

BASEMENT PLAN

GENERAL NOTES

- All work shall conform to Massachusetts Building Code and all Federal, State and City of Newton laws, codes and regulations as each may apply.
- All existing conditions must be verified in field. If discrepancies are found, they have to be reported to the Engineer prior to start of work. Omissions or conflicts between the various elements of the working drawings and/or the specifications shall be brought to the attention of the Engineer prior to the start of such work.
- The contractor shall be responsible for coordinating the scheduling and work of all trades and shall check all dimensions. All discrepancies shall be called to the attention of the Engineer and shall be resolved prior to proceeding with the work.
- The Contractor shall supervise and direct the work and shall be solely responsible for the construction means, methods, techniques, sequences and procedures, including but not limited to bracing and shoring.
- The Contractor agrees that in accordance with generally accepted construction practices, the Contractor shall assume sole and complete responsibility for the job site conditions during the course of construction, including the safety of all persons and property, and that this requirement shall apply continuously and not be limited to normal working hours.
- All work shall be performed in a first class and workmanlike manner in conformity with the plans and specifications, and shall be in good usable condition at the completion of the Project.

GFA (GROSS FLOOR AREA) CALCULATION:

ZONING DISTRICT: NEWTON, MA - BUSINESS 1
EXISTING 7,829 SF

ALLOWABLE FAR: 1.0

ALLOWABLE FLOOR AREA: 7,829 SF

PROPOSED FLOOR AREA OF THE BUILDING:

- 1ST FLOOR: 2,689 SF
- 2ND FLOOR: 2,725 SF
- BASEMENT: N/A
- ATTIC: N/A

TOTAL PROPOSED FLOOR AREA OF THE BUILDING:
2,689 (1ST FL.)+2,725(2ND FL.)= 5,414 SF

5,414 SF < 7,829 SF

NOTES:

- ALL EXTERIOR WALLS ARE 2"x6" @ 16" O.C. UNLESS NOTED OTHERWISE.
- ALL INTERIOR WALLS ARE 2"x4" @ 16" O.C. UNLESS NOTED OTHERWISE.
- INTERIOR (DEMISING) WALL BETWEEN THE GARAGE AND THE BUILDING IS 2"x6" @ 16" O.C.
- DIMENSIONS TO THE OUTSIDE (PERIMETER) WALLS ARE TO FACE OF STUDS OR EXTERIOR FACE OF THE FOUNDATION WALL.
- DIMENSIONS TO THE OUTSIDE (FACE) OF THE INTERIOR WALLS ARE TO FACE OF DRYWALL.

LEGEND:

- (S) HARD WIRED SMOKE DETECTOR WITH SECONDARY (STANDBY) POWER SUPPLIED FROM MONITORED BATTERIES
- (F) FAN/LIGHT TO BE VENTED DIRECTLY TO OUTSIDE
- (C) CARBON MONOXIDE DETECTOR
- (SP) PHOTO ELECTRIC HARD WIRED SMOKE DETECTOR WITH SECONDARY (STANDBY) POWER SUPPLIED FROM MONITORED BATTERIES
- (H) HARD WIRED HEAT DETECTOR WITH SECONDARY (STANDBY) POWER SUPPLIED FROM MONITORED BATTERIES

NOTES:

ALL EXTERIOR WALLS ARE 2"x6" @ 16" O.C.
ALL INTERIOR WALLS ARE 2"x4" @ 16" O.C.

INTERIOR DOORS SCHEDULE:

- (1) 2'-6" X 6'-8"
- (2) 2'-6" X 6'-8" FIRE RATED, 20M MIN
- (3) 2'-4" X 6'-8"
- (4) 4'-0" X 6'-8"
- (5) 2'-0" X 6'-8"

FOR EXTERIOR DOORS AND WINDOWS SEE WINDOW SCHEDULE AND BUILDING ELEVATIONS

DATE	REVISION

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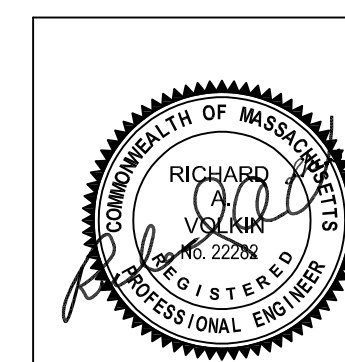
BASEMENT PLAN

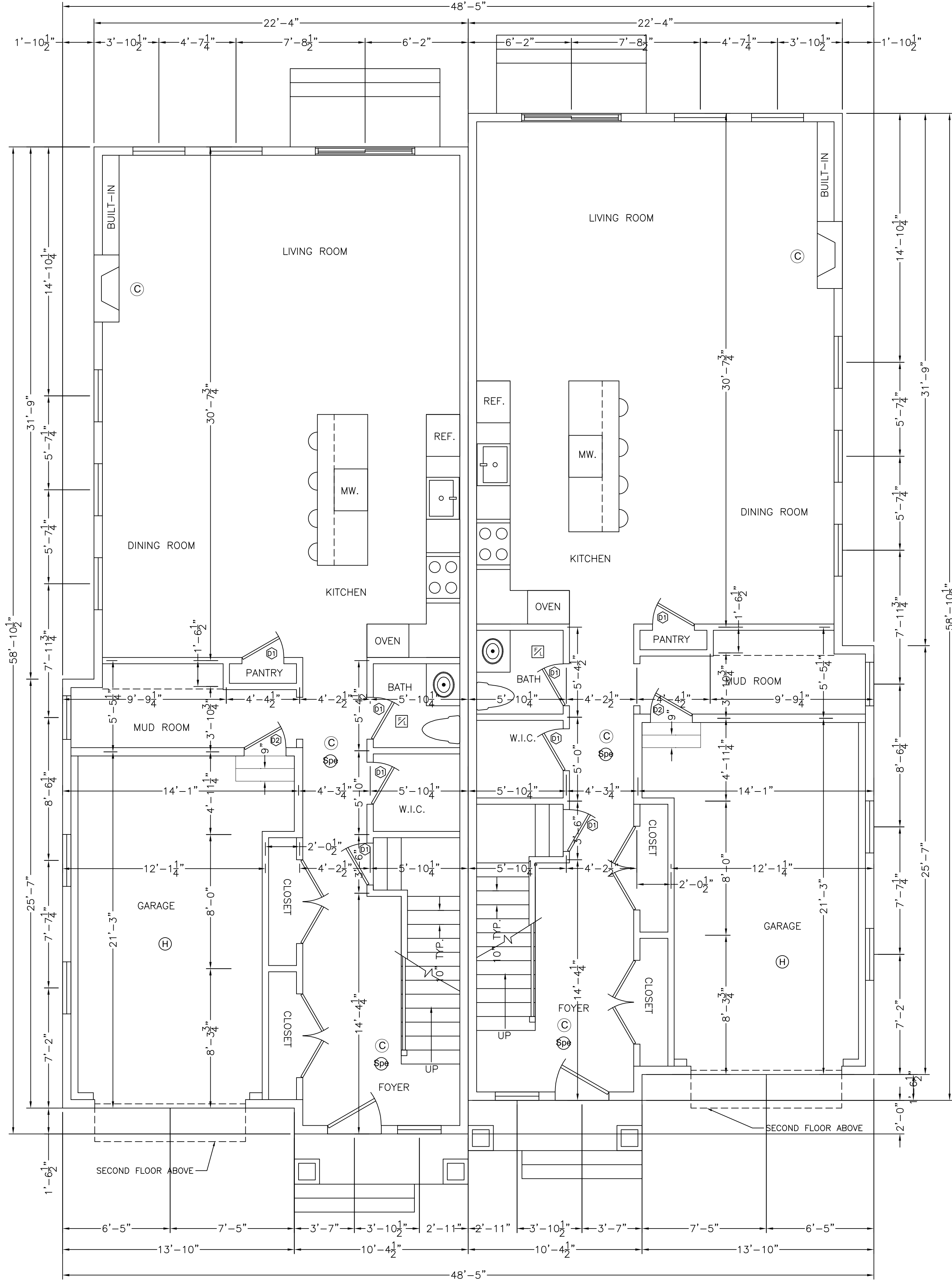
12 HANSON RD.,
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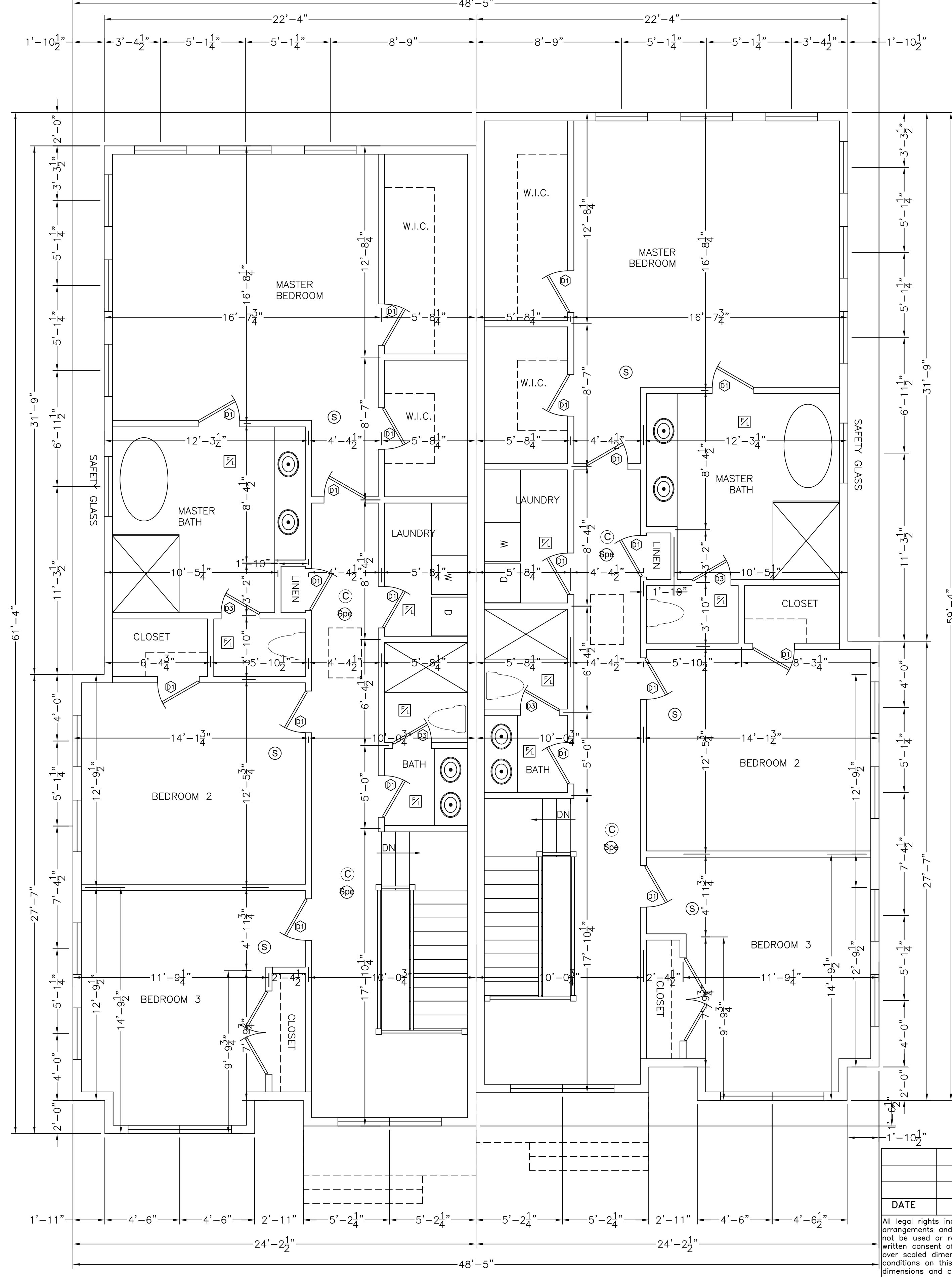
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APPROVED: R.A.V.	DESIGNED BY: I.M.	DRAWING No. A-1
DATE: 02/28/2020	DRAWN BY: I.K.	CHECKED BY: I.M.





FIRST FLOOR PLAN



SECOND FLOOR PLAN

- LEGEND:
- Ⓢ HARD WIRED SMOKE DETECTOR WITH SECONDARY (STANDBY) POWER SUPPLIED FROM MONITORED BATTERIES
 - Ⓜ FAN/LIGHT TO BE VENTED DIRECTLY TO OUTSIDE
 - ⓐ CARBON MONOXIDE DETECTOR
 - Ⓢ PHOTO ELECTRIC HARD WIRED SMOKE DETECTOR WITH SECONDARY (STANDBY) POWER SUPPLIED FROM MONITORED BATTERIES
 - Ⓜ HARD WIRED HEAT DETECTOR WITH SECONDARY (STANDBY) POWER SUPPLIED FROM MONITORED BATTERIES

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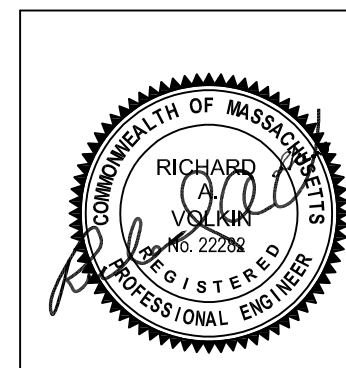
FLOOR PLANS

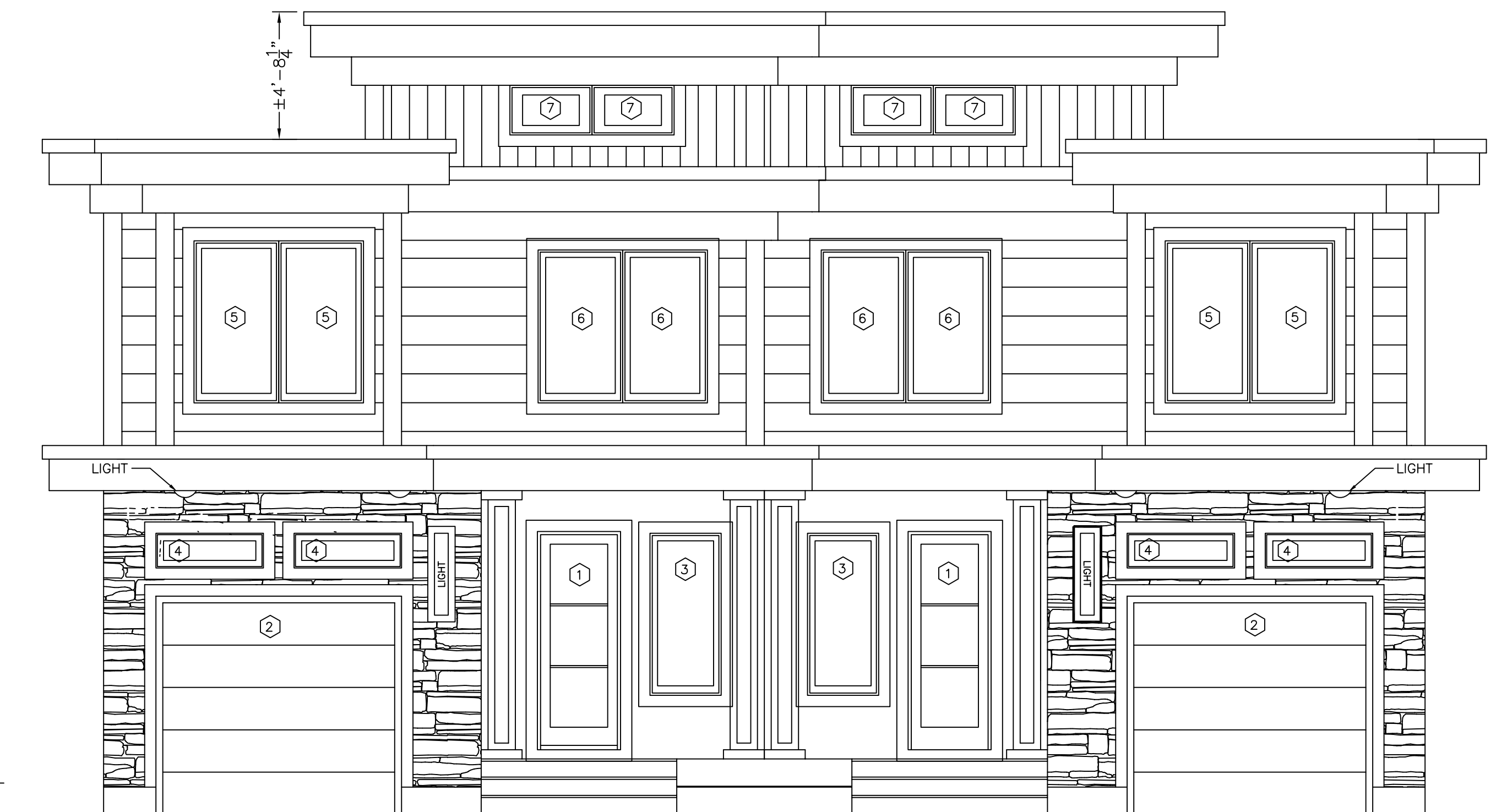
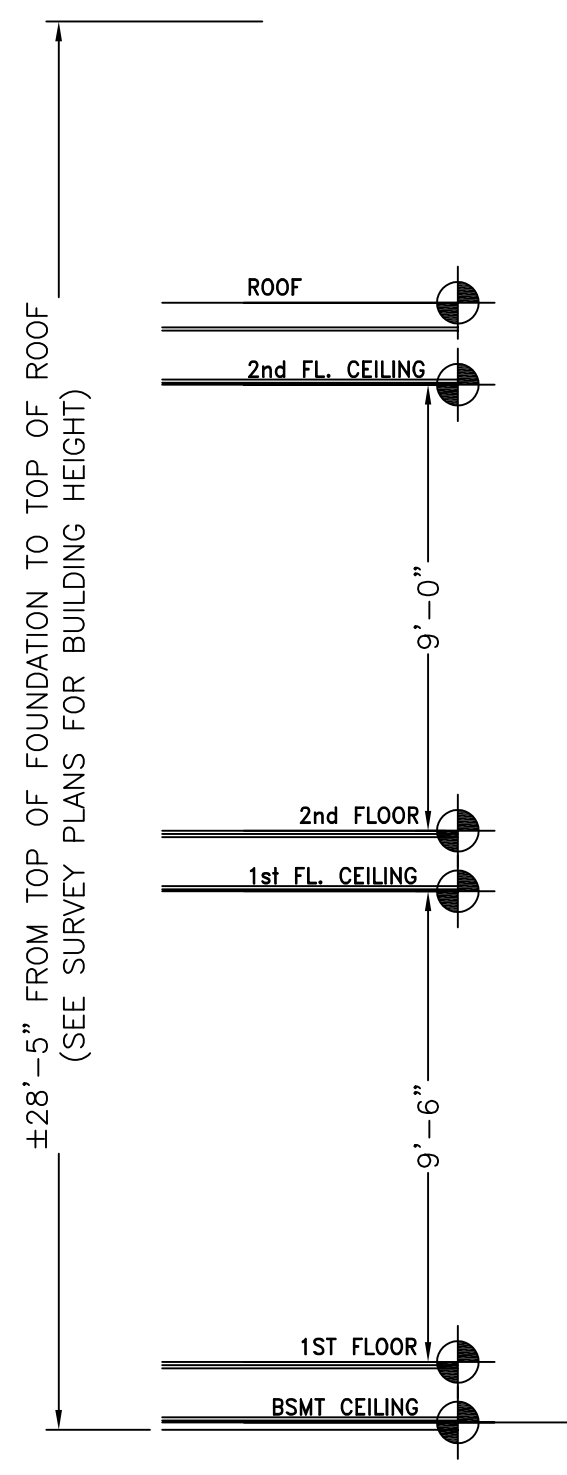
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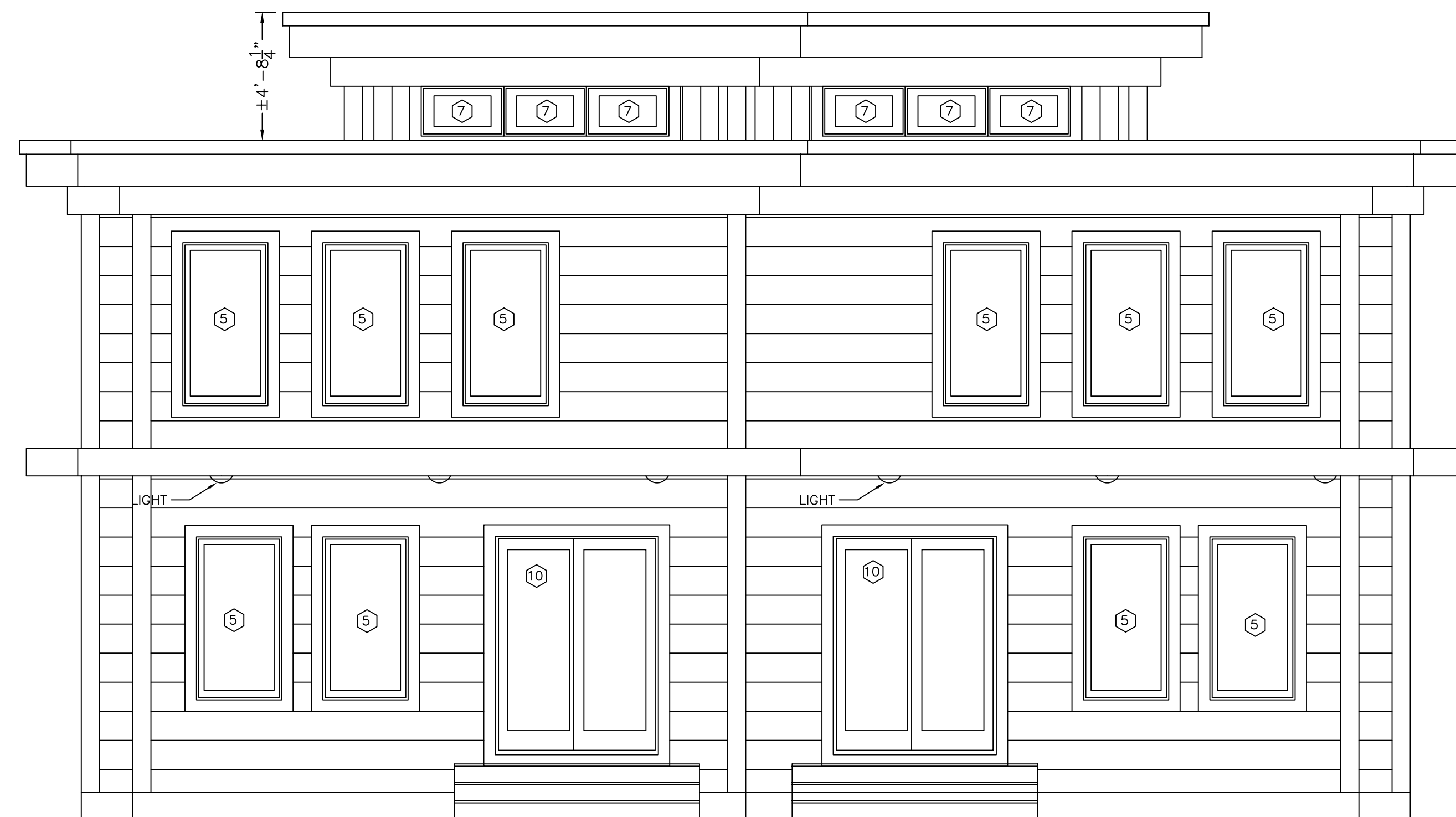
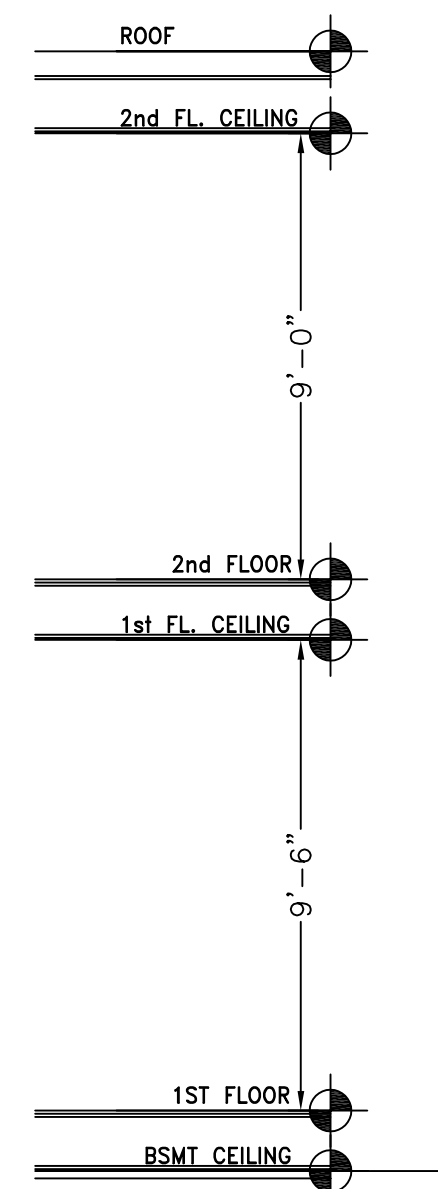
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DATE: 02/28/2020	DRAWN BY: I.K.	CHECKED BY: I.M.





FRONT ELEVATION



BACK ELEVATION

EXTERIOR DOORS AND WINDOWS SCHEDULE			
400 SERIES DOUBLE-HUNG WINDOWS BY ANDERSEN WITH LOW-E INSULATING GLASS, UNLESS NOTED OTHERWISE			
No.	UNIT DIMENSIONS	MODEL	REMARKS
①	3'-2 1/2" x 8'-0"	HPI3280	ENTRY DOOR
②	9'-0" x 8'-0"		GARAGE DOOR
③	2'-7 1/4" x 5'-11 1/4"	ACW2860	*
④	3'-1 1/4" x 1'-3 1/4"	ATV4014	
⑤	3'-1 1/4" x 5'-11 1/4"	ACW3260	*
⑥	3'-1 1/4" x 5'-7 1/4"	ACW3258	
⑦	3'-0 1/8" x 1'-9 13/16"	FWT31110	
⑧	2'-5 1/4" x 5'-11 1/4"	ACW2660	*o
⑨	3'-1 1/4" x 4'-3 1/4"	ACW3244	* SAFETY GLASS
⑩	5'-11 1/4" x 7'-11 1/2"	FWG6080	FRENCHWOOD GLIDING DOOR, TEMPERED GLASS

* EGRESS WINDOW MEETS OR EXCEEDS CLEAR OPENING OF 5.7 SF, CLEAR WIDTH 20" AND CLEAR HEIGHT 24"
 o AVAILABLE WITH STRAIGHT-ARM OPERATORS ONLY; ALL OTHER SIZES HAVE SPLIT-ARM OPERATORS ONLY.

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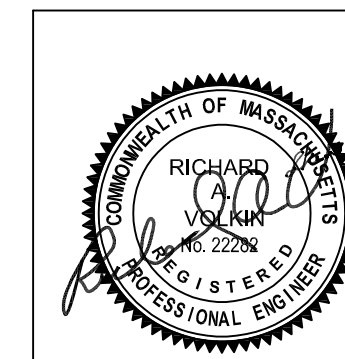
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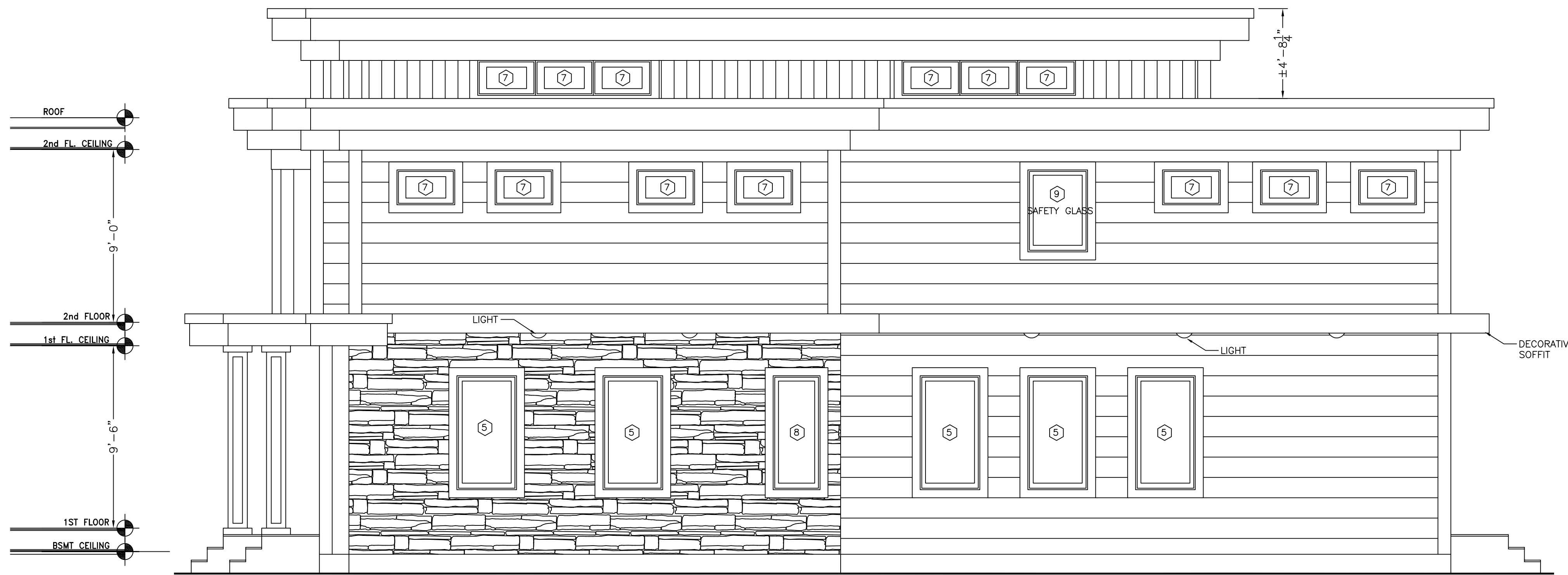
FRONT AND BACK ELEVATIONS

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SCALE: 1/4"=1'-0"	DESIGNED BY: I.M.	DRAWING No. A-3
APPROVED: R.A.V.	DRAWN BY: I.K.	CHECKED BY: I.M.
DATE: 02/28/2020		





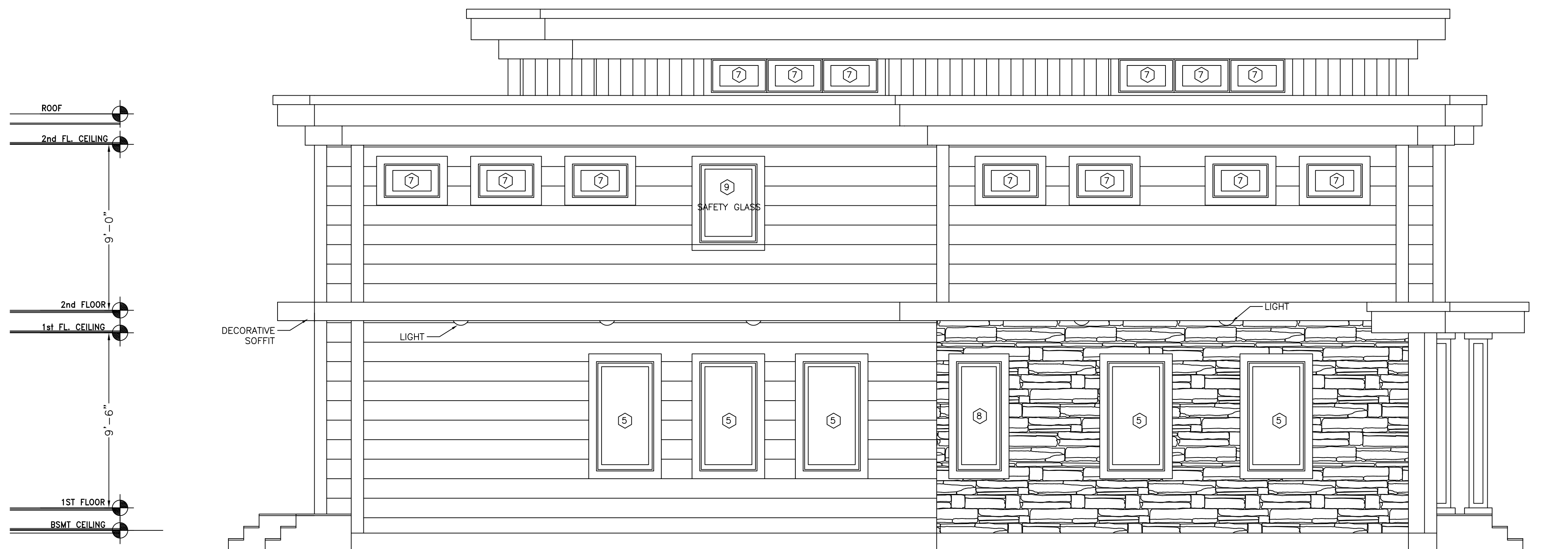
RIGHT SIDE ELEVATION

NOTES:

CONTRACTOR MUST VERIFY ALL SIZES AND ROUGH OPENINGS PRIOR TO ORDERING WINDOWS.
 CONTACT WINDOW MANUFACTURER FOR DETAILS. CONTACT THE OWNER FOR FINAL SELECTION
 OF DOORS AND WINDOWS PRIOR TO ORDERING AND PRIOR TO FRAMING DOOR AND WINDOW OPENINGS.
 VERIFY CLEAR OPENINGS IN ALL BEDROOMS. MINIMUM CLEAR OPENING MUST BE 20 IN (W) x 24 IN (H)
 AND HAVE MINIMUM OF 5.7 S.F. OF CLEAR OPEN AREA.
 VERIFY LOCATIONS OF SAFETY GLASS WINDOWS AND DOORS PRIOR TO ORDERING WINDOWS AND DOORS.

SPECIFIC LOCATIONS:

1. GLAZING IN INGRESS AND MEANS OF EGRESS DOORS;
2. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOORS AND SWINGING DOORS;
3. GLAZING IN STORM DOORS;
4. GLAZING IN UNFRAMED SWINGING DOORS;
5. GLAZING IN DOORS AND ENCLOSURES FOR BATHTUBS, STEAM ROOMS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPONENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE.
6. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL WHICH MEETS THE FOLLOWING CONDITIONS:
 - a) EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 S.F.;
 - b) EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR;
 - c) EXPOSED TOP EDGE GREATER THAN 36" ABOVE THE FLOOR;
 - d) ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING.



LEFT SIDE ELEVATION

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SIDE ELEVATIONS

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