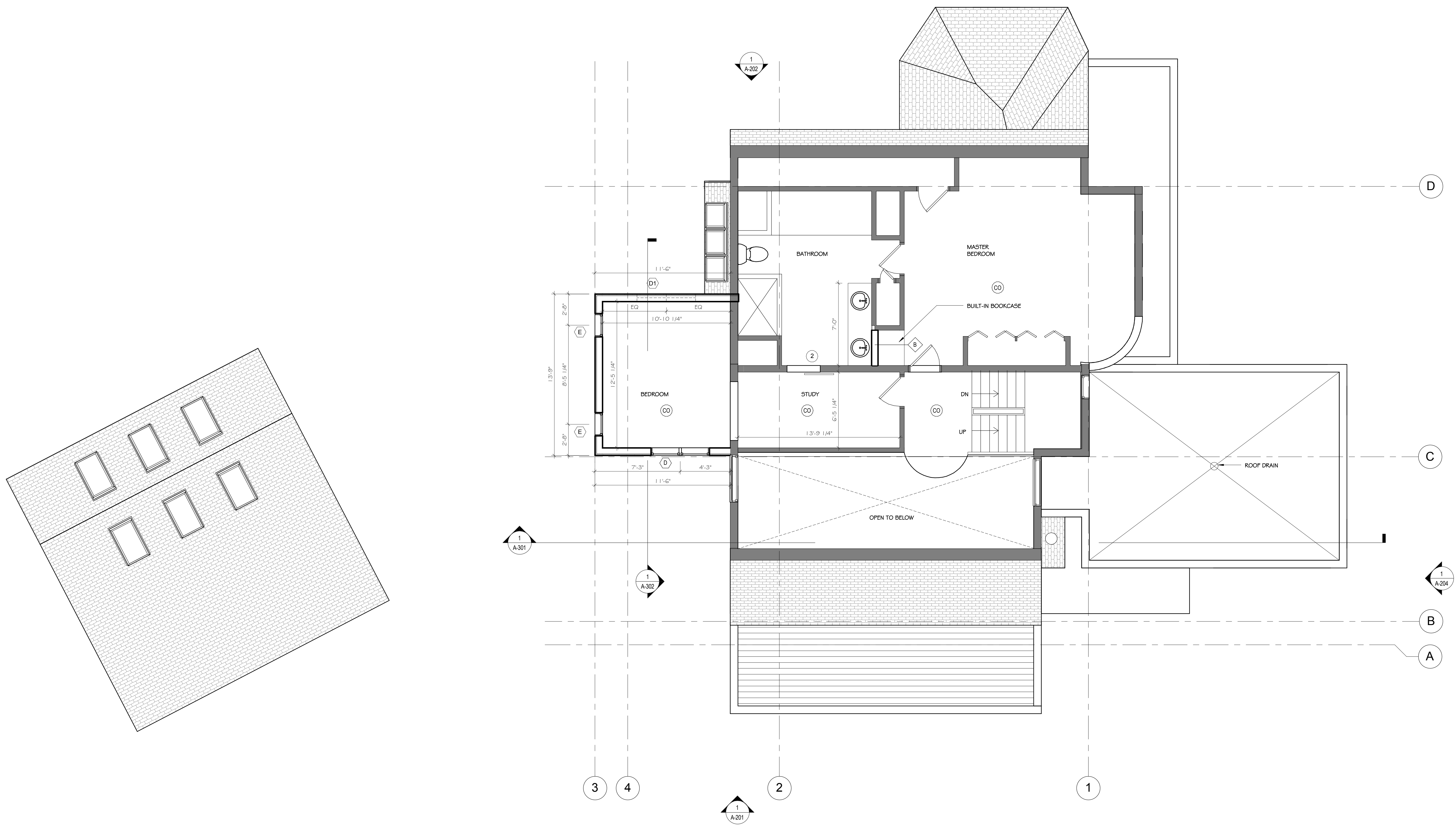


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 Scale 1/4" = 1'-0"

DRAWING TITLE  
 PROPOSED 2ND FLOOR PLAN

DRAWING NO.

**A-103**



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**REGISTRATION**

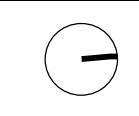


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**REVISIONS**

No.	Description	Date

**KEY PLAN**

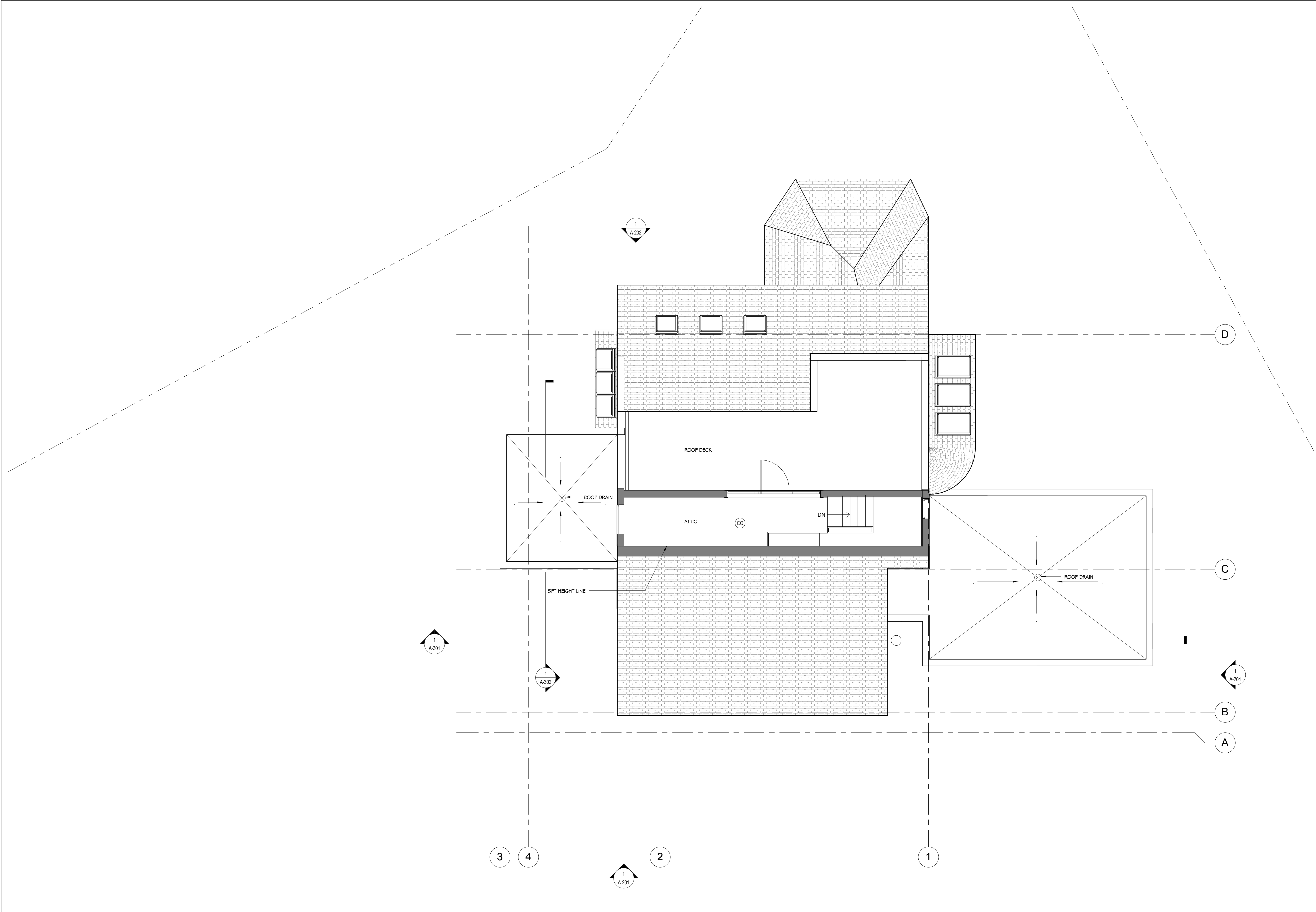


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Date 03/15/2020  
Drawn by XC  
Checked by XC  
Scale 1/4" = 1'-0"

**DRAWING TITLE**  
PROPOSED ROOF DECK PLAN

**DRAWING NO.**

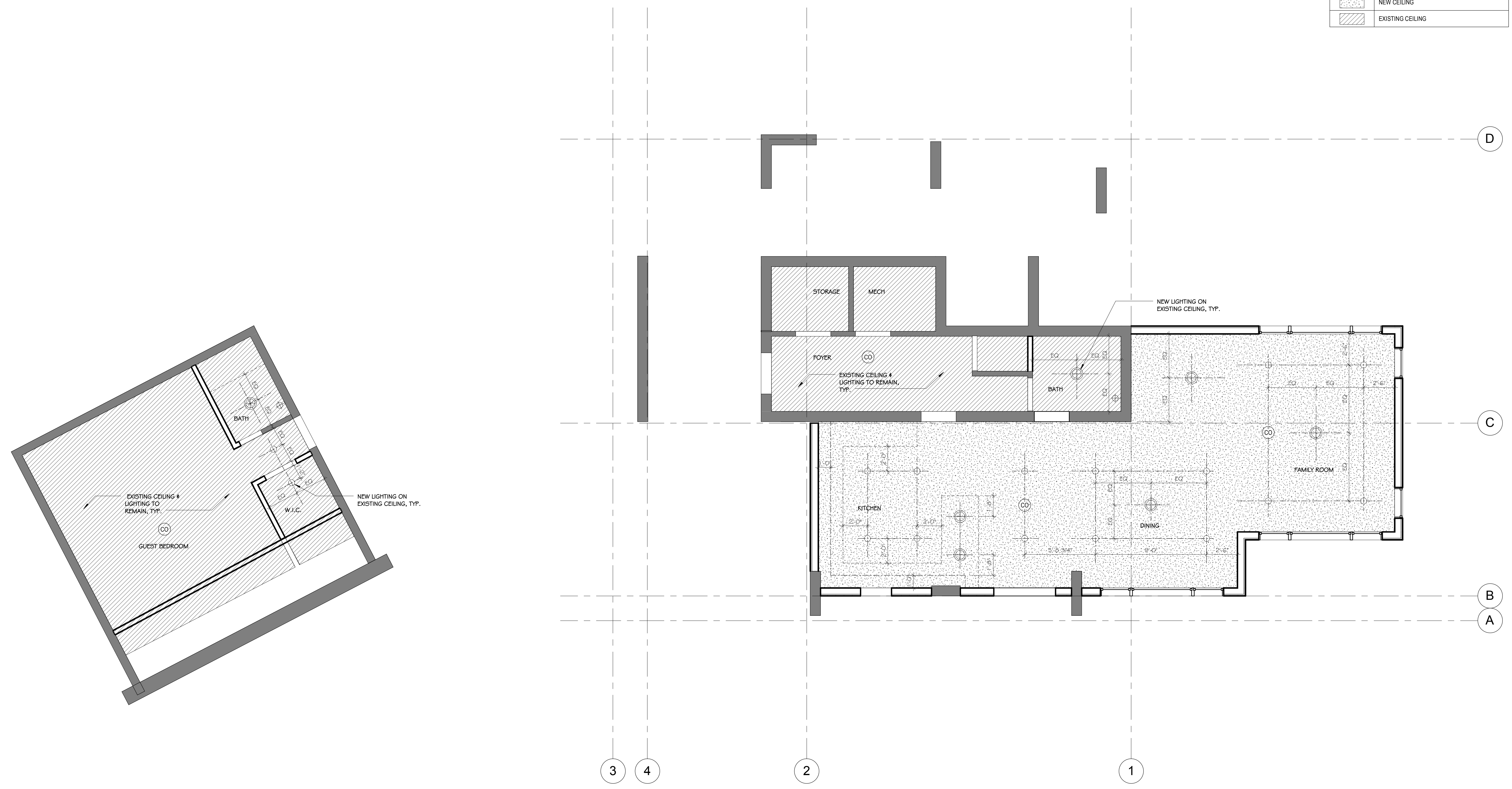
**A-104**





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LIGHTING AND ELECTRICAL LEGEND	
	PENDANT LIGHT
	RECESSED LIGHT
	FLUORESCENT LIGHT
	WALL SCONCE
	COMBO SMOKE/CO DETECTOR
	HEAT DETECTOR
	DUPLEX WALL OUTLET
	GFI WALL OUTLET
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	NEW CEILING
	EXISTING CEILING



1 BASEMENT FL RCP  
1/4" = 1'-0"

REGISTRATION

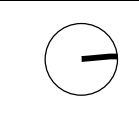


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REVISIONS

No.	Description	Date

KEY PLAN



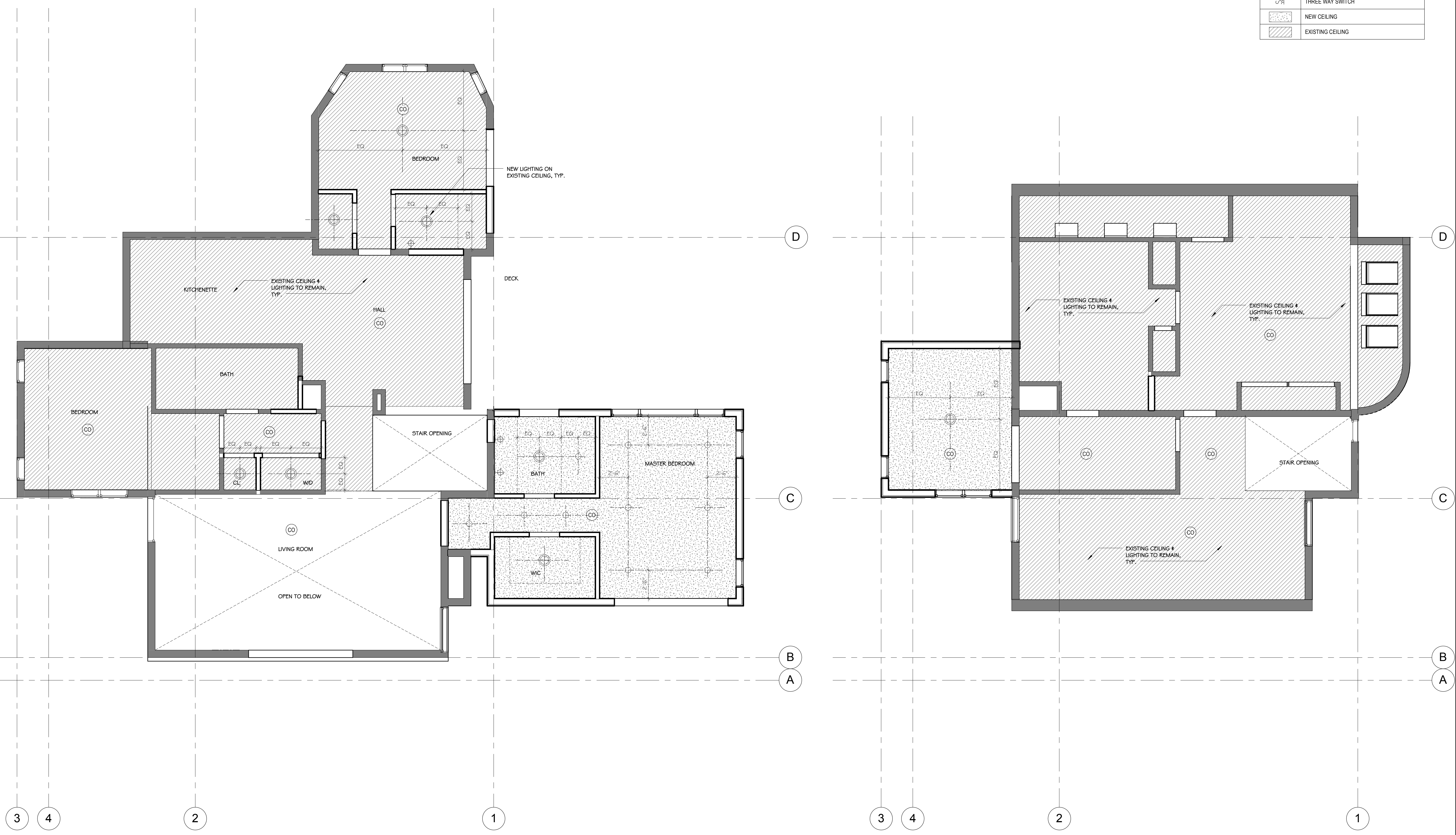
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 Checked by XC  
 Scale 1/4" = 1'-0"

**DRAWING TITLE**  
REFLECTED  
CEILING PLAN

**DRAWING NO.**  
**A-111**

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LIGHTING AND ELECTRICAL LEGEND	
	PENDANT LIGHT
	RECESSED LIGHT
	FLUORESCENT LIGHT
	WALL SCONCE
	COMBO SMOKE/CO DETECTOR
	HEAT DETECTOR
	DUPLEX WALL OUTLET
	GFI WALL OUTLET
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	NEW CEILING
	EXISTING CEILING



1 EXISTING 1ST FLOOR RCP  
1/4" = 1'-0"

2 EXISTING 2ND FLOOR RCP  
1/4" = 1'-0"

REGISTRATION

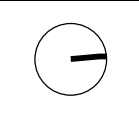


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REVISIONS

No.	Description	Date

KEY PLAN



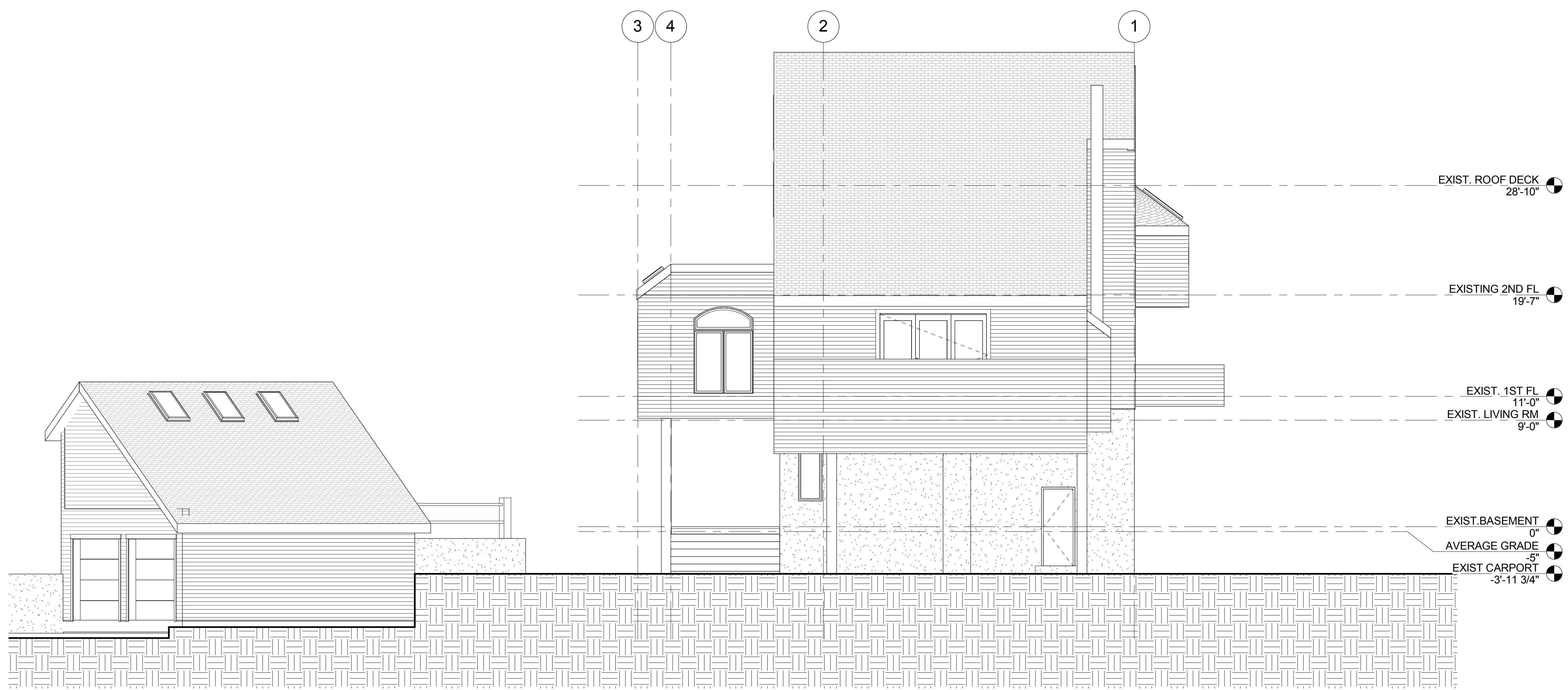
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Date 03/15/2020  
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CEILING PLAN

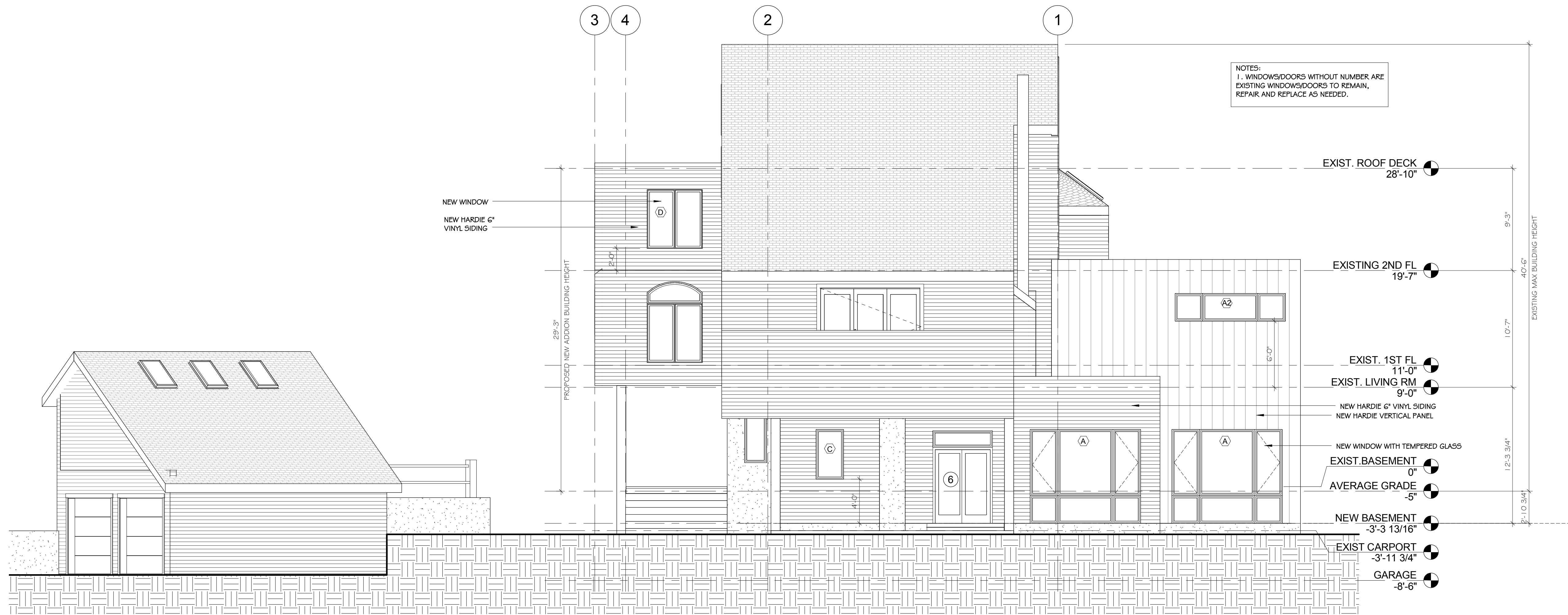
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**A-112**

ARCHITECT  
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2 NORTH ELEVATION-EXISTING  
3/16" = 1'-0"



1 NORTH ELEVATION-PROPOSED  
3/16" = 1'-0"

REGISTRATION



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REVISIONS

No.	Description	Date

KEY PLAN

Project No. 19030  
Date 03/15/2020  
Drawn by XC  
Checked by XC  
Scale 3/16" = 1'-0"

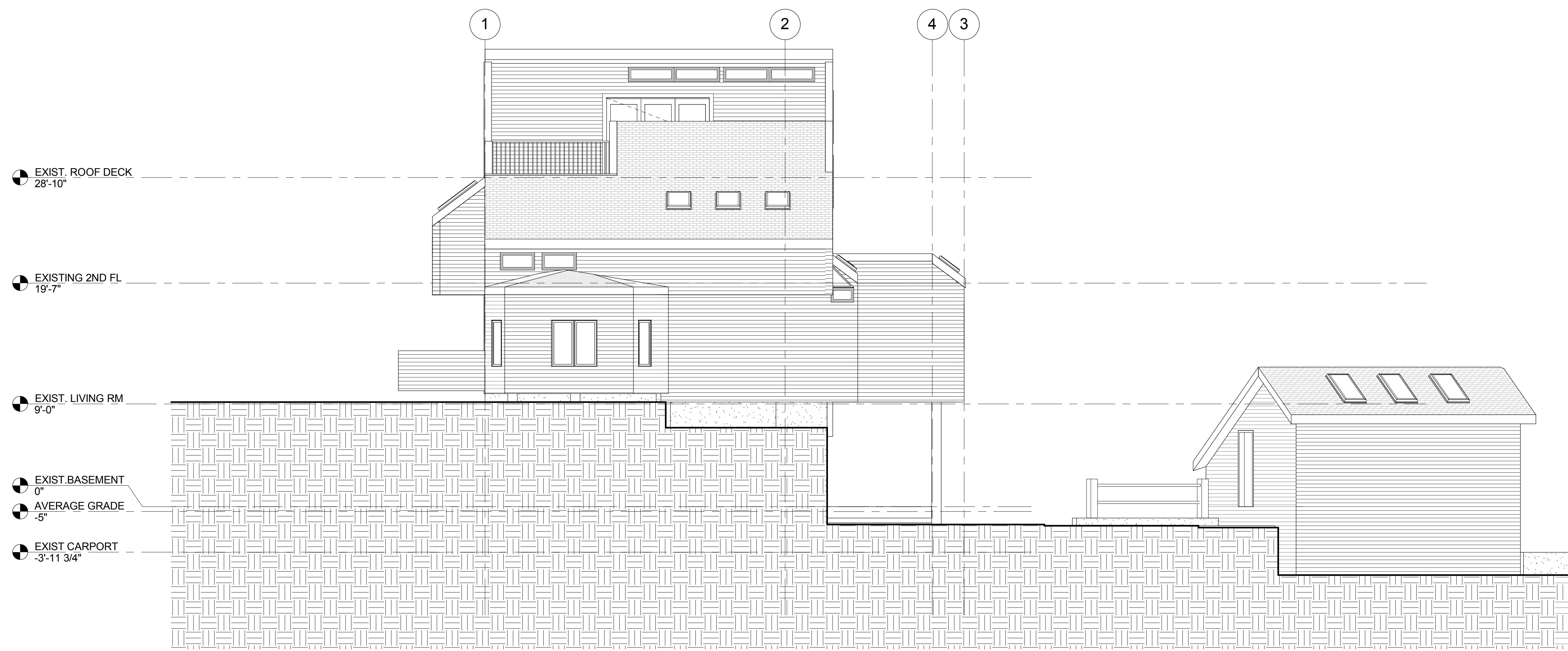
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EXTERIOR ELEVATION

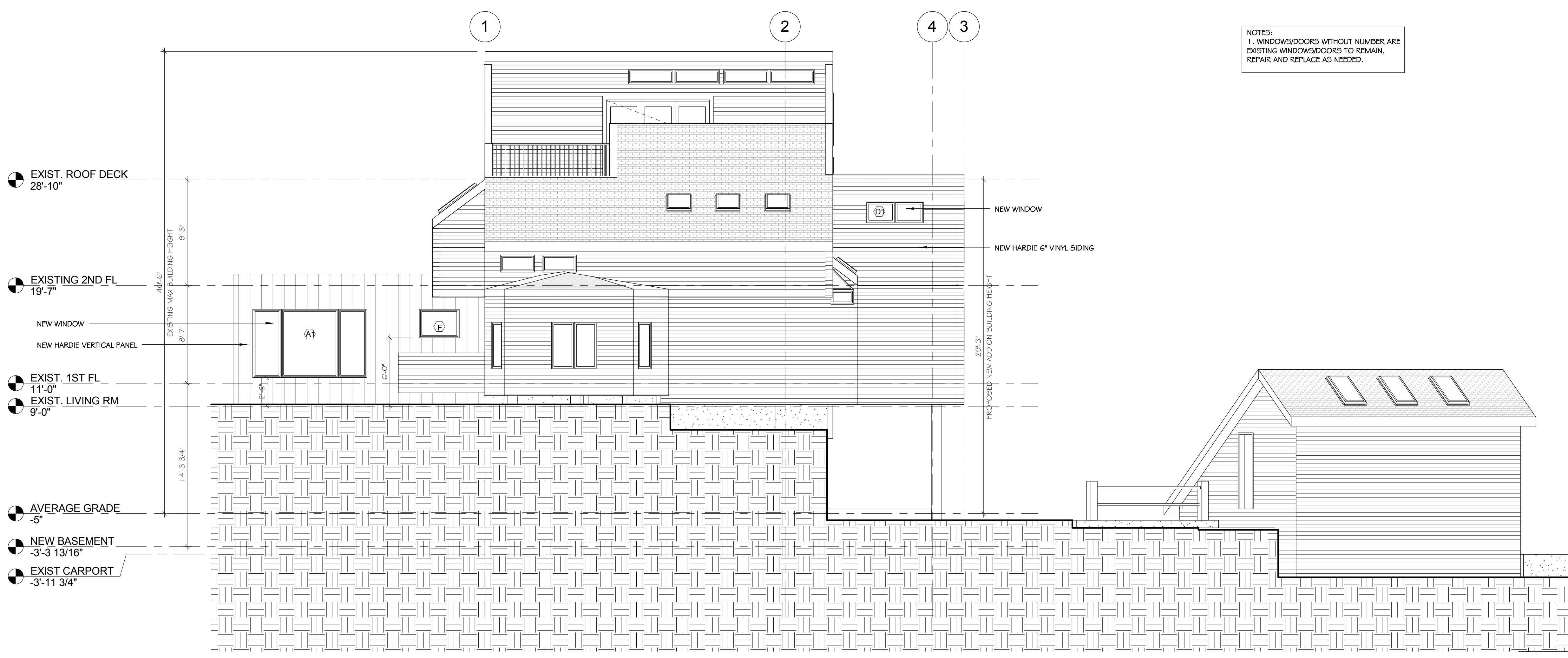
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A-201

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2 SOUTH ELEVATION-EXISTING  
3/16" = 1'-0"



NOTES:  
1. WINDOWS/DOORS WITHOUT NUMBER ARE EXISTING WINDOWS/DOORS TO REMAIN, REPAIR AND REPLACE AS NEEDED.

1 SOUTH ELEVATION-PROPOSED  
3/16" = 1'-0"

REGISTRATION

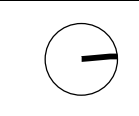


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KEY PLAN



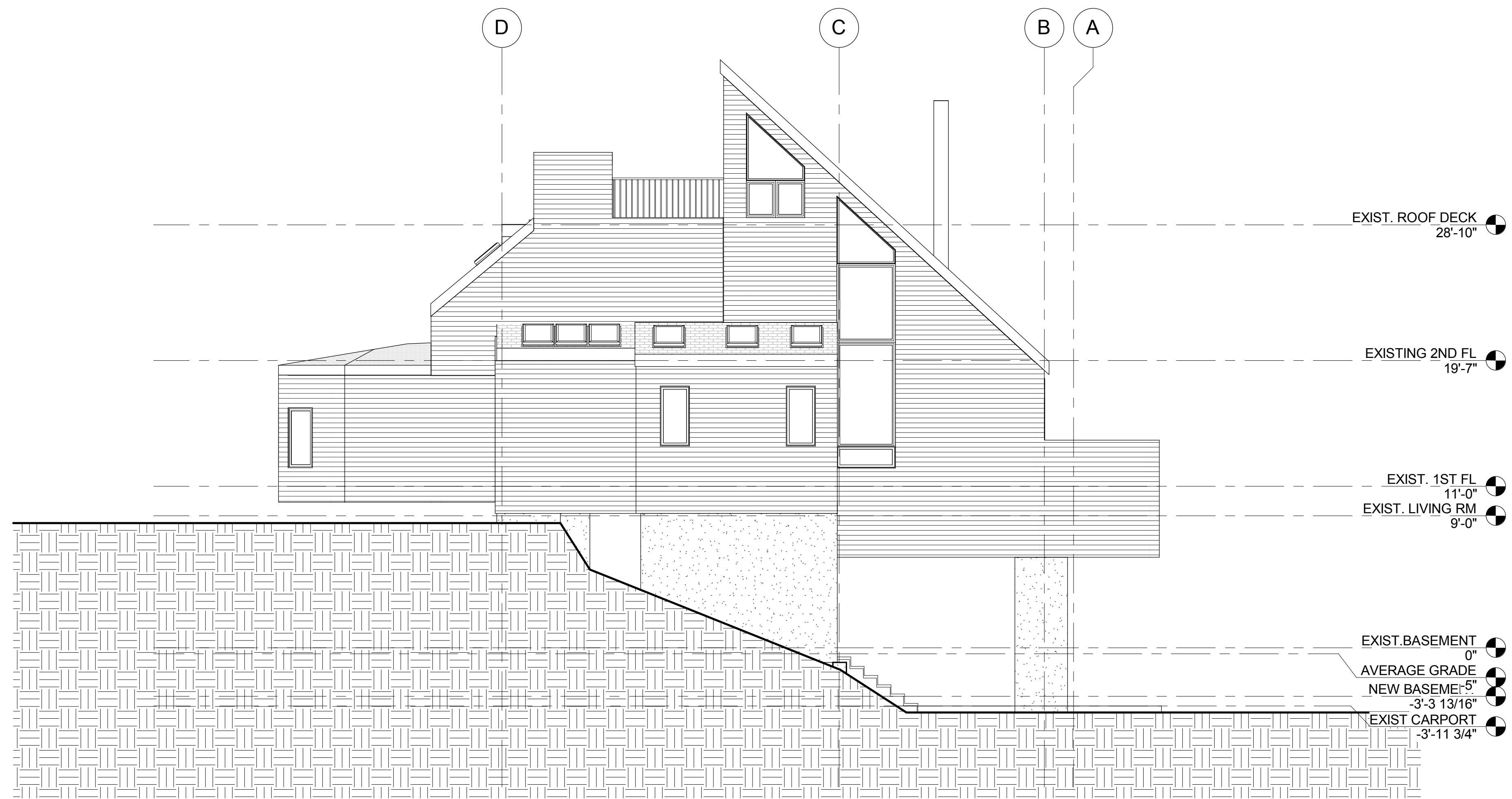
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Scale 3/16" = 1'-0"

DRAWING TITLE  
EXTERIOR ELEVATION

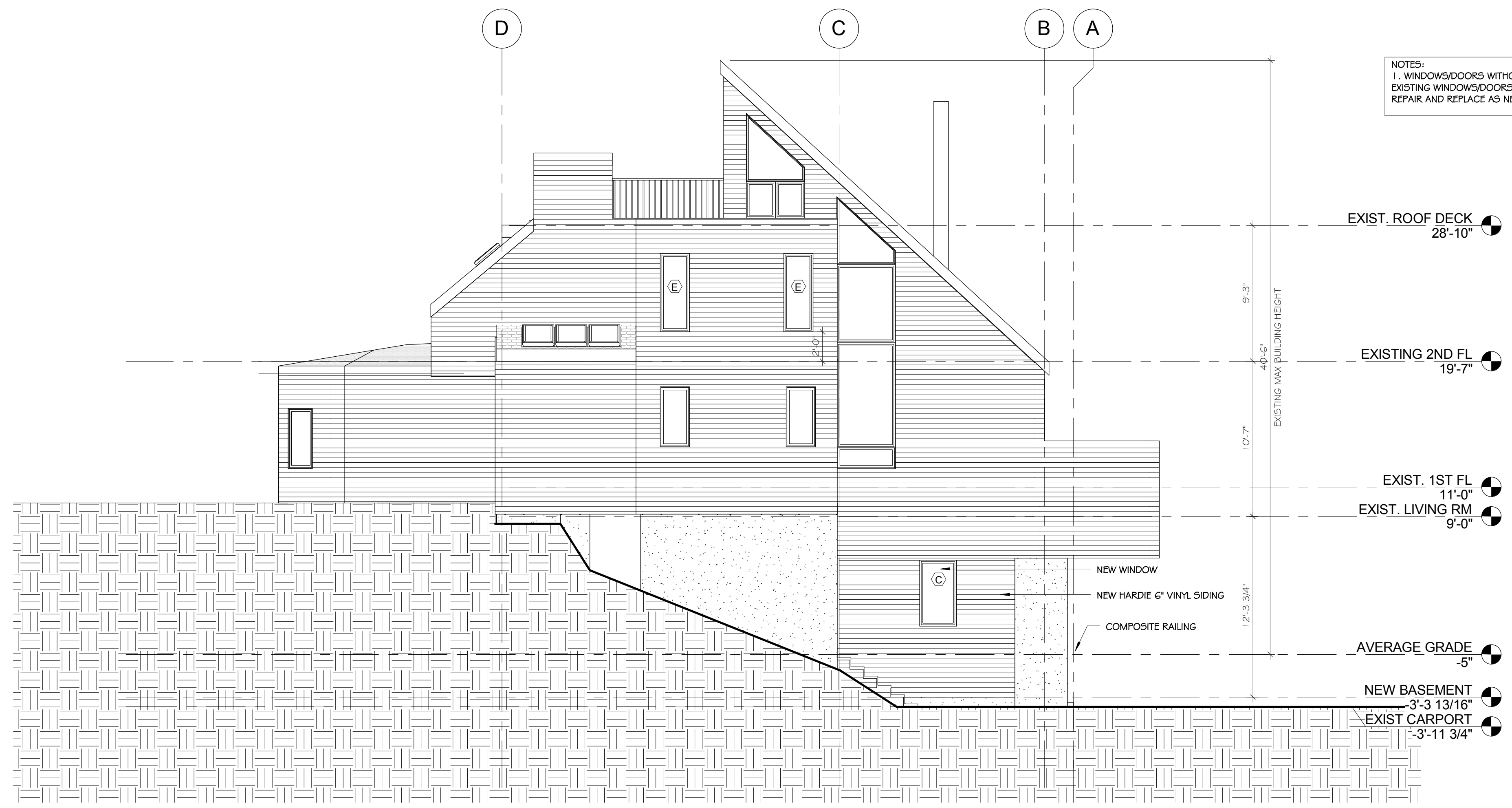
DRAWING NO.  
**A-202**



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2 EAST ELEVATION-EXISTING  
3/16" = 1'-0"



1 EAST ELEVATION-PROPOSED  
3/16" = 1'-0"

REGISTRATION

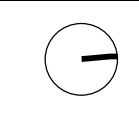


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KEY PLAN



Project No. 19030  
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Checked by Checker  
Scale 3/16" = 1'-0"

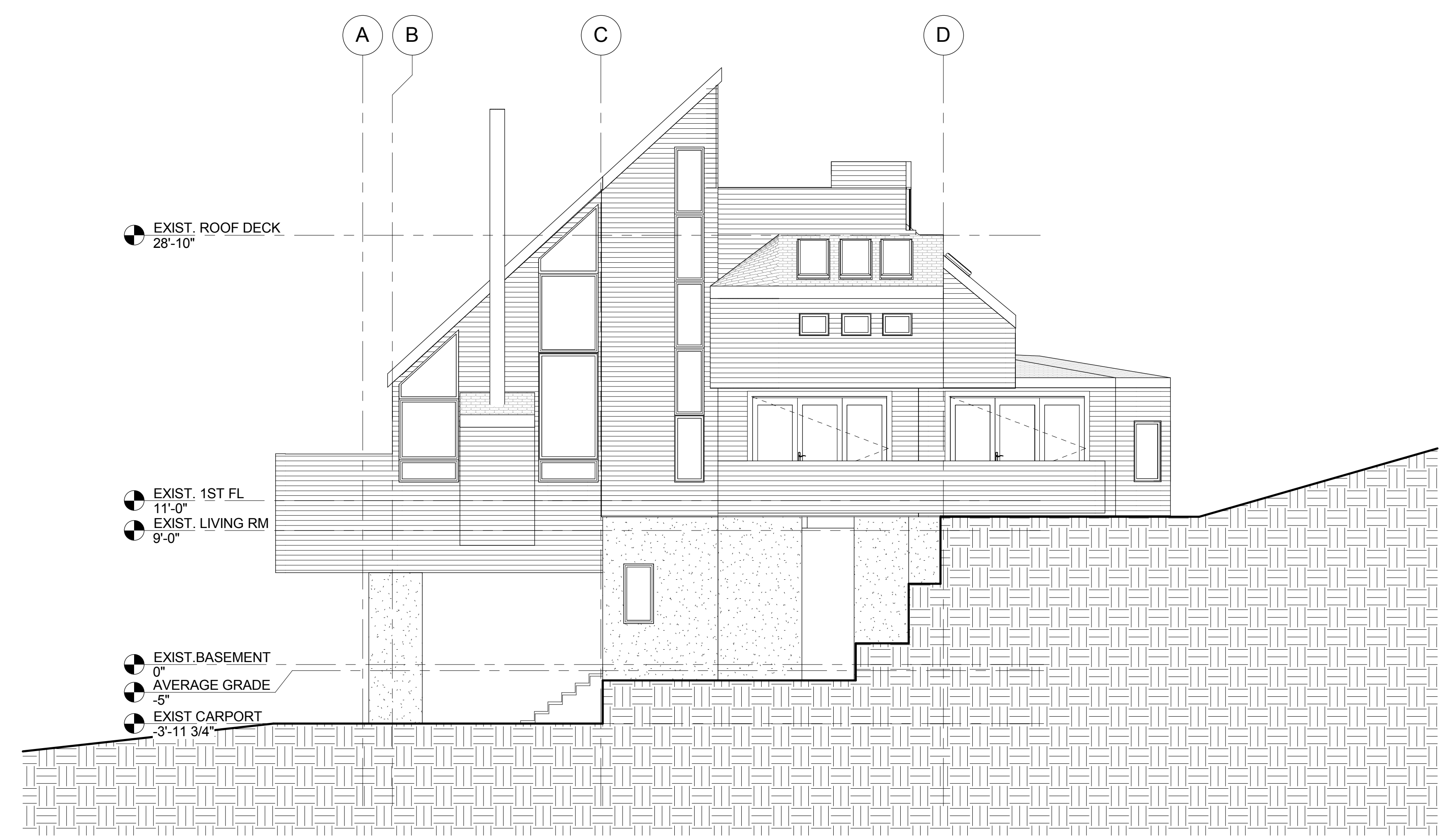
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EXTERIOR ELEVATION

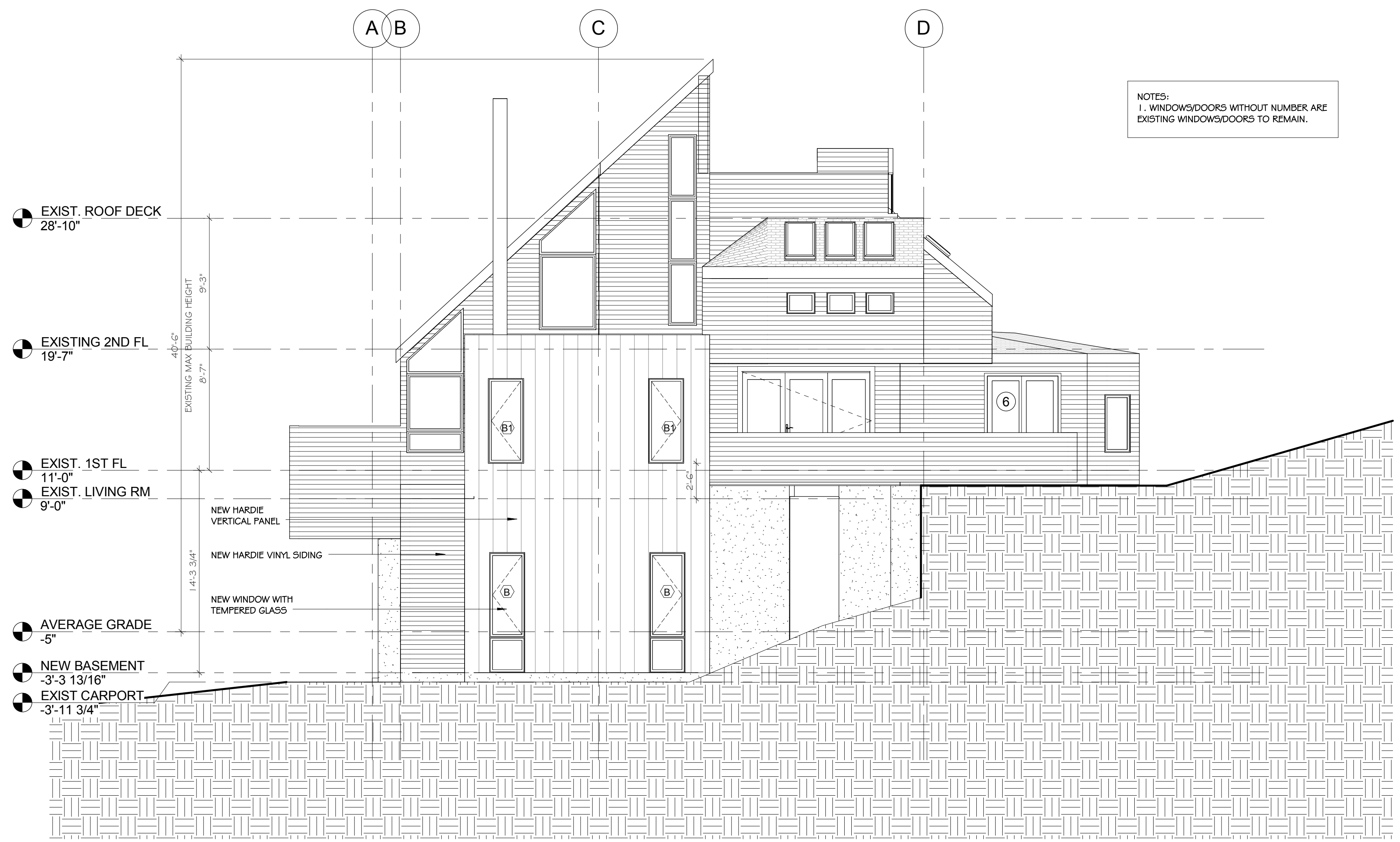
DRAWING NO.

A-203

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2 WEST ELEVATION-EXISTING  
3/16" = 1'-0"



1 WEST ELEVATION-ROPOSED  
3/16" = 1'-0"

REGISTRATION

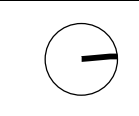


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KEY PLAN



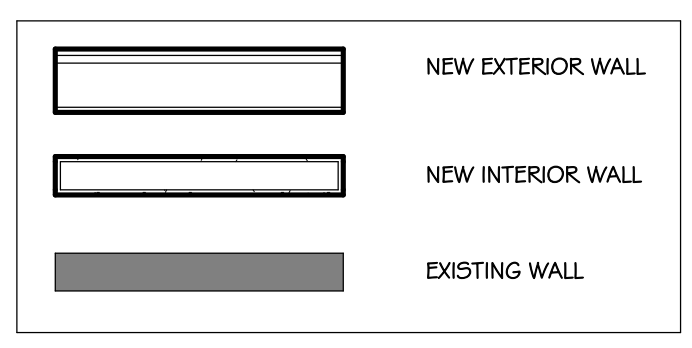
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Scale 3/16" = 1'-0"

DRAWING TITLE  
EXTERIOR ELEVATION

DRAWING NO.

A-204

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**NOTES:**  
1. WINDOWS/DOORS WITHOUT NUMBER ARE EXISTING WINDOWS/DOORS TO REMAIN.



1 BUILDING SECTION -1  
1/4" = 1'-0"

**REGISTRATION**

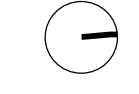


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**KEY PLAN**

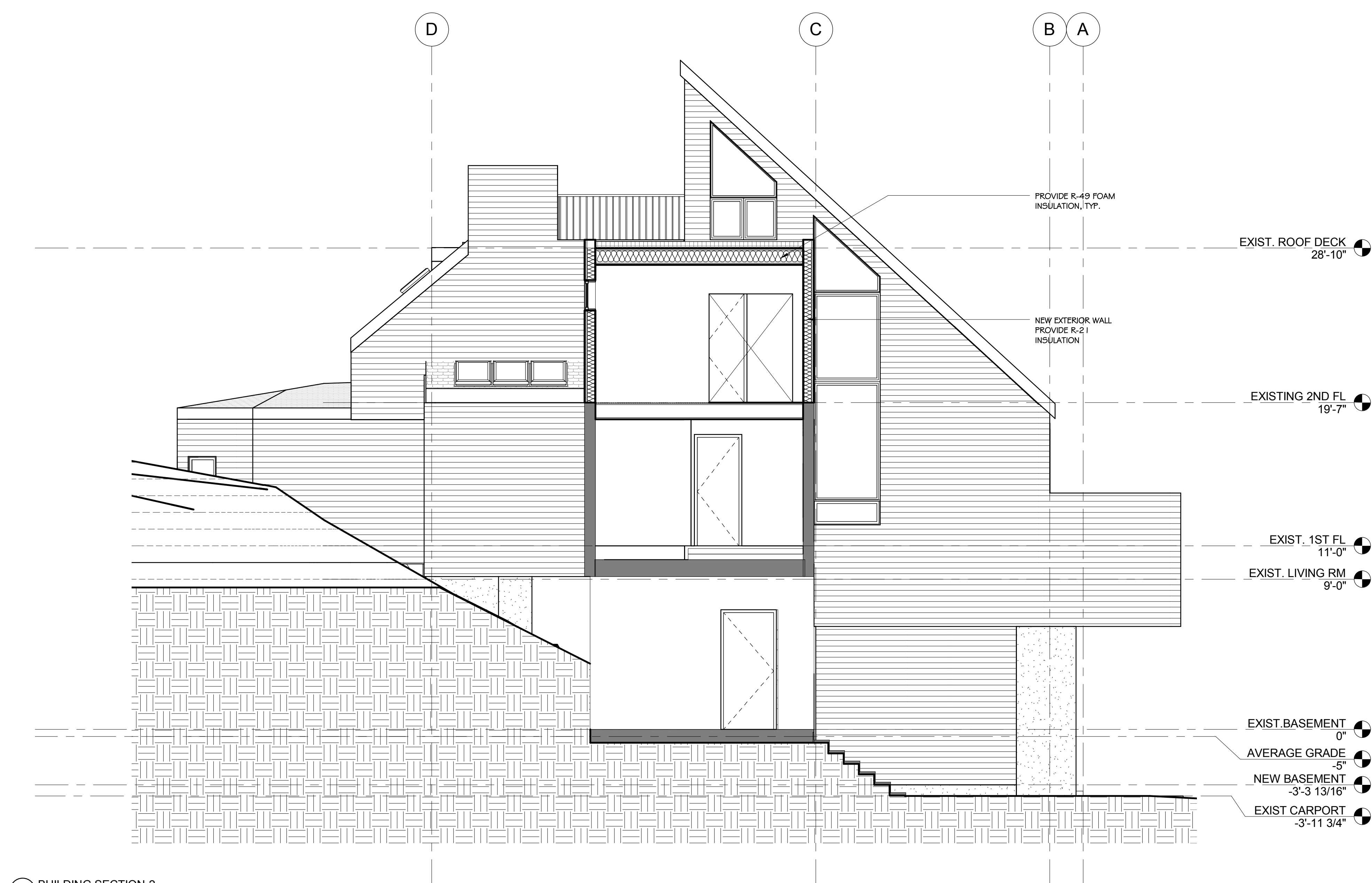


Project No.	19030
Date	03/15/2020
Drawn by	XC
Checked by	XC
Scale	As indicated

**DRAWING TITLE**  
BUILDING SECTION

**DRAWING NO.**  
A-301

**ARCHITECT**  
XIAOYING CHEN  
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LEXINGTON, MA 02420  
TEL: 508-596-0919  
EMAIL: YINGCHENCC@GMAIL.COM



1 BUILDING SECTION-2  
1/4" = 1'-0"

**REGISTRATION**

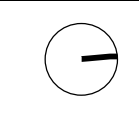


ISSUED FOR PERMIT APPLICATION

**REVISIONS**

No.	Description	Date

**KEY PLAN**



Project No. 19030  
 Date 03/15/2020  
 Drawn by XC  
 Checked by XC  
 Scale 1/4" = 1'-0"

**DRAWING TITLE**

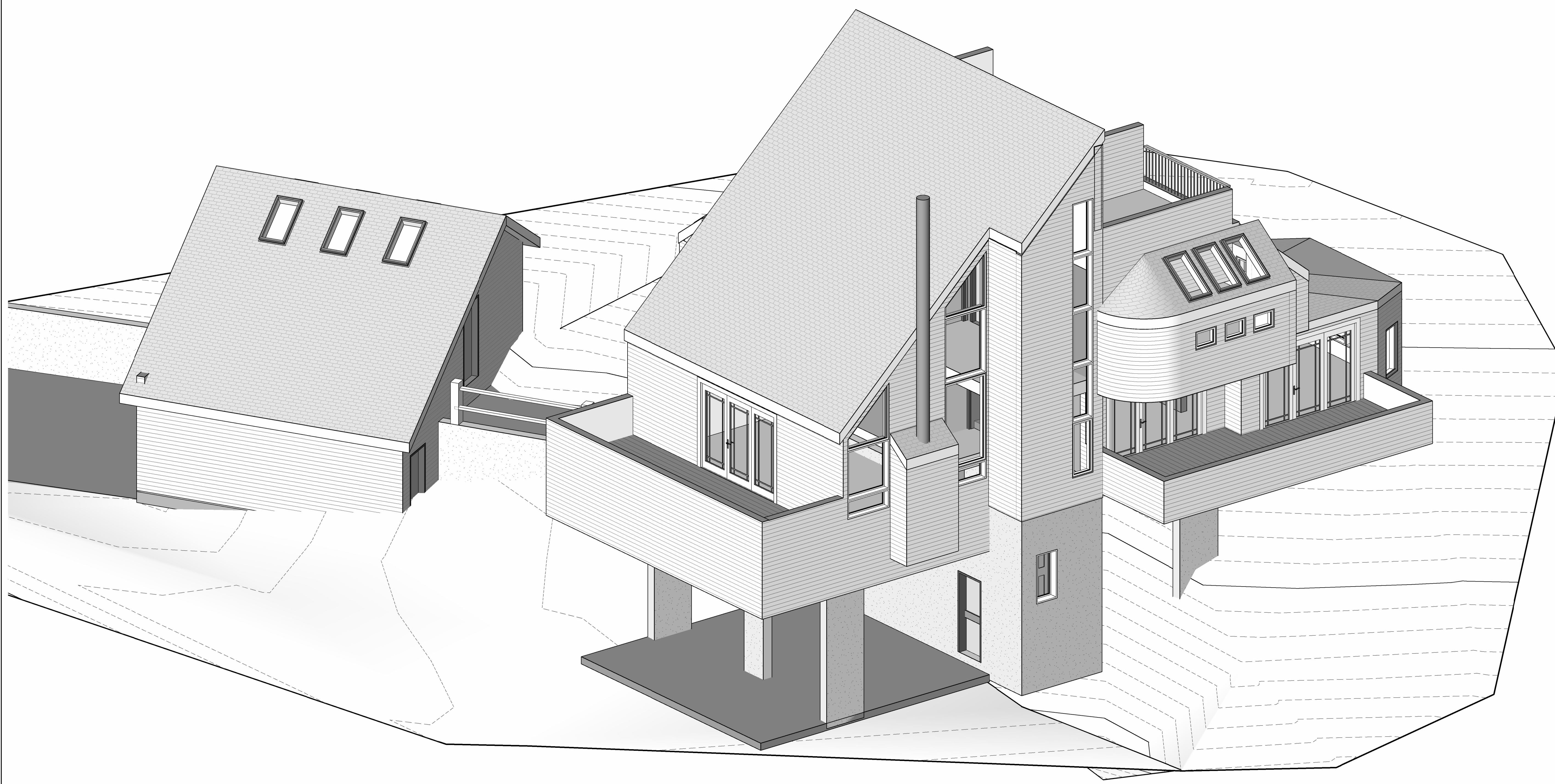
BUILDING SECTION

**DRAWING NO.**

**A-302**



**ARCHITECT**  
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**REGISTRATION**

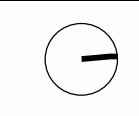


ISSUED FOR PERMIT APPLICATION

**REVISIONS**

No.	Description	Date

**KEY PLAN**



Project No. 19030  
Date 03/15/2020  
Drawn by XC  
Checked by XC  
Scale

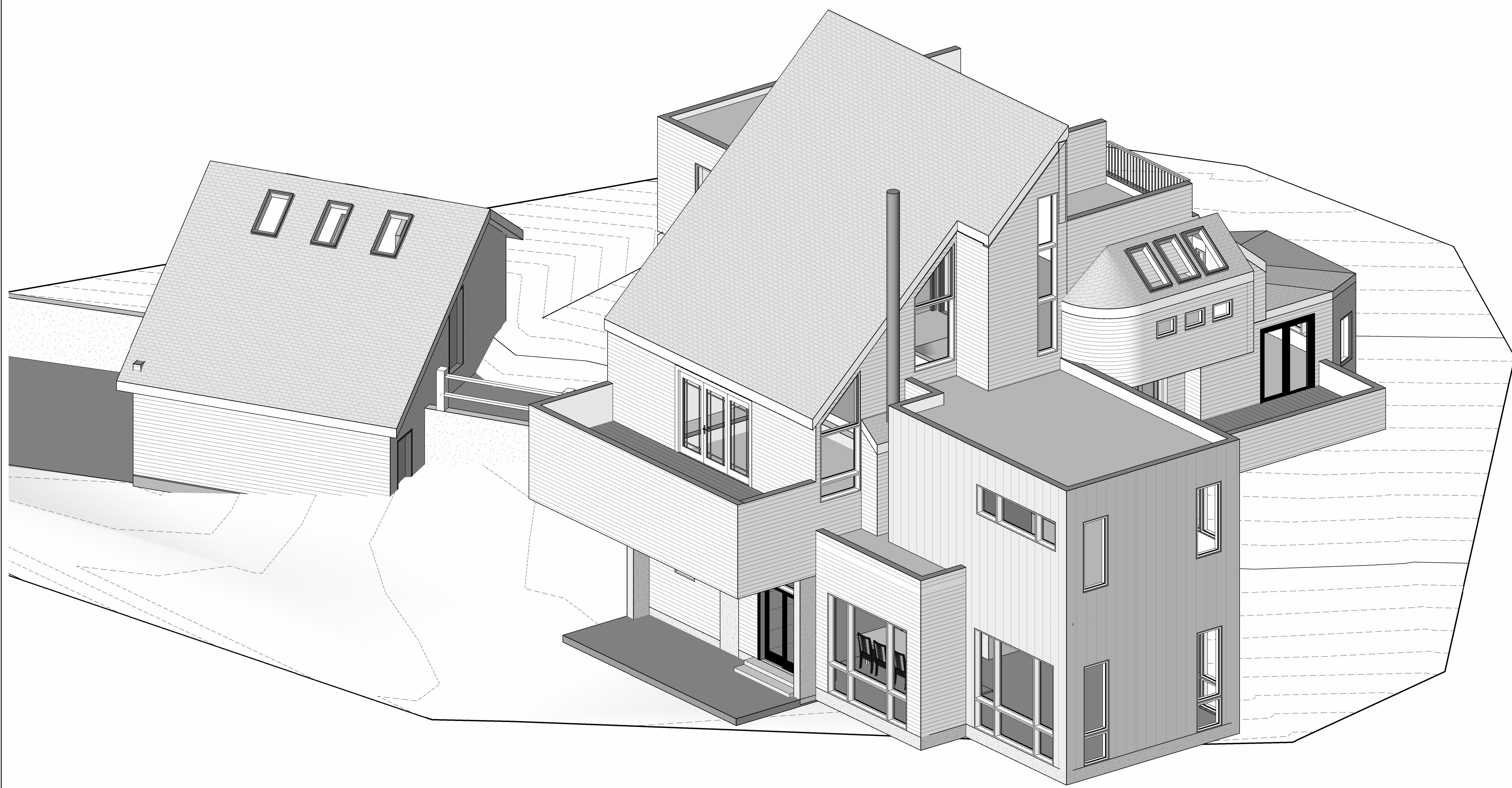
**DRAWING TITLE**  
3D VIEW

**DRAWING NO.**  
**A-501**

1 3D - FRONT (EXISTING)



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**REGISTRATION**

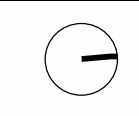


ISSUED FOR PERMIT  
APPLICATION

**REVISIONS**

No.	Description	Date

**KEY PLAN**



Project No. 19030  
Date 03/15/2020  
Drawn by XC  
Checked by XC  
Scale

**DRAWING TITLE**

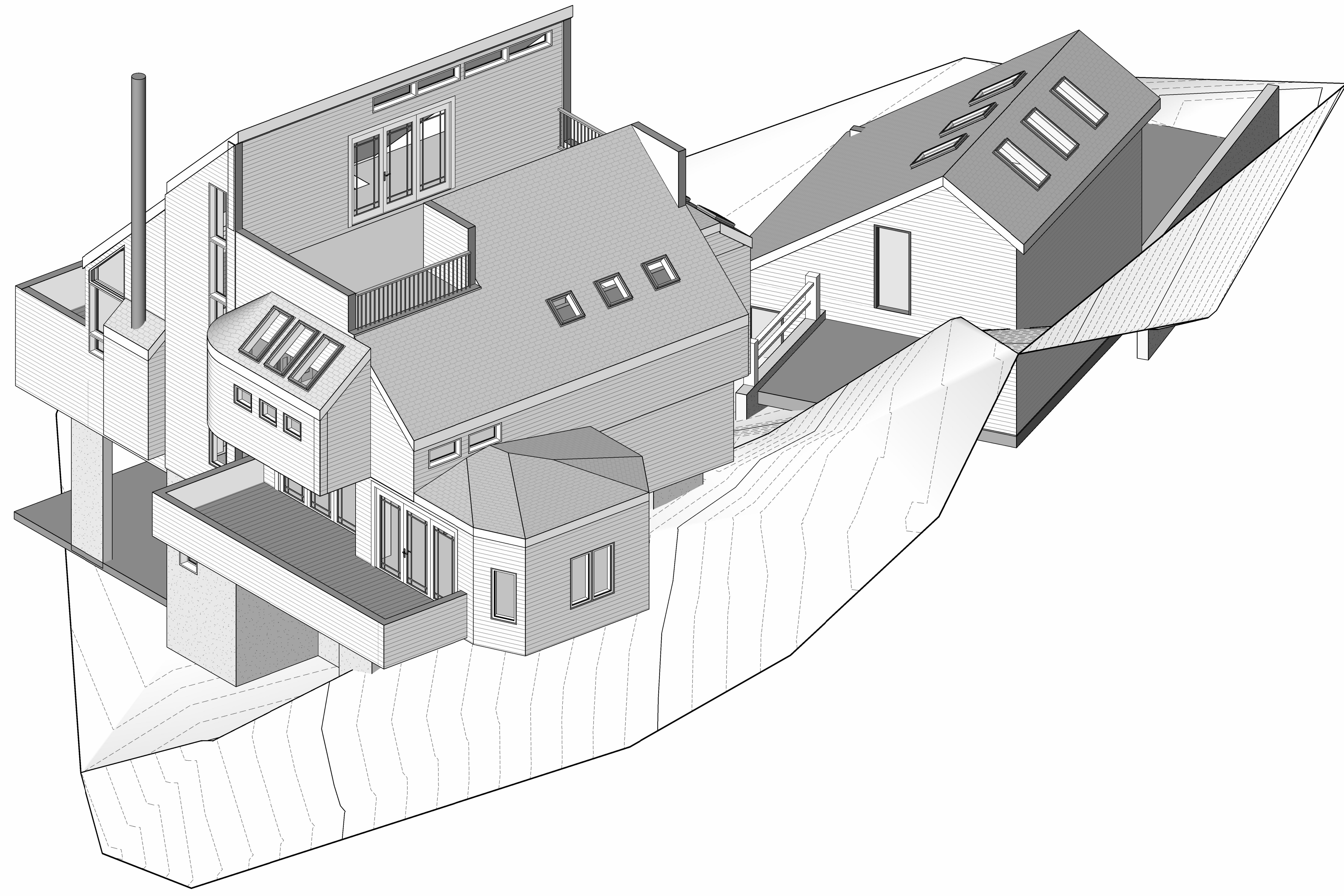
3D VIEW

**DRAWING NO.**

**A-502**



**ARCHITECT**  
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TEL: 508-696-0919  
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2 3D - BACK (EXISTING)

**REGISTRATION**

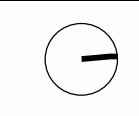


ISSUED FOR PERMIT APPLICATION

**REVISIONS**

No.	Description	Date

**KEY PLAN**



Project No. 19030  
 Date 03/15/2020  
 Drawn by XC  
 Checked by XC  
 Scale

**DRAWING TITLE**

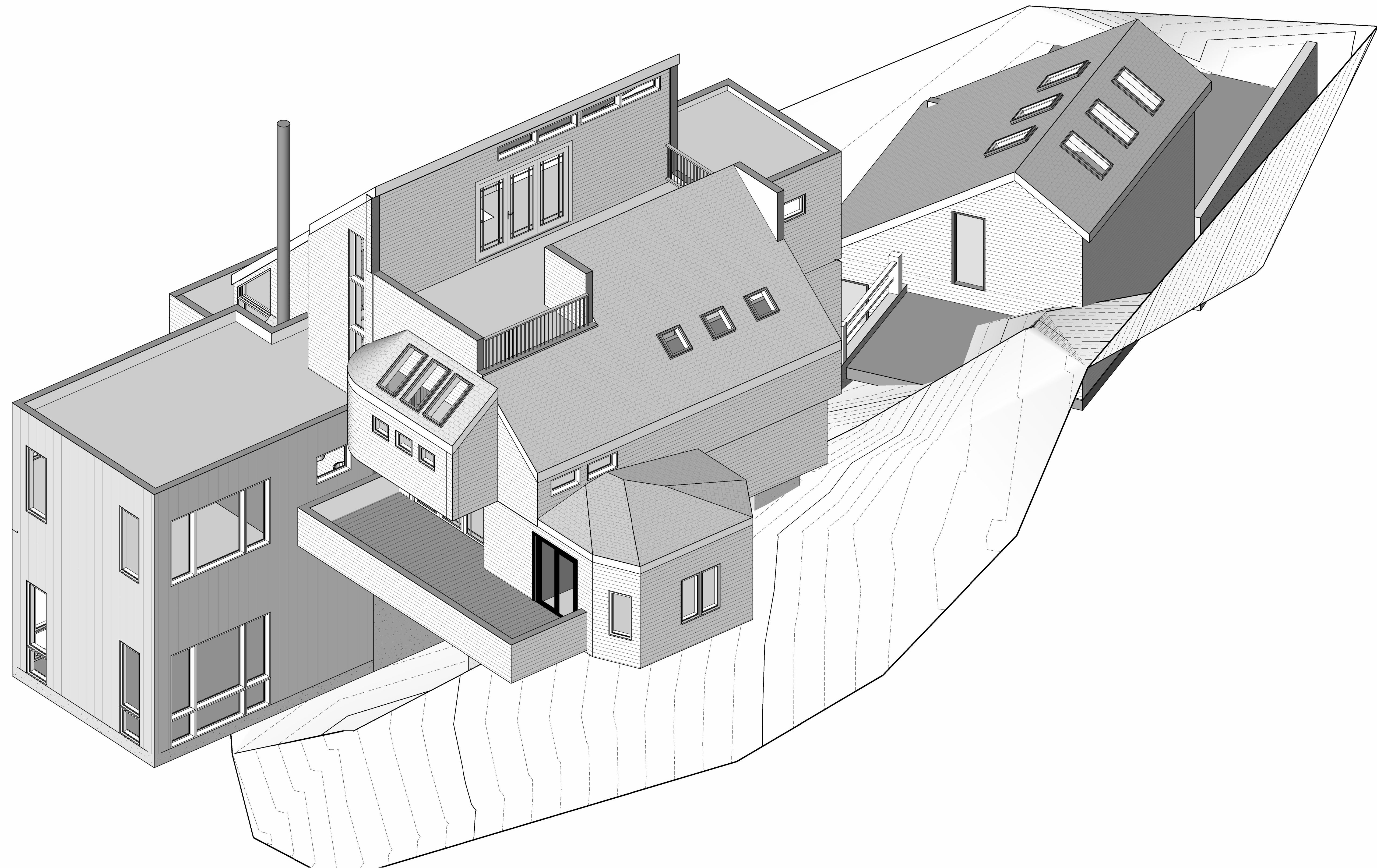
3D VIEW

**DRAWING NO.**

**A-503**



**ARCHITECT**  
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**REGISTRATION**

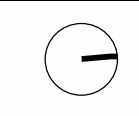


ISSUED FOR PERMIT APPLICATION

**REVISIONS**

No.	Description	Date

**KEY PLAN**



Project No. 19030  
 Date 03/15/2020  
 Drawn by XC  
 Checked by XC  
 Scale

**DRAWING TITLE**

3D VIEW

**DRAWING NO.**

**A-504**

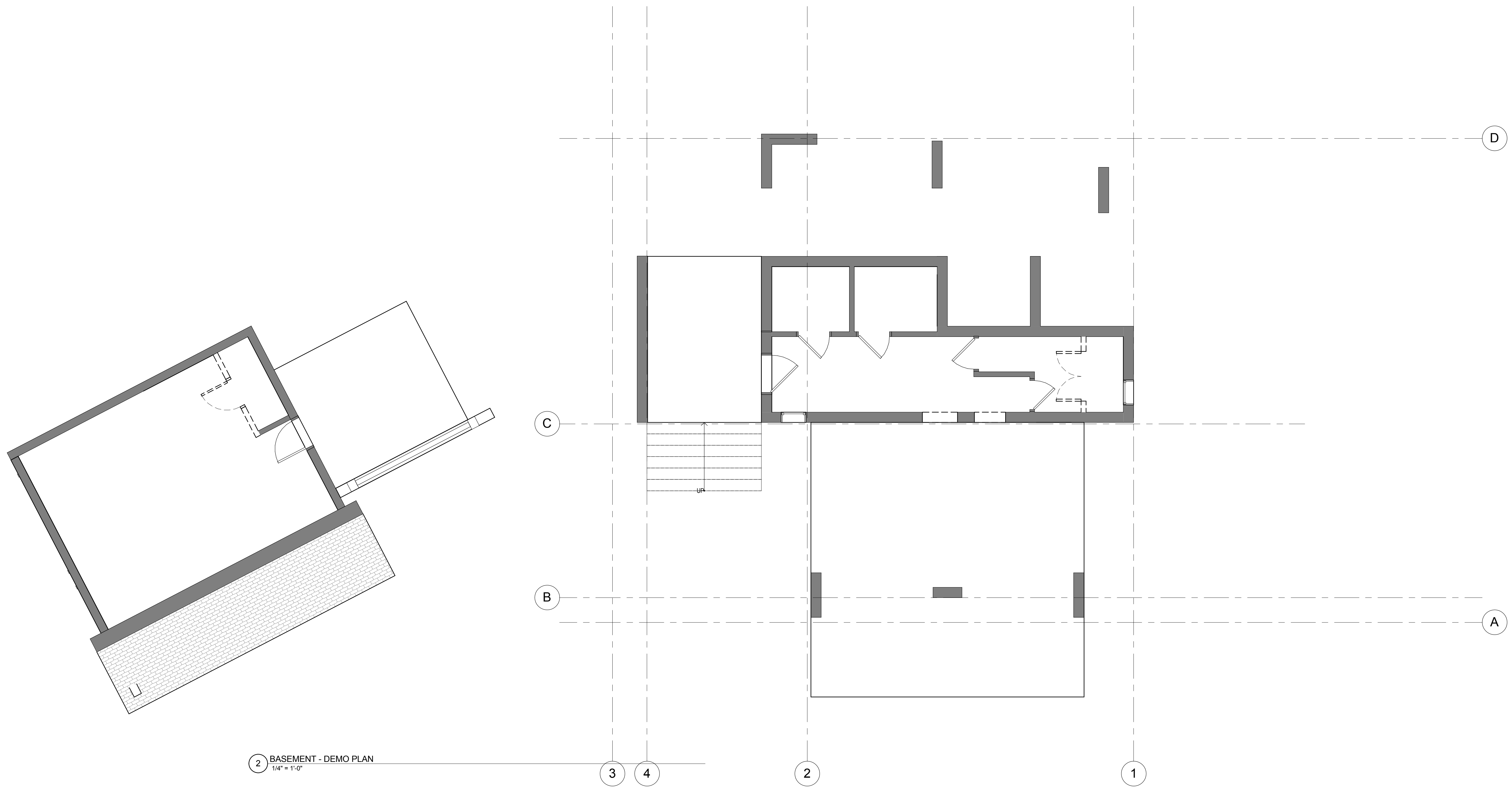
1 3D - BACK (PROPOSED)



**ARCHITECT**  
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TEL: 508-596-0919  
EMAIL: YINGCHENCC@GMAIL.COM

**DEMOLITION NOTES**

1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITIONS BEFORE PROCEEDING.
2. THESE DEMOLITION DRAWINGS INCLUDE THE BEST AVAILABLE INFORMATION AND ARE NOT INTENDED TO LIMIT THE SCOPE OF WORK. THE CONTRACTOR MAY ENCOUNTER HIDDEN OR UNCOVERED CONDITIONS NOT SHOWN ON THESE DRAWINGS, REQUIRING ADDITIONAL WORK FOR THE COMPLETION OF THIS CONTRACT. THE OTHER DRAWINGS ENCOMPASS NEW WORK REQUIRING SELECTIVE DEMOLITION ARE HEREBY INCLUDED UNDER THE CONTRACT. IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INSPECTED THE SITE PRIOR TO BUILDING AND VERIFIED THE INFORMATION HEREIN SUPPLIED.
3. NO STRUCTURAL FRAMING OR STRUCTURAL MEMBERS ARE TO BE MODIFIED, ALTERED OR CUT WITHOUT THE APPROVAL OF THE ARCHITECT.
4. CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS.
5. WHERE CONCRETE OR MASONRY WORK IS REQUIRED TO BE CUT, CUTTING SHALL BE DONE BY ABRASIVE WHEELS, SAW OR CORING. NO JACK HAMMERS WILL BE ALLOWED AT THESE AREAS WITHOUT THE APPROVAL OF THE ARCHITECT.
6. WHEN DEMOLISHING MATERIALS NEXT TO ABUTTING ELEMENTS, CARE MUST BE EMPLOYED TO AVOID DAMAGING ABUTTING MATERIALS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL REPAIRS TO ABUTTING MATERIALS.
7. PREPARE FOR AND PROTECT THE SAFETY AND FUNCTION OF EXISTING SERVICES TO REMAIN DURING DEMOLITION AND CONSTRUCTION.
8. PROTECT ALL EXISTING FLOORS, WALLS, PARTITIONS, AND CEILINGS TO REMAIN.
9. REMOVE ABANDONED WIRING, PIPING, EQUIPMENT WITHIN THE AREA OF CONSTRUCTION.
10. REMOVE TEMPORARY PARTITIONS DOORS AND FRAMES AT CONCLUSION OF THE PROJECT. PATCH AND OR REPLACE ADJACENT SURFACES.



2 BASEMENT - DEMO PLAN  
1/4" = 1'-0"

**REGISTRATION**

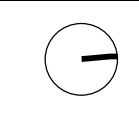


ISSUED FOR PERMIT APPLICATION

**REVISIONS**

No.	Description	Date

**KEY PLAN**



Project No. 19030  
 Date 03/15/2020  
 Drawn by XC  
 Checked by XC  
 Scale As indicated

**DRAWING TITLE**  
BASEMENT  
DEMOLITION PLAN

**DRAWING NO.**  
D-001

**ARCHITECT**  
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**REGISTRATION**

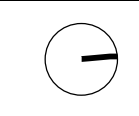


ISSUED FOR PERMIT APPLICATION

**REVISIONS**

No.	Description	Date

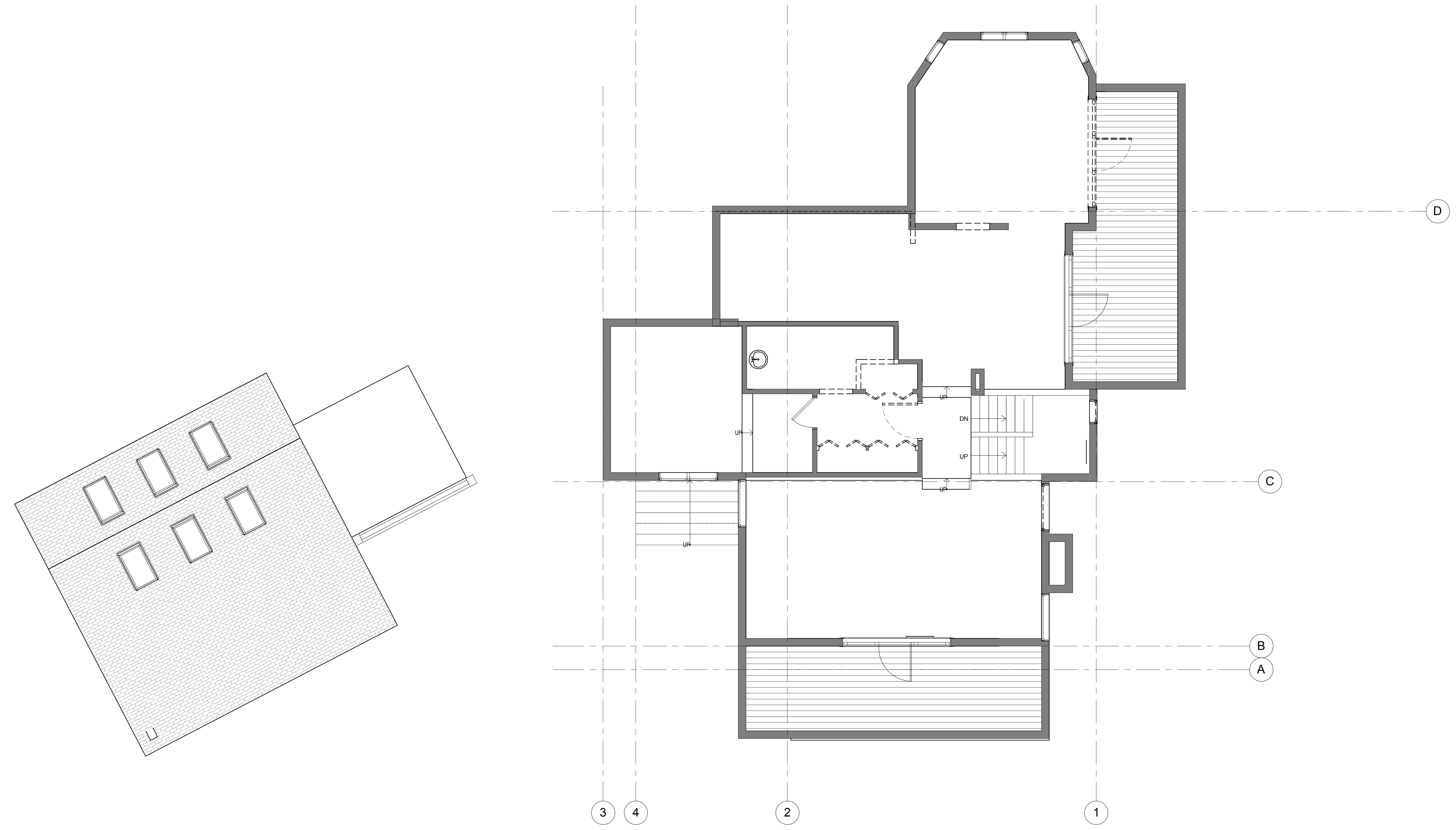
**KEY PLAN**



Project No. 19030  
Date 03/15/2020  
Drawn by XC  
Checked by XC  
Scale 1/4" = 1'-0"

**DRAWING TITLE**  
1ST FLOOR  
DEMOLITION PLAN

**DRAWING NO.**  
D-002



1 EXISTING 1ST - DEMO PLAN  
1/4" = 1'-0"

**ARCHITECT**  
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**REGISTRATION**

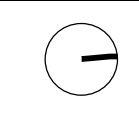


ISSUED FOR PERMIT APPLICATION

**REVISIONS**

No.	Description	Date

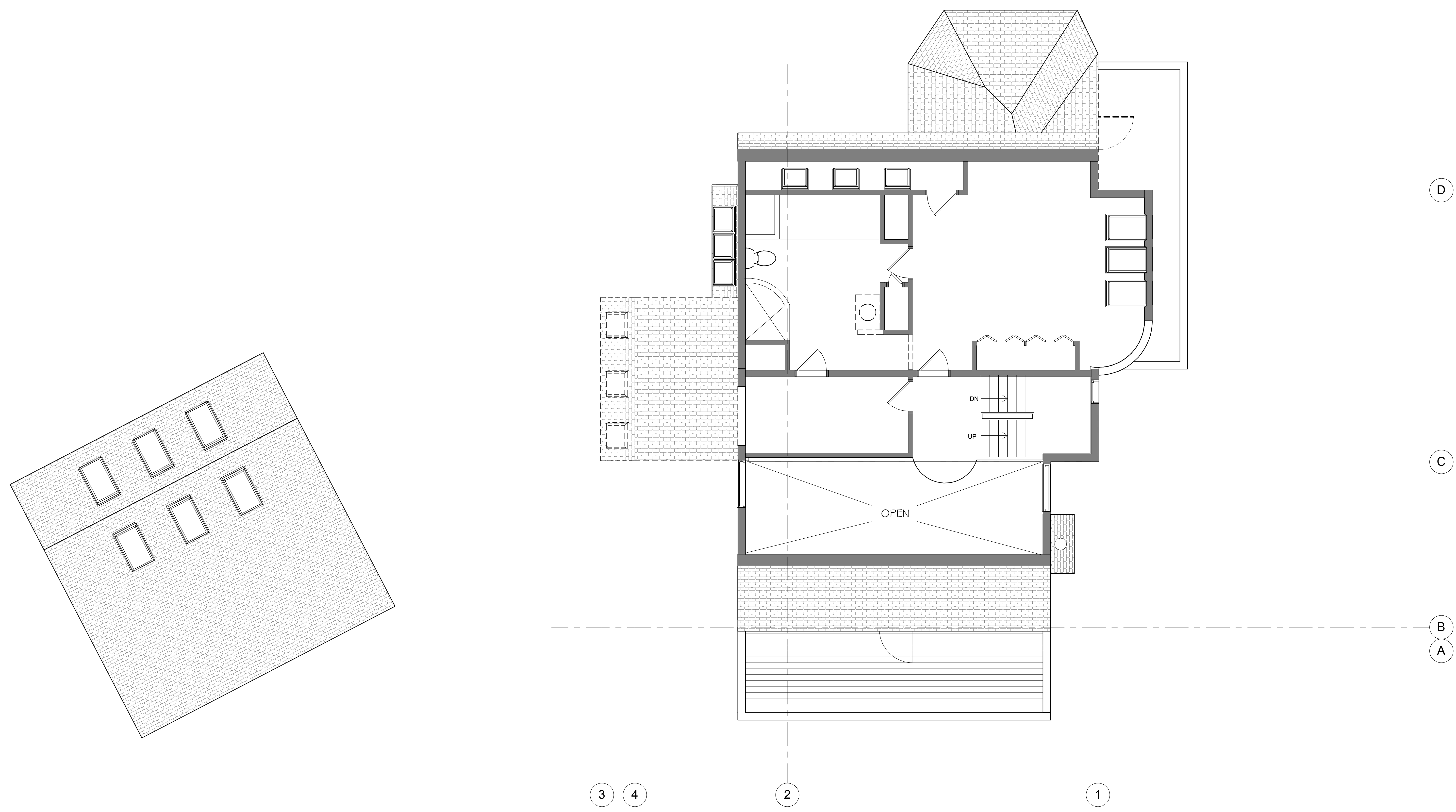
**KEY PLAN**



Project No. 19030  
Date 03/15/2020  
Drawn by XC  
Checked by XC  
Scale 1/4" = 1'-0"

**DRAWING TITLE**  
2ND FLOOR  
DEMOLITION PLAN

**DRAWING NO.**  
**D-003**



1 EXISTING 2ND - DEMO PLAN  
1/4" = 1'-0"