

# INSULATION 2015 STRETCH CODE GUIDELINES

## Code Checklist for Designers - Stretch Code

ADDITION: Renovations or Repairs - 2009 ICC International Building Code (IBC) - 2015 Edition of the IBC for use in 2009. OR the following in all enclosed areas unless otherwise noted: 2015 International Residential Code (IRC) for use in 2009.

### Insulation

- Roof for joist or truss type - R-30. For the existing building, the roof shall be upgraded to R-30. This may be accomplished by adding insulation on both sides of the roof deck. See IBC 2009 1507.1.1. MA 816 Code G4E3 115AA 101.1.2.
- EXCEPTION - up to 500 sq ft of roof area may be of lower R-10. See IBC 2009 1507.2.2.
- Existing walls - R-13. For new walls, use R-13. See IBC 2009 703.2.1.1. MA 816 Code G4E3 115AA 101.1.2.
- Floor R-10, existing floor. R-10 for new floors. See IBC 2009 402.1.1. MA 816 Code G4E3 115AA 101.1.2.
- Basement wall R-10 on the foundation wall of R-10 in a basement. See IBC 2009 402.1.1. MA 816 Code G4E3 115AA 101.1.2.
- Slab R-10, slab perimeter. R-10 on perimeter. See IBC 2009 402.1.1. MA 816 Code G4E3 115AA 101.1.2.
- Crawl space wall R-10 on perimeter. See IBC 2009 402.1.1. MA 816 Code G4E3 115AA 101.1.2.
- Wall walls (concrete masonry) - R-13. For new walls, use R-13. See IBC 2009 703.2.1.1. MA 816 Code G4E3 115AA 101.1.2.
- For additions to existing walls must meet ICC 2009 standards. No R-10 minimum insulation requirements on plans. Inspection See Foundation section book.

### Fenestration

- Windows U-20 or lower, doors: up to U-21 or lower. Less than 1/2 glass U-27 or lower, more than 1/2 glass U-32 or lower; skylights U-55 or lower. Door thresholds to unconditioned space must be gasketed + insulated, to avoid unconditioned space.
- window floor: pipe work or pipes of 1/2 inch.
- MA 816 Code G4E3 115AA 401.3. Energy Star window/door U-15. IBC 2009 402.2.3.
- Up to 15 ft<sup>2</sup> of "glazed fenestration" can be exempt from U-factor requirements. IBC 2009 402.3.3. IBC 2009 402.3.3. One square foot glass, side height door, up to 24 ft, can be exempt from U-factor requirements. IBC 2009 402.3.4. IBC 2009 402.3.4.

### Air seals

- all joints, seams, and penetrations between conditioned + unconditioned space to create continuous barrier. If tested must meet < 7 ACH50. Blower door or Energy Star Thermal bypass checklist by contractor. IBC 2009 402.4.3. 402.4.3 MA 816 Code G4E3 Appendix 115AA 401.3.

### Lighting

- Cans in voids or unconditioned space - IC rated and caked or gasketed to finish surface. Inspection IBC 2009 402.4.5.
- At least 80% of new lights must be high-efficiency on plans. Inspection IBC 2009 404.1.1.

### HVAC

- Equipment sized using Manual J, S and D not on plans. IBC 2009 402.6, IRC 1401.2.

### Labeling

- 401.3 Compliance checked on plans. Inspection IBC 103.1.



## PARK VIEW BUILDING

386-390 WATERTOWN STREET, NEWTON, MA 02458

SEE LATEST VTP ASSOCIATES SURVEY PLAN  
386-390 WATERTOWN STREET, NEWTON, MA 02458

## LEGEND

	EXISTING WALLS TO REMAIN
	EXISTING WALLS/CONSTRUCTION TO BE REMOVED
	NEW WALLS
(N)	NEW
(E)	EXISTING
	BUILDING SECTION
	DETAIL SECTION
	PARTITION TYPE
	NEW DOOR & DOOR NUMBER
	WINDOW NUMBER
	INTERIOR ELEVATION

AL	Aluminum	MIN	Minimum
APPROX	Approximately	MISC	Miscellaneous
BD	Board	NIC	Not in Contract
BLDG	Building	NTS	Not To Scale
CLC	Ceiling	OPP	Opposite
CLR	Clear	P.LAM	Plastic Laminated
COL	Column	PI	Plaster
CONC	Concrete	PII	Painted
CONSTR	Construction	REQ	Required
CONT	Continuous	RO	Rough Opening
CPT	Carpet	SM	Similar
CT	Ceramic Tile	SST	Stainless Steel
CTR	Center	STD	Standard
D-I	Detail	STL	Steel
DIA	Diameter	STOR	Storage
DISP	Dispenser	SUSP	Suspended
DN	Down	T&G	Tongue & Groove
DWG	Drawing	THK	Thick
ELEC	Electric(Electrical)	TYP	Typical
EQ	Equal	VCB	Vinyl Cove Base
ETR	Existing to Remain	VPII	Veneer Plaster Base
EXIST	Existing	WC	Water closet
FF	Finish Floor	WB	Wood
GA	Gauge	W/	With
G	Glass	W/O	Without
GWB	Gypsum Wall Board	WT	Weight
HCP	Handicapped		
HDP	High Density Polymer		
HR	Hour		
HT	Height		
INSUL	Insulation(Insulated)		
LI	Light		
MAX	Maximum		
MECH	Mechanical		

## LEGEND

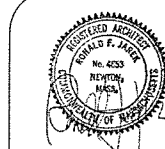
## ABBREVIATIONS

## LIST OF DRAWINGS

- A-0 TITLE SHEET
- A-1 GENERAL NOTES & MATERIALS
- ~~A-1a GENERAL NOTES & SPEC.~~
- A-2 BASEMENT FLOOR PLAN
- A-3 GROUND FLOOR PLAN
- A-4 SECOND FLOOR PLAN
- A-5 THIRD FLOOR PLAN
- ~~A-6 ROOF PLAN~~
- A-7 UNIT PLANS
- ~~A-8 ELEVATOR & STAIR PLANS~~
- A-9 ELEVATIONS
- A-10 ELEVATIONS
- ~~A-11 CROSS SECTIONS~~
- ~~A-12 DETAIL SHEET~~
- A-13 EXTERIOR PERSPECTIVES
- LA-1 LANDSCAPE PLAN

Architect:  
**Ronald F. Jarek**

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STAMP:

TITLE PAGE

PARK VIEW BUILDING  
386-390 WATERTOWN STREET  
NEWTON, MA 02458

Owner: JLM REALTY  
386-390 WATERTOWN STREET  
NEWTON, MA 02458

Ronald F. Jarek, Architect  
487 Watertown Street  
Newtonville, MA 02460

DATE:  
05/08/17

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A-0

**GENERAL REQUIREMENTS:**

1. All work shall comply with Federal, State and Local Codes and Ordinances and shall be done to the highest standards of craftsmanship.
2. Samples shall be supplied to the Architect of all materials proposed for substitution of specified materials and of workmanship representing artistic techniques.
3. Temporary facilities for protection of tools and equipment shall conform to local regulations and shall be the contractor's responsibility.
4. The contractor shall present the building to the owner for acceptance, clean and ready for occupancy. All glass shall be cleaned and polished, floors swept clean, carpets vacuumed, fixtures washed, with all labels removed and exterior hand raked free of trash and debris.
5. Winter protection: Heat and snow removal shall be the contractor's responsibility. All space heating shall be done in a safe, sensible manner, with periodic checks on the systems and shall comply with State Industrial Commission and OSHA regulations.
6. The contractor shall carry Builder's Risk "All Risks" Insurance to cover the cost of this work. The Architect shall be presented with certificates of contractor's insurance and Owner's fire extended coverage at the time of signing of the contract.
7. Rental charges, safety, protection and maintenance of rented equipment shall be the contractor's responsibility.
8. Contractor shall maintain the job clear of trash and debris. All waste material shall be removed from site prior to substantial completion and prior to final acceptance.
9. Cost for Building Permits, taxes, sales tax and other charges relative to construction of this project shall be included in the contract price.
10. These documents do not include the necessary components for construction safety. Safety, care of adjacent properties during construction, compliance with state and federal regulations regarding safety shall be the Contractor's responsibility.
11. Contractor shall visit the site and become familiar with all conditions prior to submitting his proposal. Contractor shall verify all dimensions and conditions shown on these drawings with those at the site. Any variation which requires physical change shall be brought to the attention of the Architect.
12. All materials and workmanship shall be guaranteed for one year after completion and move-in. Any defects shall be promptly corrected at no cost to the Owner.
13. No liability shall result from delay in performance or nonperformance caused by circumstances beyond the Owner's control including, but not limited to, Acts of God, fire, flood, war, government action (Local, State and Federal), accident, labor trouble, or shortage, inability to obtain material, equipment or transportation. Materials so affected may be eliminated from the contract without liability providing that suitable replacements are procured and mutually agreed upon.
14. The contractor shall provide and maintain temporary electric and telephone at the site during construction at his expense.
15. It is intended by the representations on the drawings and in the specifications that the work will be performed exactly as shown and specified. Should field conditions encountered in the course of the work require modifications to dimensions or relationships of parts of materials from what is shown or specified, the contractor at no additional cost to the Owner, and with express consent of the Architect in each case, shall make such modifications to the work as may be necessary to complete the work in accordance with the intent of the Contract Documents and prior to the fabrication and/or installation of the work or any piece thereof, report to the Architect in writing all discrepancies between the existing conditions and the Contract Documents which would require any modification as given above.
16. Shelter and Protection of Materials: Provide adequate storage facilities for materials and equipment as required for the work. The facilities shall be enclosed, heated and provided with moisture control, as required, to provide adequate protection.
17. Temporary Dust proof Partitions: Temporary dust proof partitions, where required, shall be erected before demolition work or wrecking is started and shall be removed at completion of entire work or when directed by Owner.
18. Contractor is hereby required to take all precautions and so schedule the work as to minimum discomfort, annoyance and interference in the routine daily operations in and around the building by the Owner and such other contractors who may be engaged to perform work therein.
19. Dust Control: Thoroughly wet down all work being demolished and all trucking ways as necessary to prevent spreading dust. Provide all water, hoses and connections required for dust control.
20. Protection of Property: Protect existing buildings and grounds, public streets, sidewalks and existing utilities. If damage is done to these areas, the contractor shall make all repairs to same at no additional expense.
21. Prior to construction, the Owner shall review and approve a list of Sub-Contractors that the General Contractor will employ during the construction process. If the Owner disapproves of any Sub-contractor, the General Contractor will provide an approved alternate to complete that part of work.
22. Refer to General Requirements for additional information as part of the contract documents.

**General Notes:**

1. All dimensions are to the outside face of STUD partition unless otherwise noted.
2. Written dimensions supersede scaled drawings.
3. Align new GWB, partitions with existing partitions as shown. Patch and plaster to appear smooth and contiguous to existing wall without cracks, flaws or imperfections. Prepare new or repaired surfaces to receive new finishes. See finish schedule, notes and/or legend.
4. Paint all columns as required for smooth surface.
5. Paint new surfaces and contiguous existing surfaces as required to maintain a uniform color and surface appearance.
6. Paint for drywall or VPB shall consist of a first coat of alkyd primer and two coats of alkyd eggshell finish paint. Painted wood shall consist of a first coat of alkyd primer sealer, a second coat of enamel undercoater and a third coat of alkyd semigloss enamel. Ferrous metal shall be shop primed if new with a first coat of enamel undercoater and a second coat of alkyd eggshell enamel. See finish schedule on drawings, elevations and door schedule for manufacture specification. Apply additional coats where undercoats, stains or other conditions show through final paint coat. (SEE PAINTING SPECIFICATION THIS SHEET FOR ADDITIONAL INFORMATION)
7. Provide blocking as required for shelving, toilet accessories and cabinets.
8. All work shall comply with all state and local codes, including the Commonwealth of Massachusetts Building Codes OSHA and NFPA Regulations and City Ordinances .
9. The Contractor shall notify Architect of any discrepancies between drawings, specifications and field conditions or dimensions before starting or continuing work.
10. The contractor shall furnish field progress schedules of all phases of work to the Architect and shall coordinate the work with the Owner and/or tenant.
11. The Contractor shall provide the Architect with cut sheets of all fixtures and equipment, fabrication shop drawings for all custom built items and samples of all finishes, prior to installation. The Contractor shall secure the Architects approval on any material substitutions or changes to work.
12. The Contractor shall remove all rubbish and waste accumulated on site from work by Sub Contractors and employees.
13. All Insurance, Building Permits, Stamps and Certificates of Occupancy connected with this work shall be secured and paid for by the General Contractor.
14. The contractor shall prevent the spread of dust and debris outside the construction area and shall take precautions to secure the construction area so as to prevent injury to persons and property. All work shown on drawings shall be by the General Contractor unless noted otherwise by others or abbreviated N.I.C. (NOT IN CONTRACT).
15. The Contractor shall field verify all existing conditions, dimensions and coordination of all new work as shown prior to beginning work. The General Contractor shall report all discrepancies to the Architect and await their direction before proceeding with the work.

**GENERAL NOTES STRUCTURAL**


1. ALL WORK SHALL COMPLY WITH THE STATE OF MASSACHUSETTS BUILDING CODE, REQUIREMENTS OF THE CITY OF NEWTON, AND ALL OTHER LOCAL, STATE AND FEDERAL STANDARDS AND REGULATIONS.
2. DO NOT SCALE THIS DRAWING. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS, LIMITS AND LOCATIONS REGARDING LAYOUT OF ALL STRUCTURAL FRAMING MEMBERS AND COMPONENTS. REFER TO ARCH. DWGS. FOR ALL ELEVATIONS.
3. THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL, and DESIGN BUILD MECHANICAL AND ELECTRICAL AND PLUMBING DRAWINGS AND THESE DRAWINGS SHALL BE REFERRED TO FOR SIZE AND LOCATION OF APPURTENANCES.
4. DIMENSIONS SHOWN ON THE DRAWINGS MUST BE COORDINATED WITH ARCHITECTURAL DRAWINGS PRIOR TO DETAILING, FABRICATION AND ERECTION OF ALL STRUCTURAL MEMBERS.
5. EXISTING LAYOUT, ITEMS AND CONDITIONS MAY DIFFER FROM AS SHOWN. ALL EXISTING CONDITIONS AND DIMENSIONS MUST BE VERIFIED IN FIELD PRIOR TO COMMENCING THE WORK. ANY DISCREPANCIES FOUND SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
6. IT IS THE BUILDER'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE PRIOR TO BIDDING. FAILURE TO SO EXAMINE THE SITE AND THE CONTRACT DOCUMENTS WILL NOT RELIEVE THE BUILDER FROM ANY OBLIGATION UNDER THE BID AS SUBMITTED.
7. FABRICATOR FOR EACH STRUCTURAL TRADE SHALL PREPARE SHOP DRAWINGS SHOWING LOCATION, LIMITS, DIMENSIONS AND EXTENT OF ALL MEMBERS, CONNECTIONS AND DETAILS TO BE SUBMITTED FOR APPROVAL. NO ERECTION SHALL BE PERFORMED WITHOUT THE APPROVAL OF SHOP DRAWINGS.
8. THE CONTRACTOR SHALL TAKE ADEQUATE PRECAUTIONS AT ALL TIMES TO PROTECT ADJOINING PROPERTY FROM DAMAGE. ALL ABUTTING WORK SHALL BE RESTORED TO PRESENT CONDITION.
9. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ITEMS FOR APPROVAL.

**SQUARE FEET CALCULATION**

FAR / SQ. FT. CALCULATIONS-BU-1LOT SIZE 9,542 sf				
AREA	386-396 WATERTOWN STREET		TOTAL S.F. ALLOWED @ 1.5 FAR = 14,313sf	TOTAL S.F. PROVIDED 14,204sf
	BUSINESS (GROUND FLOOR)	RESIDENTIAL (LEVELS 2 & 3)		
BASEMENT		----		
PARKING	SURFACE 4 SPACES	SURFACE 12 SPACES		
FIRST FLOOR	2,716 SF.	----		
SECOND FLOOR	----	5,895 SF.		
THIRD FLOOR	----	5,595 SF.		
TOTAL SQ. FT.	2,714 SF.	11,490 SF.	14,313 SF.	14,204 SF.

**NOTE - DIMENSION**  
ALL DIMENSIONS ARE APPROXIMATE. CONTRACTOR MUST VERIFY ALL EXISTING DIMENSIONS AND PREPARE A LAYOUT DRAWING WITH ALL EXISTING CONDITION PRIOR TO PROCEEDING WITH ANY NEW WORK.

**PRODUCTS**  
• SEE ATTACHED \*ON THE DRAWING SHEET A-1a\* SPEC FOR PRODUCTS AND/OR FINISHES  
Ⓢ Ⓜ Ⓞ =SMOKE HEAT OR C.O. DETECTORS



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**GENERAL NOTES / FAR CHART**  
386-390 WATERTOWN STREET  
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PARK VIEW BUILDING  
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NEWTON, MA 02458

Owner: JLM REALTY  
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NEWTON, MA 02458

**Ronald F. Jarek, Architect**  
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DATE:  
04/27/17  
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Checker

**A-1**



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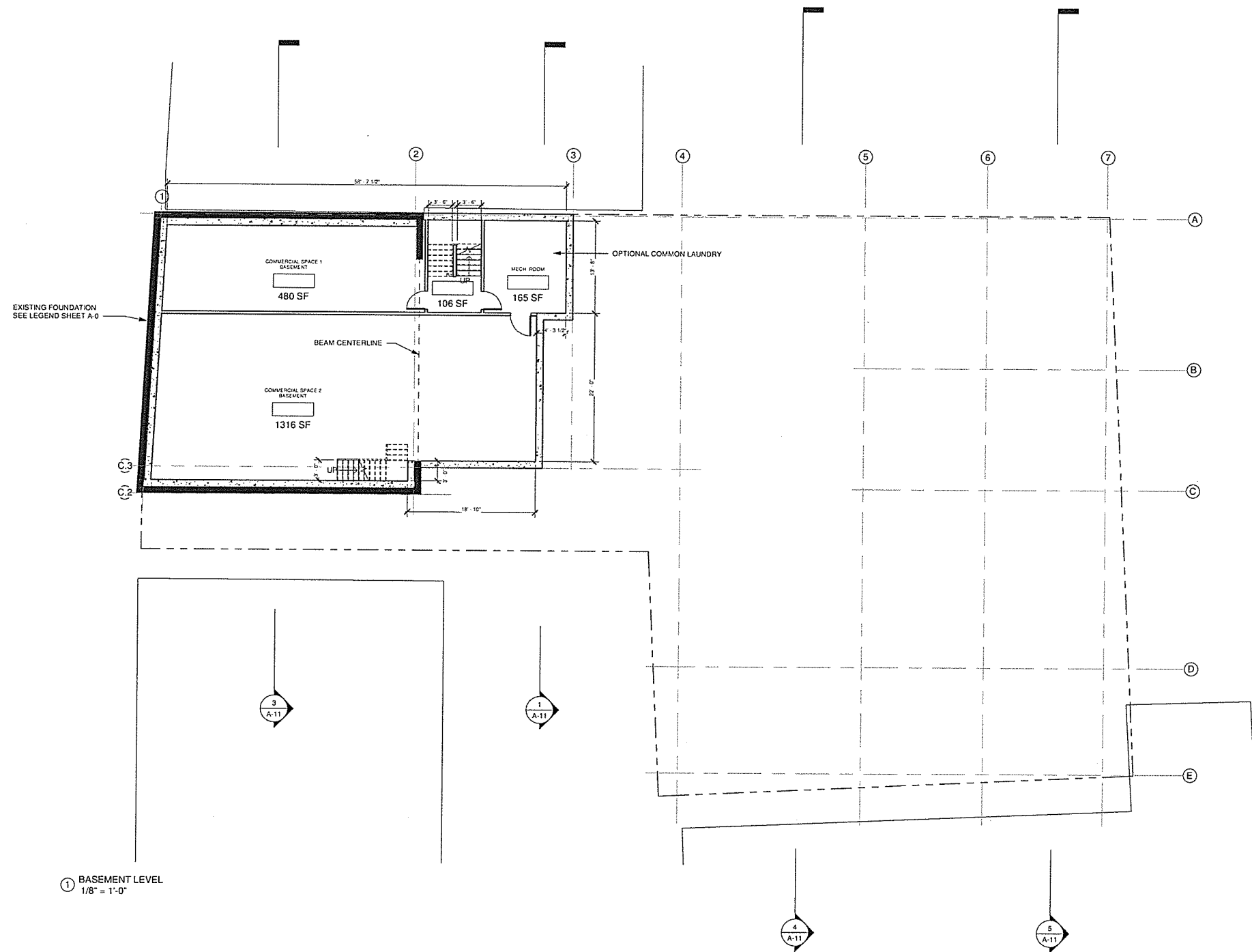
**BASEMENT FLOOR**  
386-390 WATERTOWN STREET  
NEWTON, MA 02458

**PARK VIEW BUILDING**  
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NEWTON, MA 02458  
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NEWTON, MA 02458

**Ronald F. Jarek, Architect**  
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Newtonville, MA 02460

DATE:  
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Author  
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A-2



1 BASEMENT LEVEL  
1/8" = 1'-0"



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GROUND FLOOR  
386-390 WATERTOWN STREET  
NEWTON, MA 02458

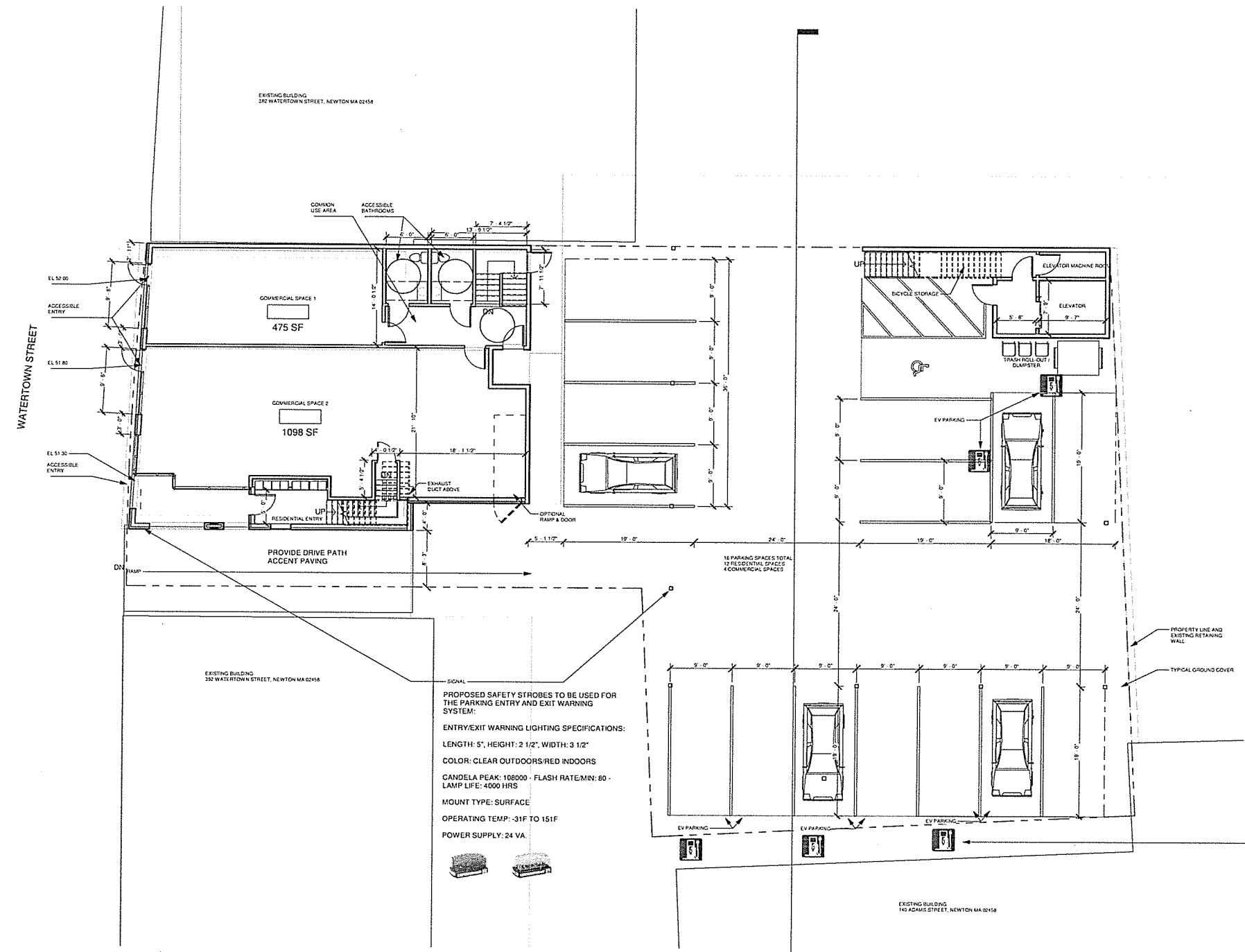
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1/8" = 1'-0"  
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NPL  
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A-3

1 1ST FLOOR LEVEL  
1/8" = 1'-0"



SIGNAL  
PROPOSED SAFETY STROBES TO BE USED FOR THE PARKING ENTRY AND EXIT WARNING SYSTEM:  
ENTRY/EXIT WARNING LIGHTING SPECIFICATIONS:  
LENGTH: 5", HEIGHT: 2 1/2", WIDTH: 3 1/2"  
COLOR: CLEAR OUTDOORS/RED INDOORS  
CANDELA PEAK: 100000 - FLASH RATE: MIN: 80 - LAMP LIFE: 4000 HRS  
MOUNT TYPE: SURFACE  
OPERATING TEMP: -31F TO 151F  
POWER SUPPLY: 24 VA

ONE MINIMUM 40-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO GARAGES AND/OR THE EXTERIOR OF THE BUILDING TO ACCOMMODATE A FUTURE DEDICATED PERMANENT AND VISIBLE LABEL STATING "EV READY", POSTED IN A CONSPICUOUS PLACE AT BOTH THE SERVICE PANEL AND THE CIRCUIT TERMINATION POINT.  
THE LOCATION AND NUMBER OF "EV READY" PARKING SPACES SHALL BE IDENTIFIED ON CONSTRUCTION DOCUMENTS AS FOLLOWS: 3 OR MORE UNIT BUILDING, 1 PER TWO UNITS - CMR 780.51.00 N1104.5



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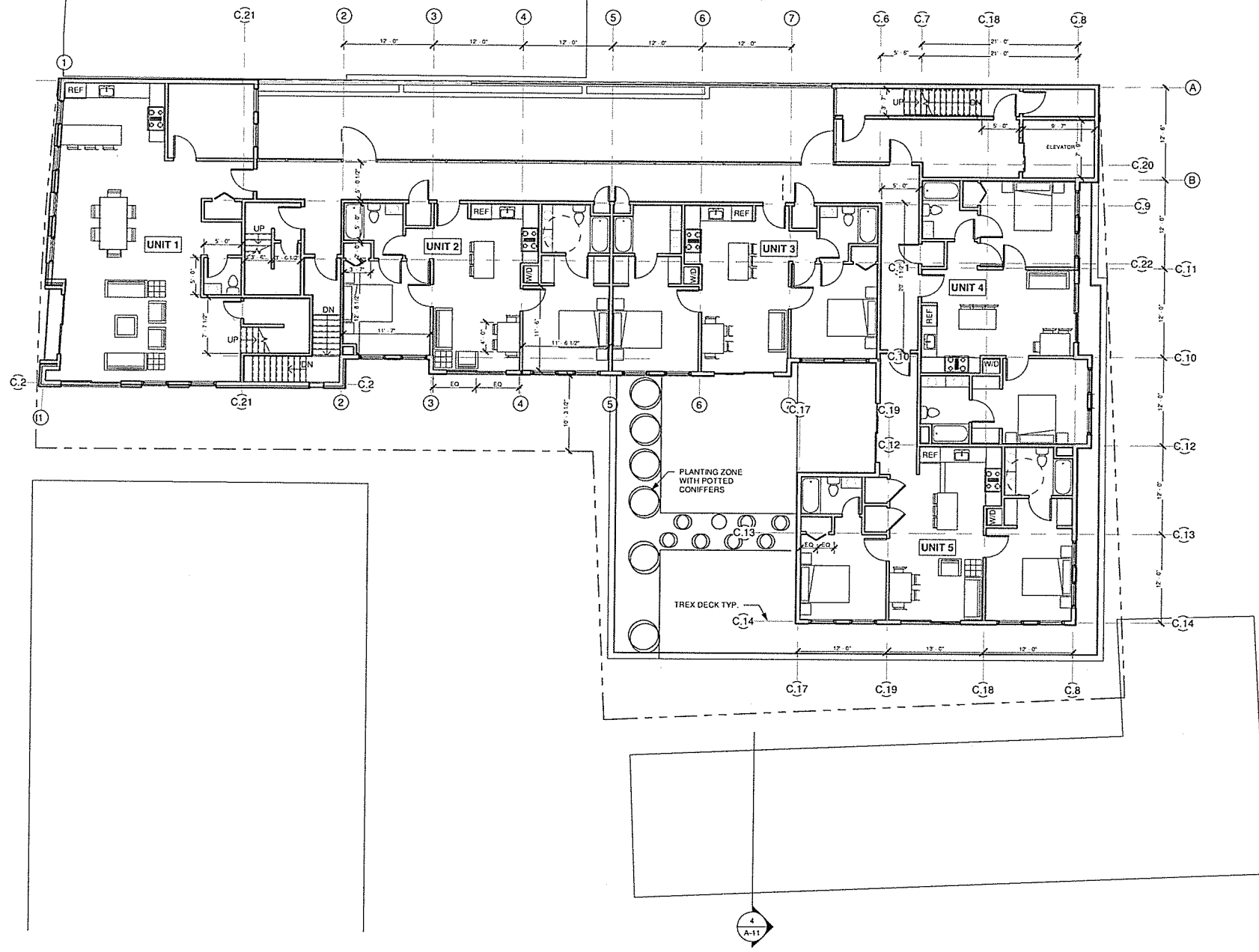
SECOND FLOOR  
386-390 WATERTOWN STREET  
NEWTON, MA 02458

PARK VIEW BUILDING  
386-390 WATERTOWN STREET  
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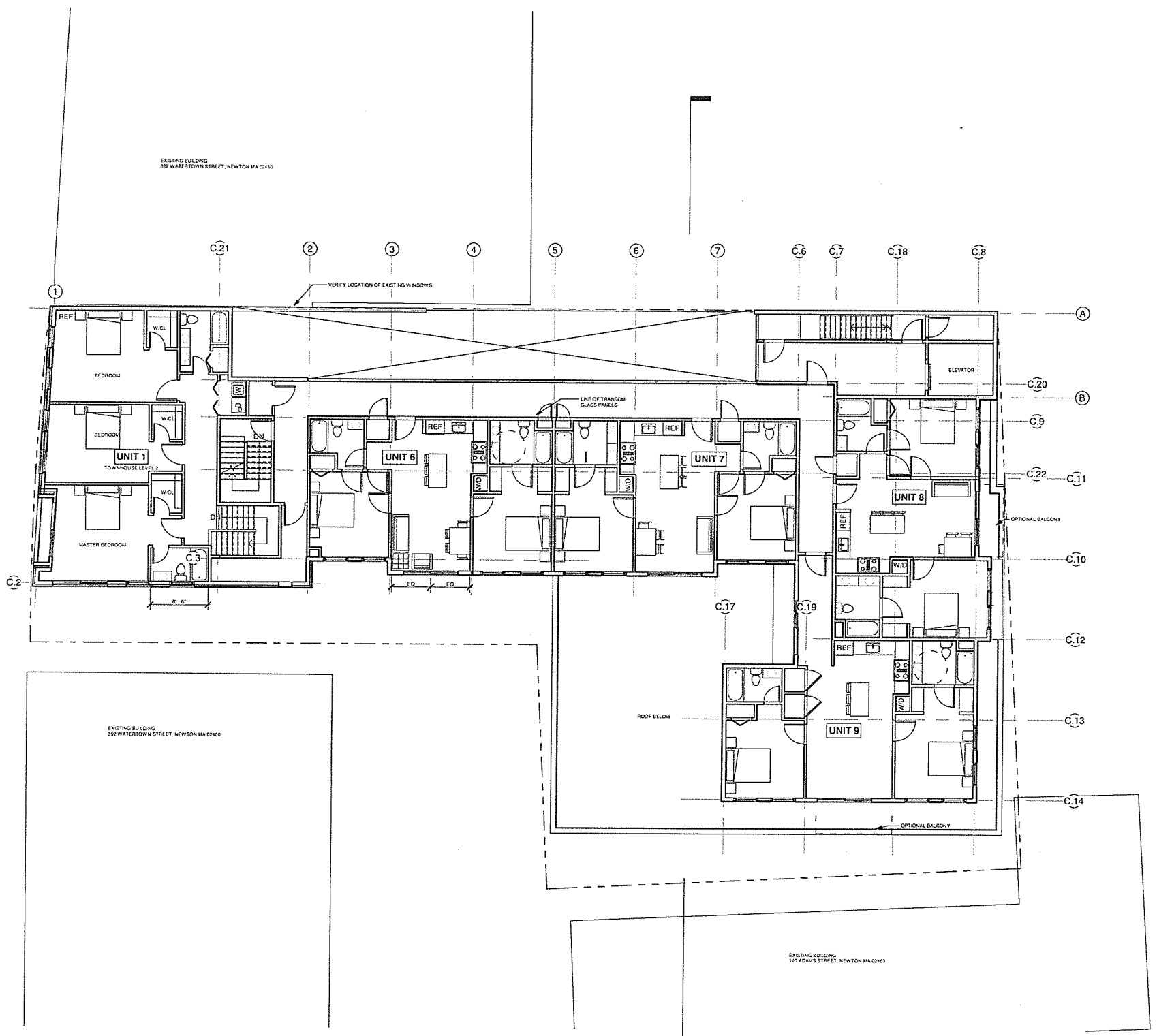
Ronald F. Jarek, Architect  
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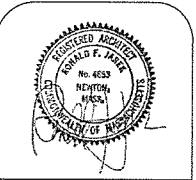
A-4



1 2ND FLOOR LEVEL  
1/8" = 1'-0"



① 3RD FLOOR LEVEL  
1/8" = 1'-0"



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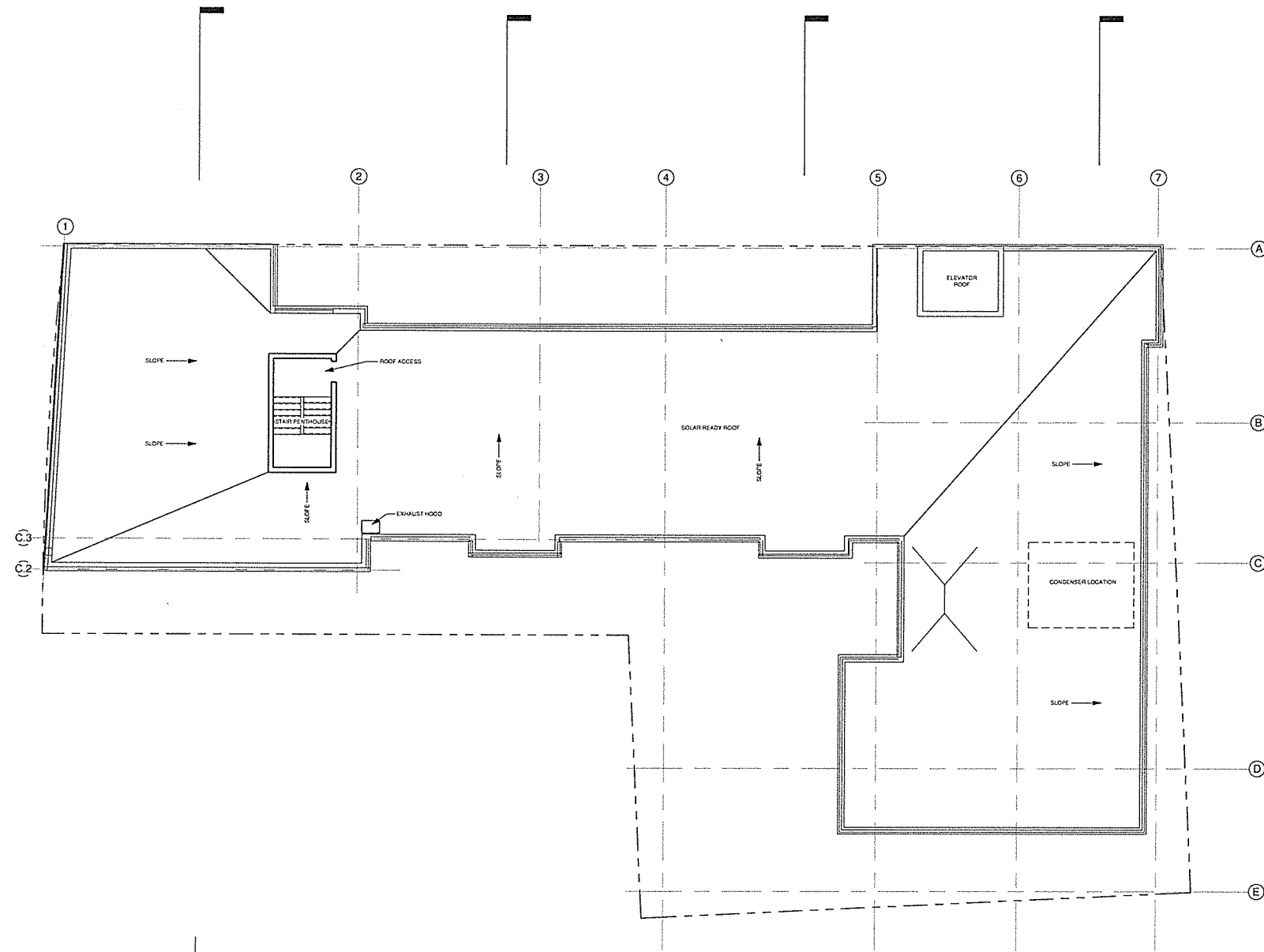
THIRD FLOOR  
386-390 WATERTOWN STREET  
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A-5



1 ROOF  
1/8" = 1'-0"



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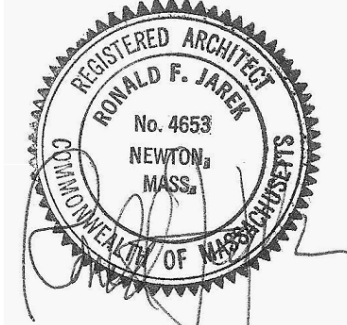
ROOF PLAN

PARK VIEW BUILDING  
386-390 WATERTOWN STREET  
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**1/4 FRONT  
ELEVATION &  
REAR ELEVATION**  
386-390 WATERTOWN STREET  
NEWTON, MA 02458

**PARK VIEW BUILDING**  
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DATE:  
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A-9

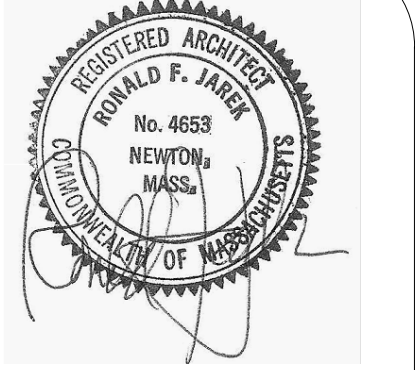


① A-9 - 1/4 Front Elevation  
1/4" = 1'-0"

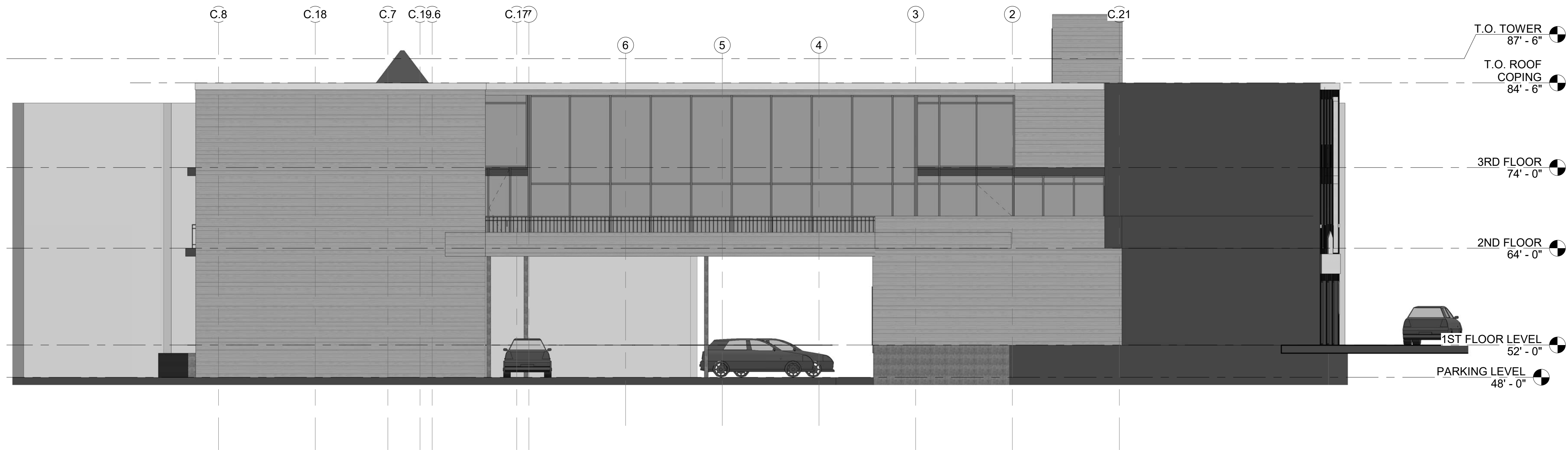


② A-10 - 1/8 Rear Elevation  
1/8" = 1'-0"





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① A-10 - 1/8 West St Elevation  
1/8" = 1'-0"



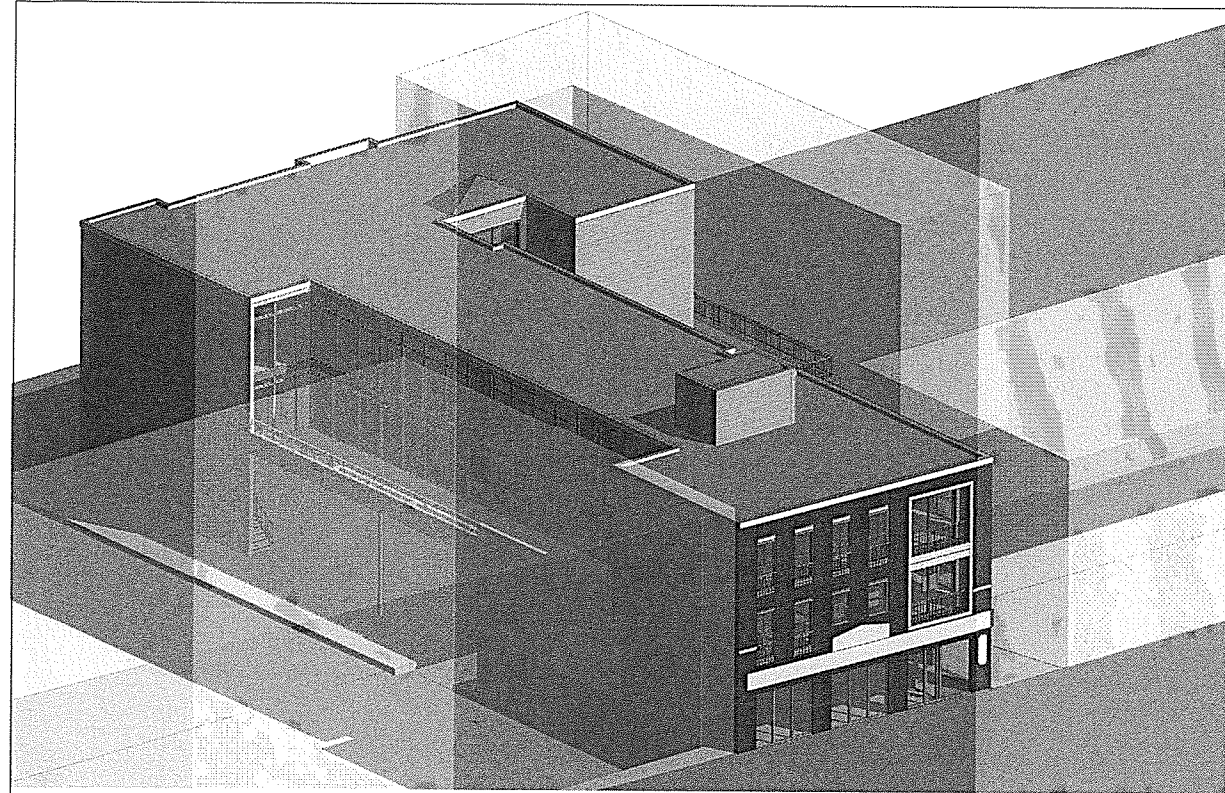
③ A-10 - 1/8 Alley Elevation  
1/8" = 1'-0"

**ELEVATIONS**  
386-390 WATERTOWN STREET  
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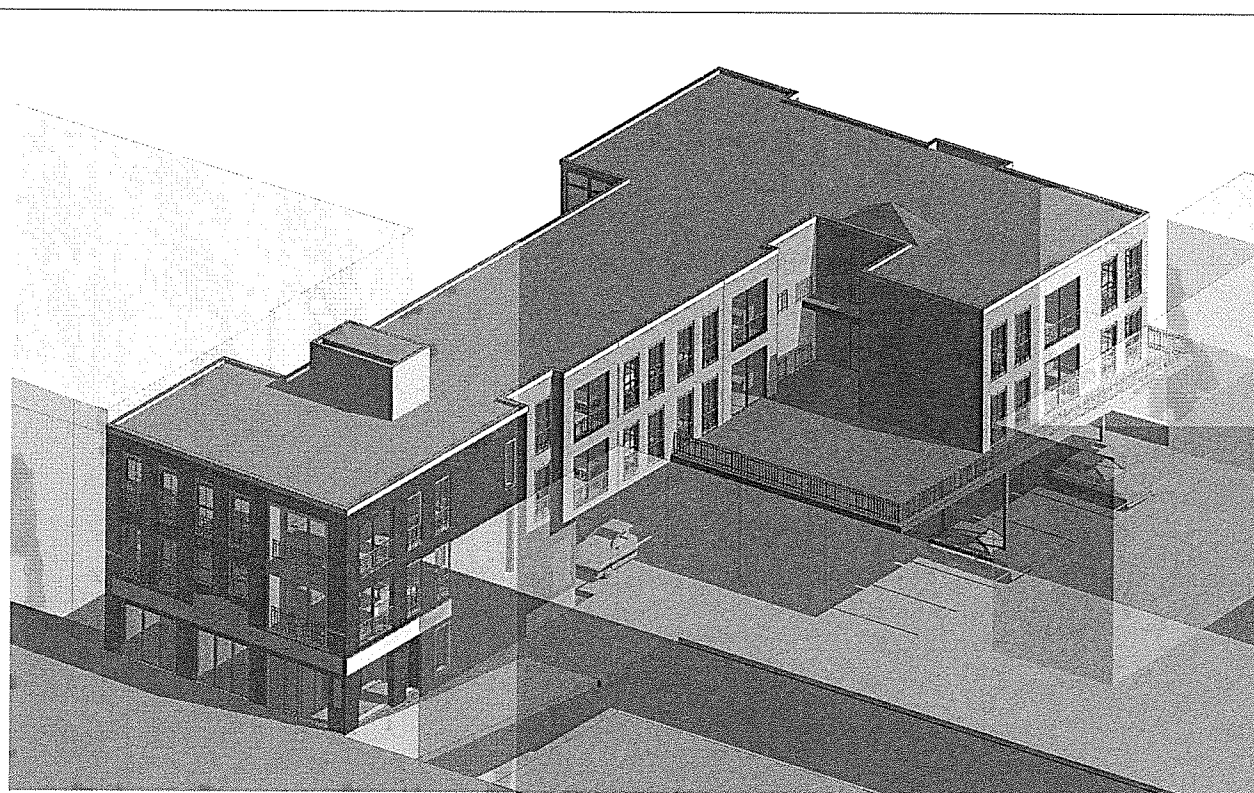
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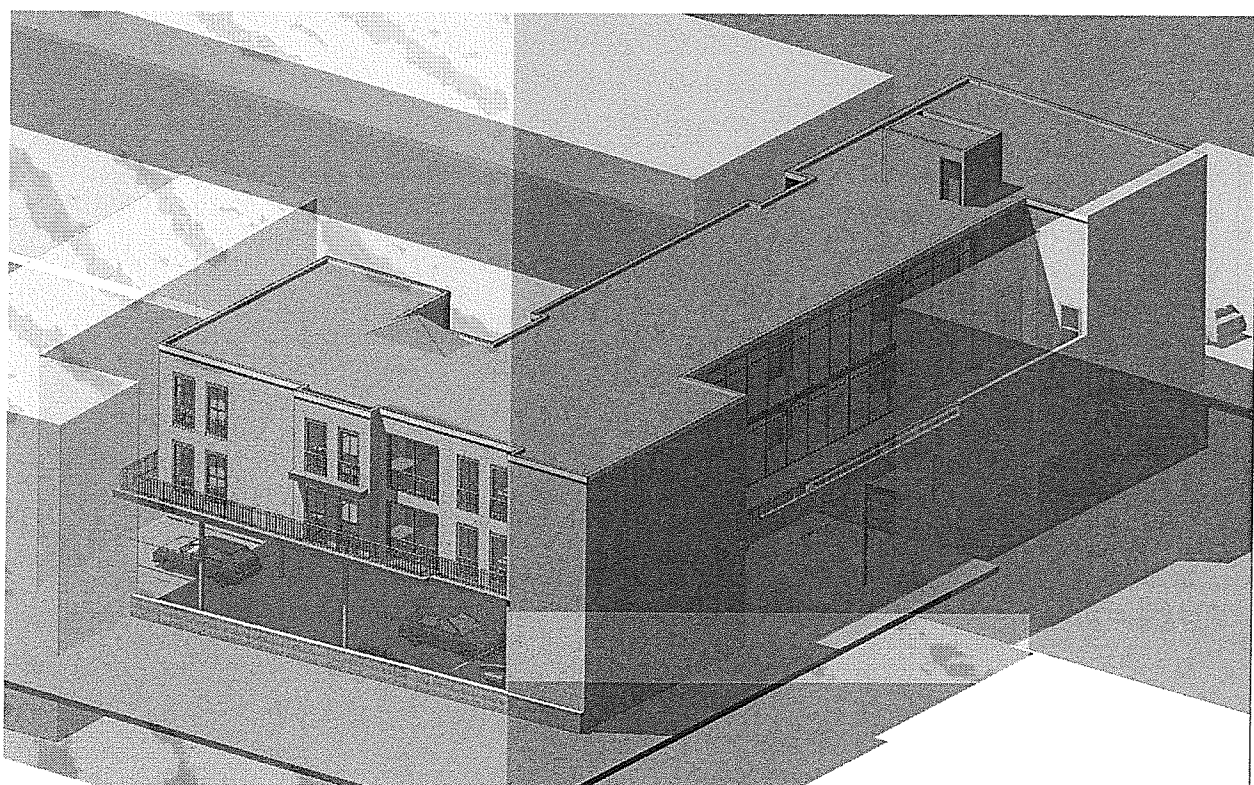
④ Front / Left corner view



① Exterior Alley View



② Rear View



③ Side View



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**3D VIEWS**

386-390 WATERTOWN STREET  
NEWTON, MA 02458

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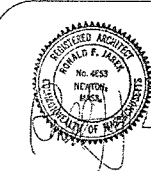
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① Street View



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3D STREET VIEW

386-390 WATERTOWN STREET  
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Ronald F. Jarek, Architect  
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DATE:  
06/02/17

SCALE:

DRAWN BY:

Author

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Checker



STAMP:

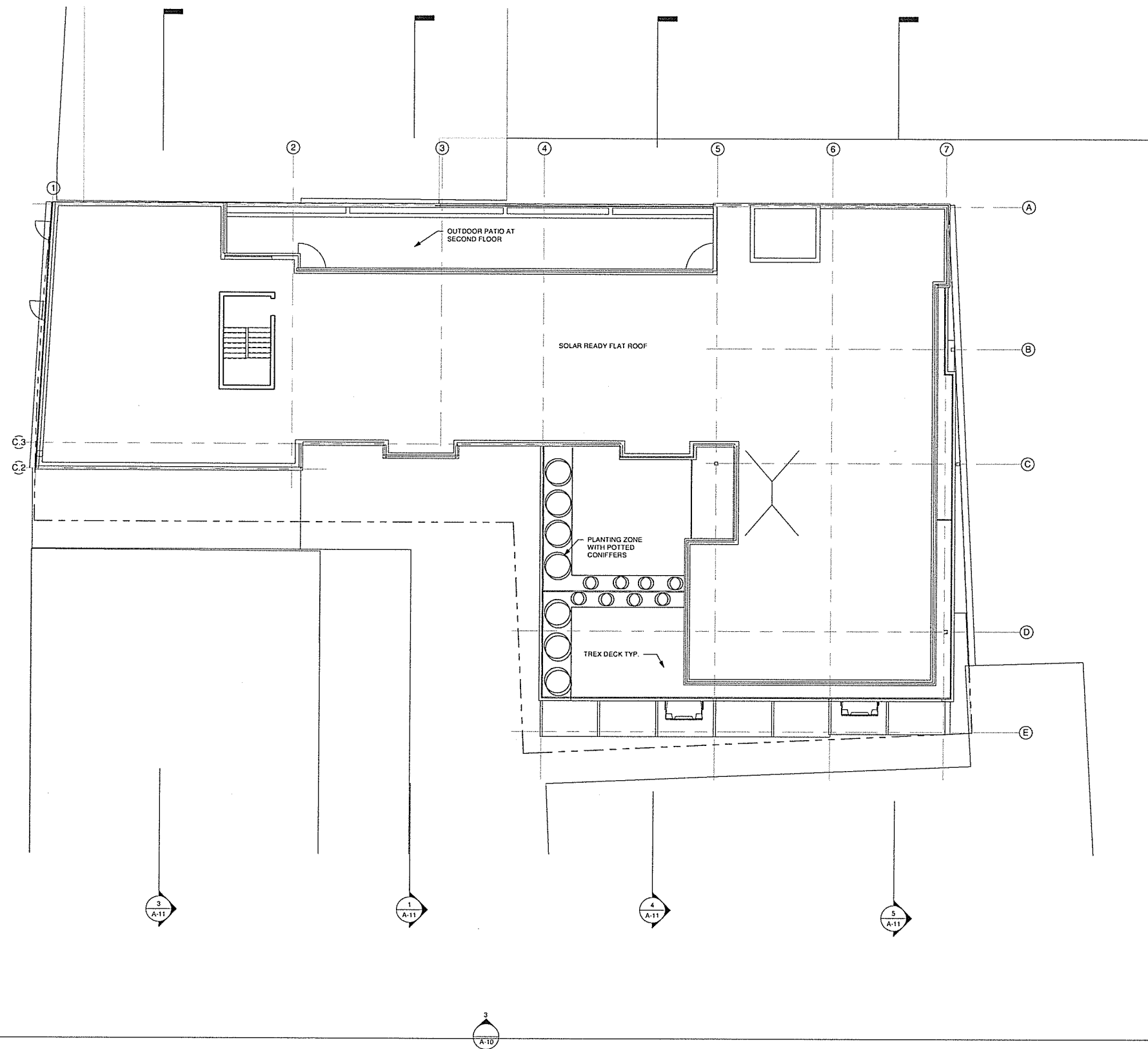
LANDSCAPE PLAN  
386-390 WATERTOWN STREET  
NEWTON, MA 02458

PARK VIEW BUILDING  
386-390 WATERTOWN STREET  
NEWTON, MA 02458  
Owner: JLM REALTY  
386-390 WATERTOWN STREET  
NEWTON, MA 02458

Ronald F. Jarek, Architect  
487 Watertown Street  
Newtonville, MA 02460

DATE:  
04/27/17  
SCALE:  
1/8" = 1'-0"  
DRAWN BY:  
Author  
CHECKED BY:  
Checker

LA-1



① ROOF Copy 1  
1/8" = 1'-0"