

15 SOUTH GATE PARK RESIDENCES,
WEST NEWTON, MA 02465

EXTERIOR MATERIALS LIST:
15 SOUTH GATE PARK., West Newton MA 02465

GENERAL NOTES

- ALL WORK SHALL COMPLY WITH THE COMMONWEALTH OF MASSACHUSETTS STATE BUILDING CODE, THE REQUIREMENTS OF THE CITY OF NEWTON, THE OCCUPATIONAL SAFETY AND HEALTH STANDARDS AND ALL OTHER APPLICABLE REGULATIONS, LAWS, ORDINANCES, ETC. GOVERNING THIS WORK INCLUDING HERF RATINGS.
- PRIOR TO SUBMITTING BID, CONTRACTOR MUST THOROUGHLY EXAMINE THE DRAWINGS, AND INSPECT THE BUILDING TO FULLY UNDERSTAND THE FACILITY, DIFFICULTIES AND RESTRICTIONS AFFECTING THE EXECUTION OF THE WORK UNDER THIS CONTRACT. THE FAILURE OF THE CONTRACTOR TO RECEIVE OR EXAMINE ANY FORM OF INSTRUMENT OR DOCUMENT OR TO VISIT THE SITE SHALL IN NO WAY RELIEVE ANY OBLIGATION WITH RESPECT TO THIS WORK. NO CLAIMS FOR ANY ADDITIONAL COST WILL BE ALLOWED DUE TO LACK OF FULL KNOWLEDGE OF EXISTING CONDITIONS.
- CONTRACTOR'S BID PRICE SHALL REFLECT ALL SPECIFIED WORK.
- DRAWING INFORMATION IS TAKEN FROM EXISTING CONDITIONS AND RANDOM FIELD MEASUREMENTS AND IS PROVIDED ONLY TO ASSIST THE CONTRACTOR IN ESTABLISHING THE SCOPE OF WORK.
- ALL EXISTING CONDITIONS AND PLAN AND DETAIL DIMENSIONS SHOULD BE VERIFIED IN THE FIELD PRIOR TO COMMENCING THE WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY OF ANY DISCREPANCIES FOUND OR SPECIFICATIONS BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
- DO NOT SCALE DRAWINGS FOR QUANTITIES, ENDS, OR SPECIFICATIONS. THESE DRAWINGS SHOW EVERY CUT CONDITION ETC. OF THIS SYSTEM. HOWEVER, THE CONTRACTOR SHALL FINISH A COMPLETE PRODUCT IN ACCORDANCE WITH THE BEST PRACTICE OF THE TRADE TO THE SATISFACTION OF THE ARCHITECT AND THE OWNER, AND IN STRICT CONFORMANCE WITH ALL APPLICABLE LOCAL AND STATE BUILDING CODE REGULATIONS.
- CONTRACTOR SHALL REPAIR ALL AREAS DAMAGED BY DEMOLITION PRIOR TO INSTALLATION OF NEW MATERIAL.
- IF HAZARDOUS WASTES ENCOUNTERED, STOP WORK & CONTACT THE OWNER & ARCHITECT IMMEDIATELY TO INITIATE ABATEMENT PROCEDURES IN ACCORDANCE WITH DHDQ STANDARDS.

GENERAL NOTES STRUCTURAL

- 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.
- 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.
- THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND THESE DRAWINGS SHALL BE REFERRED TO FOR SIZE AND LOCATION OF APURTURANCES.
- DIMENSIONS SHOWN ON THE DRAWINGS MUST BE COORDINATED WITH ARCHITECTURAL DRAWINGS PRIOR TO DETAILING, FABRICATION AND ERECTION OF ALL STRUCTURAL MEMBERS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS 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 ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
- IT IS THE BIDDER'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 BIDDER FROM ANY OBLIGATION UNDER THE BID AS SUBMITTED.
- 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.
- THE CONTRACTOR SHALL TAKE ADEQUATE PRECAUTIONS AT ALL TIMES TO PROTECT ADJOINING PROPERTY FROM DAMAGE. ALL ABUTTING WORK SHALL BE RESTORED TO PRESENT CONDITION.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ITEMS FOR APPROVAL.

FOUNDATION NOTES

- FOOTINGS SHALL BE CARRIED TO ELEVATIONS SHOWN ON THE DRAWINGS AND DEEPER IF NECESSARY TO OBTAIN A SAFE BEARING PRESSURE OF AT LEAST 2000 POUNDS PER SQUARE FOOT. CONTRACTOR SHALL VERIFY THE DESIGN BEARING CAPACITY THROUGH GEOTECHNICAL SERVICES PRIOR TO PLACING CONCRETE AND AFTER PLACEMENT HAS BEEN APPROVED.
- NO FOUNDATIONS SHALL BE PLACED ON FROZEN SOIL OR WATER. PROVIDE PROPER DRAINAGE OF EXCAVATION WITH PLASTIC PIPE TO PROTECT AGAINST WATER. WHERE IT IS NECESSARY TO RAISE THE GRADE BELOW SLAB DUE TO OVER EXCAVATION, STRUCTURAL FILL SHALL BE PLACED AND COMPACTED TO 95% DRY DENSITY.
- PROVIDE PROPER DRAINAGE OF EXCAVATION OR COVER EXCAVATION WITH PLASTIC TO PROTECT AGAINST WATER.

PLYWOOD NOTES

- ALL PLYWOOD SHEATHING SHALL BE APA RATED STRUCTURAL I, PLYWOOD USED FOR ROOF SHEATHING SHALL BE EXTERIOR GRADE.
- ALL PLYWOOD SHALL HAVE A MINIMUM THICKNESS OF 3/4".
- ALL EDGES SHALL BE TONGUE AND GROOVE JOINED OR CONTINUOUSLY SUPPORTED WITH WOOD BLOCKING.

CONCRETE NOTES

- ALL WORK AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF AMERICAN CONCRETE INSTITUTE'S ACI 318 (BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE). CONCRETING SHALL FOLLOW REQUIREMENTS OF ACI 306 R FOR COLD WEATHER CURING AND ACI 305 R FOR HOT WEATHER CURING.
- CONCRETE STRENGTH SHALL BE AS FOLLOWS: ALL CONCRETE - MIN. COMPRESSIVE STRENGTH = 4000 PSI
- ALL BAR REINFORCEMENT SHALL CONFORM TO ASTM A615 - GRADE 60
- ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 AND SHALL BE SUPPLIED IN FLAT SHEETS. WELDED WIRE FABRIC SHALL BE 6x6-W4xM4 UNLESS NOTED OTHERWISE.
- MINIMUM CONCRETE CLEARANCES FOR PROTECTION OF REINFORCING:
 - SLABS: TOP - 2" - 2" (MIN.)
 - WALLS: ALL SIDES - 2" (MIN.)
- ALL EXPOSED CONCRETE EDGES SHALL HAVE 3/4" CHAMFER, USING EDGING TOOL, WHERE NEEDED. EXPOSED CONCRETE SURFACES SHALL HAVE A PLYWOOD FINISH. JOINTS AND UNITS SHALL BE SAVED TO A UNIFORM TEXTURE WHILE CONCRETE IS STILL GREEN, TO PRODUCE A SURFACE ACCEPTABLE TO THE DESIGNER'S & OWNER.
- CONSTRUCTION JOINT SPACING SHALL BE AS SHOWN ON THE DRAWINGS.
- BONDING AGENT FOR ADHERING NEW CONCRETE TO EXISTING CONCRETE SHALL BE APPLIED PRIOR TO POURING NEW CONCRETE. BONDING AGENT SHALL BE "WELDOBET" AS MANUFACTURED BY LARSEN PRODUCTS CORP. OF ROCKVILLE, MD. OR APPROVED EQUAL.
- DOWNLUNG OF NEW REINFORCEMENT INTO EXISTING CONCRETE SHALL BE ACHIEVED BY USING THE HILTI HVA "ADHESIVE ANCHOR METHOD". ALL INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS.
- CONTROL JOINTS SHALL BE PLACED THROUGHOUT AND EQUALLY SPACED NOT EXCEEDING 10' ON CENTER, IN ANY DIRECTION.

WOOD NOTES

- ALL STRUCTURAL WOODWORK, MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION'S SPECIFICATION FOR DESIGN, FABRICATION AND ERECTION OF WOOD STRUCTURES
- ALL STRUCTURAL LUMBER SHALL BE SOUTHERN PINE DOUGLAS FIR, GRADE 1 OR APPROVED EQUAL WITH MINIMUM PROPERTIES OF: E = 1,800,000 PSI, Fv = 1500 PSI, Fy = 190 PSI.

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 MATERIALS LIST FOR PRODUCTS AND/OR FINISHES

ROOF:

- 30 year Fiberglass Asphalt Shingles
- Corrugated (black) Ridge Vent
- Black Vent Pipes
- Natural Heating Exhaust Stacks (flush style)

TRIM

- Azek or equal Rake, Cornice, Frieze, Water-table, Belt, Brackets, Dentals, Corner and/or Running Trim

SIDING

- Square Butt Cedar Wood Shingles 7" to weather, texture side out, matching existing
- Painted MDO Plywood at Dormer Pediments
- Azek or equal Direct Vent Exhaust Block Outs, Lighting Block outs
- Painted Side-wall Vents (Dryer, Exhaust Fans) through Azek or equal Blocks outs

DOWN SPOUTS AND GUTTERS

- Baked on Color Finish, Aluminum Box Trough Style w/ Round Leaders and Fittings

WINDOWS

- Marvin or equal Insulated Glass, Simulated 2 over 1 Divided Lites and Ovals

DOORS

- Synthetic Panel Entry Units with Vision Lites and/or Simulated Divided Side Lites
- Synthetic Panel Style Garage Door or Coiling Grill Style based on VentilationReqs.

COLUMNS

- Azek or equal Square synthetic and/or field built square Columns, Plinth and Capital.

PORCH, DECK and STEPS and Ramps

- Trex or equal Porch, Deck and Stair Treads
- Azek or equal Risers and Stringers
- Synthetic Balustrade and Square Newel Posts, Synthetic Rail System at HC Ramps

LIGHTING

- Wall Mounted Lantern Style

HARDWARE

- Stainless Steel Lever or Thumb Latch Style
- Mail Boxes Stainless Steel
- House Numbers Stainless Steel

WALKS

- Modular Pavers at Entry Points

DRIVEWAY

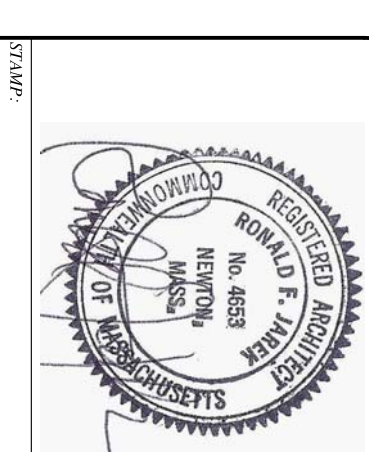
- Bituminous

RETAINING WALLS

- Concrete at Vehicular Ramp and Stone Faced (match fdn) at Handicapped Ramp.

Floor Area Ratio: 15 SOUTH GATE PARK RESIDENCES, WEST NEWTON, MA 02465

AREA	15 South Gate Park, Residences					FAR / SQ. FT. CALCULATIONS					SR-3 Zone, LOT SIZE 14,120 sf		5 UNITS				
	UNIT "1" HANDICAPPED UNIT IN FAR	S.F.	NOT INCLUDED IN FAR	UNIT "2" IN FAR	NOT INCLUDED IN FAR	S.F.	NOT INCLUDED IN FAR	UNIT "3" IN FAR	NOT INCLUDED IN FAR	S.F.	NOT INCLUDED IN FAR	UNIT "4" IN FAR	NOT INCLUDED IN FAR	S.F.	NOT INCLUDED IN FAR	TOTAL S.F. ALLOWED @ 0.39 FAR	TOTAL S.F. PROVIDED @ 0.43 FAR
BASEMENT / GARAGE	3776 SF.																
FIRST FLOOR	460 SF.	657 SF.		377 SF.		886 SF.		763 SF.		673 SF.							
SECOND FLOOR	CATHEDRAL	550 SF.		550 SF.		823 SF.		673 SF.									
ATTIC FLOOR AREA		LESS THAN 7'		LESS THAN 7'		LESS THAN 7'		LESS THAN 7'		LESS THAN 7'							
TOTAL SQ. FT.	460 SF.	1,207 SF.		1,227 SF.		1,709 SF.		1,436 SF.		5,507 SF.		6,039 SF.					

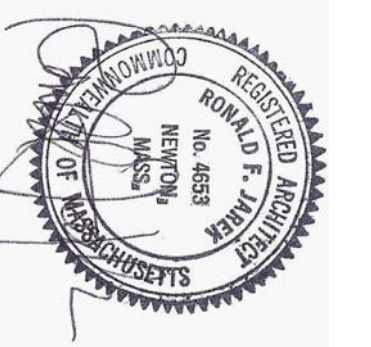
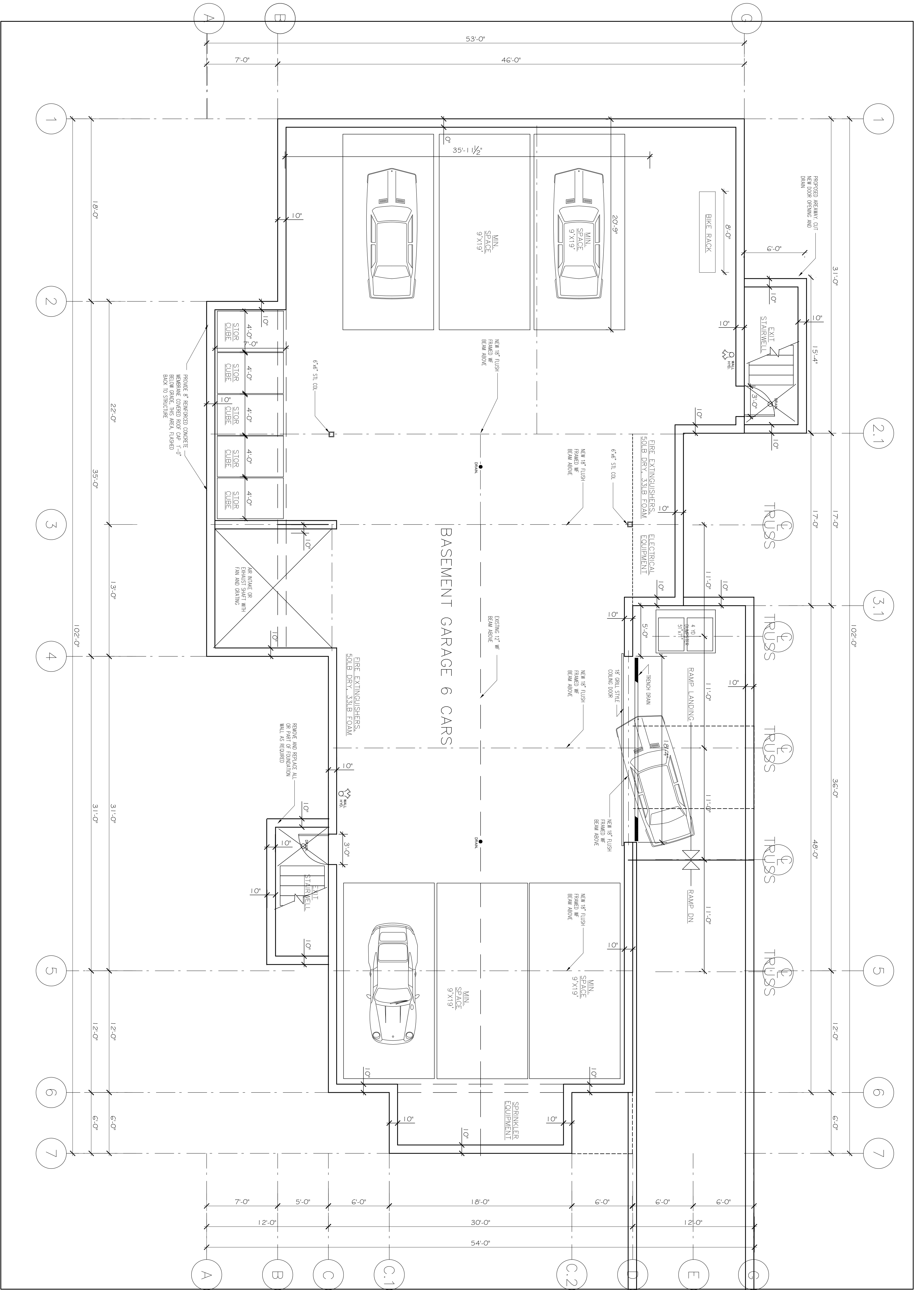


SPECIAL PERMIT SET - NOTES & MATERIALS
15 SOUTH GATE PARK
WEST NEWTON, MA 02465

PROJECT: RENOVATION & ALTERATIONS,
15 SOUTH GATE PARK,
WEST NEWTON, MA 02465
CLIENT:
15 SOUTH GATE PARK
WEST NEWTON, MA 02465

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

DATE: 4/22/2015
SCALE: AS SHOWN
DRAWN BY: NCH
CHECKED BY: RJ
REV: 6/20/15
A-1



CONSTRUCTION DRAWINGS
 15 SOUTH GATE PARK
 WEST NEWTON, MA 02465

PROJECT: RENOVATION & ALTERATIONS,
 15 SOUTH GATE PARK,
 WEST NEWTON, MA 02465
CLIENT:
 15 SOUTH GATE PARK
 WEST NEWTON, MA 02465

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

DATE: _____
 SCALE: AS NOTED
 DRAWN BY: NESH
 CHECKED BY: RJ
 REV: 6/25/14

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