











RENOVATIONS to 15 RICKER ROAD, Newton, MA



LEGEND

-  Foundation Footing
-  Existing Wall to Remain
-  Existing Wall to be Removed
-  New Wall
-  Smoke Detector
-  Heat Detector
-  Carbon Monoxide Detector
-  Detail Marker
-  Building Section Marker
-  Wall Section Marker

LIST of DRAWINGS:

- A-0.1 GENERAL NOTES & SPECIFICATIONS
- A-0.2 GENERAL NOTES & SPECIFICATIONS
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- D-1.1 DEMOLITION PLAN- 1st FLOOR
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F.A.R. SUMMARY

Zoning District MR1
 Site Area 4,776.00 s.f.
 Allowed F.A.R. 0.58 2,770.08 s.f.

	Existing	Proposed
3rd Floor	557.68 s.f.	725.03 s.f.
2nd Floor	1,500.16 s.f.	1,500.16 s.f.
1st Floor	1,500.16 s.f.	1,500.16 s.f.
Basement	1,453.85 s.f.	1,453.85 s.f.

F.A.R.	4,284.93 s.f.	4,452.28 s.f.
	0.90	0.93

Proposed F.A.R. is an increase of 167.35 sf in the 3rd floor.
 50% of basement is included in both F.A.R. calculations



GENERAL NOTES and SPECIFICATIONS

Division 1 General Requirements

- It is the intent of these documents and it is the obligation of the General Contractor and all subcontractors to meet all requirements of the Massachusetts State Building Code 780 CMR, eighth edition and, all other applicable codes, standards and, regulations whether specifically stated in these documents or not. Any conflicts found between said regulations and these documents are to be immediately brought to the Architect's attention and allowed ample time to remedy said conflicts.
AIA Document A105-2007 Standard Form of Agreement Between Owner and Contractor for a Residential or Small Commercial Project is the form to be executed between the owner and General Contractor.
- The General Contractor shall thoroughly review these plans, make a detailed site visit, and shall immediately bring any inconsistency, site layout problem, or other requests for clarification to the architect for resolution prior to the delivery of any bid. Failure to do so shall cause the Contractor to be ineligible for extras relating to such matters.
The General Contractor is wholly responsible for the coordination of all dimensions herein specified with the actual field dimensions. Those dimensions indicated are to the face of stud, unless otherwise noted. Any discrepancies, unforeseen or abnormal situations, which may arise during construction, are to be brought to the Architect's immediate attention prior to proceeding with the work. Field verify dimensions prior to fabrication or ordering of materials. Do not scale drawings.
- All contractors, subcontractors, suppliers and, fabricators, shall be responsible for meeting the intent of these drawings and specifications and, for the supply and design of appropriate materials and timely work performance.
All warranties and guarantees are to be passed onto the owner at the completion of the project. All workmanship, materials, and equipment shall be guaranteed for one year from the date of Owner's acceptance. Any failure or deterioration within this period shall be corrected by the contractor at the contractor's expense.
- Provide Owner with an operations and maintenance binder / CD at completion of the project. The binder shall include:
 - product manufacturers' manuals for all installed equipment, fixtures, and appliances;
 - operations and maintenance guidance for any installed equipment, including space heating and cooling, mechanical ventilation, humidity control, radon protection, irrigation, and;
 - guidance on occupants' activities and choices, including cleaning materials and methods, water-efficient landscaping, integrated pest management, effects of chemical fertilizers and pesticides, irrigation, lighting, and selection selection.
 Conduct walkthrough with the Owner covering the following:
 - identification of all installed equipment;
 - instruction in how to use and operate the equipment;
 - information on its maintenance.
- Drawings and the General Notes and Specifications are correlative and have equal authority and priority. Should there be discrepancies in themselves or between them, the Contractor or sub-contractor shall base bid pricing on the most expensive combination of quality and/or quantity of the work indicated. In the event of discrepancies, the appropriate method of performing the work and/or items to be incorporated into the scope of the work shall be determined by the Architect.
- The Contractor shall submit shop drawings, product data, samples, et cetera for review and approval of the Architect prior to placing all orders.
- Requests to substitute any product, technique, or material shall be submitted in writing to the architect for approval. Samples, product information, and drawings shall be required prior to substitution approval. Proposed substitutions shall be of equal or better quality and performance specification to that originally specified.

Division 1 General Requirements (continued)

- Building materials stored on site shall be protected from exposure to the elements. Defective and damaged materials shall be replaced at the Contractor's expense
- All manufactured articles, materials and, equipment, shall be applied, installed, erected, used, cleaned and, conditioned in strict accordance with manufacturer's recommendations.
- Project schedules:
 - Provide a schedule for the project, including timelines for all trades showing rough and finish.
 - Incorporate all due dates for owner supplied equipment and/or materials.
 - Incorporate all due dates for shop drawings.
 - Provide a schedule of values based upon CSI format.
 - Submit schedule of values not later than time of contract signing and provide work schedule prior to commencing on site work.
- Project coordination:
 - Subcontractors are to review documents and provide information to the General Contractor in a timely manner.
 - General Contractor is to coordinate with the framing contractor all blocking requirements in a timely manner and prior to installation of MEP roughing.
 - The General Contractor is responsible for coordination of all required insulation as called for in these documents and by code.
 - The framing contractor is to provide all blocking within the walls for secure installation of millwork, casings, moldings, cabinetry, shelving, toilet accessories, etc. as required.
 - General Contractor is to coordinate layouts with the mechanical, electrical and, plumbing contractors prior to installation to avoid any conflicts.
 - General Contractor is to protect all installed surfaces from construction damage.
- The General Contractor will provide the Building Permit. Each individual subcontractor is to provide any additional permits as required by the building inspector.
- Certificate of Insurance:
General Contractor is to provide proof of liability insurance and workers compensation. Owner is to be held harmless for work related accidents for General Contractor's crew and all sub-contractors.
- Design Loads:
 - Floors:

a) living areas live load	40 psf
b) bedroom live load	30 psf
c) decks & balconies	60 psf
d) dead load	10 psf
 - Roof:

a) snow load	40 psf
b) dead load	10 psf
 - Wind:

a) basic wind speed	100 mph
b) exposure category	B
 - Soil capacity 2,000 psf minimum
- Job is to be broom cleaned at the end of each day. No debris shall be discarded and closed inside any wall, joist or rafter assembly.

Division 2 Site Work

- Demolition:
 - In work zone, all wallboard & plaster to be removed from walls & ceilings. Piping, duct work, electrical to be removed. Maintain working systems for the areas outside the work zone. The General Contractor is responsible for the coordination with subcontractors for this work.
 - Provide dust control to prevent the spread of dust to areas outside the work zone.
 - Debris is to be promptly and properly disposed of in accordance with state and local laws.
 - The General Contractor is responsible for notifying the owner or Architect of any hazardous waste materials that may be encountered during demolition.
 - All existing materials, which are to be salvaged, shall be relocated & stored out of the work area to prevent damage.
 - After the removal of all plaster and prior to reframing, notify the Architect for a site visit to confirm that the framing conditions and existing member sizes are as assumed.
- Erosion Control:
 - Protect on-site storm sewer inlets, streams, and other water bodies with straw bales and silt fencing.
 - Control the path and velocity of runoff with silt fencing or comparable measures.
 - Provide swales as necessary to divert surface water from hillsides.
 - Stockpile, for reuse, and protect disturbed topsoil from erosion.
- Excavation:
 - Prior to excavation contact the Dig Safe Center to prevent damage to telephone, gas or electric underground facilities of member utilities, call toll free 1-888-322-4844. Massachusetts's law requires notification at least three business days before you start digging operations. In an emergency call immediately.
 - Perform excavation according to good common construction practices to the lines, grades and, elevations indicated on drawings. Do not over cut.
 - If discrepancies are found between civil drawings and architectural drawings notify Architect immediately.
 - Prior to backfilling against foundation walls install first floor deck and/or adequately brace foundation walls. Provide consistent compaction of all backfill material beneath structures, walks and, pavements.
- Provide soil poisoning to control termites as required by code.
- Provide foundation drainage as shown on civil site plan and details.

A 0.1

GENERAL NOTES

PROJECT FOR: 16.361

RENOVATION TO
15 RICKER ROAD
 John Kouthouridis
 Newton, MA

RELEASES:

Permit 17 January 2017
 Special Permit 23 February 2017

GENERAL NOTES and SPECIFICATIONS, (continued)

Division 3 Concrete

1. Strength:
 1. Unless otherwise noted, concrete shall have the following 28 day compressive strengths as minimums:
 - a) Footings and piers 3,000 psi
 - b) Walls 3,000 psi
 - c) Slab on grade 4,000 psi
2. Mix:
 1. Cement shall contain 30% fly ash or slag.
 2. Aggregate shall contain a minimum recycled content of 25% post-consumer.
3. Reinforcing:
 1. Install the minimum reinforcing as called for in these documents and all additional rebar as may be required by the State Building Code and good construction practice. Reinforcing shall comply with the following minimums:
 - a) Bars: ASTM A615, grade 60, deformed bars
 - b) Welded wire fabric: ASTM A185
 - c) Splices / Laps:
 - 1) Reinforcing bars noted, as being continuous shall be lapped a minimum of 48 diameters unless otherwise noted.
 - 2) Welded wire fabric shall be lapped two squares at all joints and tied at 2'-0" o.c.
 - d) Clear protection for reinforcing shall be:
 - 1) footings 3"
 - 2) walls 2"
 - 3) slabs 1"
 2. Contractor shall be responsible for size, location and installation of required steel reinforcing in footings and walls as noted in these documents, per code requirements or specified soil conditions, whichever is more restrictive.
 3. At cold joints between foundation walls, provide #4 steel reinforcing dowels 8" deep, 2'-0" o.c.
 - a) Grout for dowels shall be non-shrink grout by Five Star Products Inc. or equal.

Division 4 Masonry

1. Brick and mortar type shall be as specified by Architect.
2. Reinforcement:
 1. Wire joint reinforcement: ASTM A82, galvanized. Wire joint reinforcement shall be continuous and embedded in every other CMU joint at walls.
 2. Provide corrugated metal ties at 16" o.c. vertical and 24" o.c. horizontal at brick and stone veneer locations.
3. Mortar / Grout:
 1. Provide mortar Type N in accordance with ASTM C270.
 - a) For masonry foundation walls mortar shall be Type M or S.
 2. Provide grout in accordance with ASTM C476. Minimum compressive strength shall be 2,000 psi unless otherwise noted.

Division 6 Wood & Plastic

1. Lumber:
 1. All products that contain tropical woods shall be certified according to the guidelines of the Forest Stewardship Council (FSC).
 2. Provide lumber meeting or exceeding the following standards of quality:
 - a) Conventional Lumber
 - 1) Framing stock to be SPF #2 or better
 - a) Modulus of Elasticity 1,300,000 psi
 - b) Flexural Stress 1,000 psi
 - c) Horizontal Shear 70 psi
 - d) Bearing Stress 425 psi
 - e) Compression Stress 725 psi
 - 2) All headers and beams shall be free from splits, checks and shakes.
 - b) Engineered Lumber
 - 1) LVL's (Boise Cascade or equal) shall meet the following design stresses:
 - a) Shear Modulus of Elasticity 112,500 psi
 - b) Modulus of Elasticity 2,000,000 psi
 - c) Flexural Stress 2,900 psi
 - d) Compression perpendicular to grain 850 psi
 - e) Compression parallel to grain 3,000 psi
 - f) Horizontal Shear 290 psi
 - 2) Follow manufacturer's specifications and limitations for installation, cutting, notching, drilling and, reinforcing of all engineered lumber.
 - 3) All LVL's are 1 3/4" width unless otherwise specified.
 3. Use 2x4 studs, 16" o.c. at all walls and plates, except as noted. Studs shall be continuous between points of lateral support.
 - a) Interior non-bearing stud walls may utilize finger-jointed studs.
 4. Unless otherwise noted, provide
 - a) Double header joists and trimmers at all floor openings.
 - b) Double joists under all partitions parallel to joists, space as required for plumbing.
 - c) Solid 2x blocking under all other partitions.
 - d) Block and post solid at all concentrated load points, down to foundation.
 - e) Double 2x10 headers at all door and window openings.
 - f) Provide all necessary fire stops at all required locations.
 - g) Row of cross bridging at mid point of joist spans over 10 ft, third points of joist spans over 20 ft.
 - h) Provide solid blocking at panel edges perpendicular to floor or roof framing in the first two joist/rafter bays, maximum 4'-0" o.c.
 5. Stair construction shall consist of 2x12 stringers, maximum 12" o.c., 5/4 treads, 1x risers or shall be fabricated by component manufacturer.
 - a) See drawings for rise & run.
 6. All wood plates bearing on concrete or masonry shall be pressure treated and installed over sill seal.
 - a) Sill plates to be (2) 2x6, bottom plate of p.t. stock, except as noted, with anchor bolts.
2. Sheathing:
 1. All products that contain tropical woods shall be certified according to the guidelines of the Forest Stewardship Council (FSC).
 2. All sheathing materials shall match adjacent existing installed materials in thickness.
3. Rough Hardware:
 1. All structural members shall be fastened according to the state building code or as called for in these documents.
 2. Use hot dipped galvanized nails for all exterior framing and trim. Use stainless steel nails for all decking, rails and trellis.
 3. Install joist and beam hangers capable of supporting the maximum allowable load of joist or beam being supported.

Division 6 Wood & Plastic (continued)

1. Trim:
 1. All products that contain tropical woods shall be certified according to the guidelines of the Forest Stewardship Council (FSC).
 2. Exterior Trim
 - a) Door and window casings to match existing.
 - b) Corner boards, water tables, frieze, fascias shall be 5/4 stock, back primed.
 - c) 'Z' flash horizontal conditions.
 - d) Approved alternate: composite material / PVC trim
 - 1) Dimensions to match those called for.
 - 2) Install per manufacturer's recommendations.
 - 3) Acceptable manufacturers: Azek, Versatex, Wolf.
 3. Interior Trim:
 - a) Casings to be as selected by client.
 - b) Baseboards to be as selected by client.
2. Exterior Decks:
 1. Posts shall have galvanized post anchors at concrete connection.
 2. Framing to be SYP #2 or better with factory pressure treatment.
 3. Ledgers shall be anchored to building with galvanized 1/2" Ø lag bolts, 16" o.c.
 - a) Provide continuous flashing over the ledger board.
 4. Decking shall be 1x4 mahogany lumber.
 - a) Tropical woods shall be certified according to the guidelines of the Forest Stewardship Council (FSC).
 - b) Approved alternate: composite material
 - 1) Install per manufacturer's recommendations.
 - 3) Recommended material: Trex Transcend
 5. Provide 2- 4x8 p.t. deadman, spiked together, or concrete pad to anchor bottom of deck stairs.

Division 7 Thermal and Moisture Protection

1. Dampproof foundation walls at excavated areas, footing to finish grade, with troweled-on asphaltic base damproofing compound.
2. Insulation:
 1. Provide thermal building insulation at assemblies adjacent to exterior or unheated spaces meeting these minimum requirements:
 - a) Walls: R-21
 - b) Floor over unheated: R-30
 - c) Floor over outside air: R-40
 - d) Ceiling: R-45
 - e) Basement walls:
 - 1) exterior insulation: R-10 continuous
 - 2) interior insulation: R-19
 2. Install insulation in wall cavities tight to interior face of sheathing. Install insulation in joist cavities over unconditioned space or outside air tight to the underside of floor sheathing.
 - a) Install with no or very small gaps. Compression or incomplete fill shall be less than 2%.
 3. Closed Cell Polyurethane Spray Foam
 - a) Shall have a minimum R-value of 6.7 per inch.
 - b) Recommended product is InsulStar by NCFI Polyurethanes, 866-678-5283, www.NCFI.com.
 - c) Follow manufacturers' recommendations for installation.
 4. Fiberglass Batts, when installed
 - a) Install in continuous blankets without holes for electrical boxes, light fixtures or heating ductwork.
 5. Install 4 mil stabilized polyethylene vapor barrier against interior face of all thermal insulation other than closed cell polyurethane spray foam. Install 6 mil stabilized polyethylene vapor barrier under all interior slabs with joints lapped not less than 6".
 - a) Do not install vapor barrier on finished walls in basement that are studded out from the foundation walls.

A 0.2

GENERAL NOTES

PROJECT FOR: 16.361

RENOVATION TO
15 RICKER ROAD
 John Kouthouridis
 Newton, MA

RELEASES:

Permit 17 January 2017
 Special Permit 23 February 2017

GENERAL NOTES and SPECIFICATIONS, (continued)

Division 7 Thermal and Moisture Protection (continued)

1. Roofing:
 1. Roofing shingles shall match existing asphalt shingles. Install per manufacturer's recommendations over 30# roof felt.
 2. Provide ice & water shield at all eaves and valleys to a minimum of 2'-6" inside the exterior wall plane. Provide full coverage at crickets and low pitch roof areas as recommended by roofing manufacturer.
2. Siding:
 1. Siding shall match existing, align with major architectural elements.
 2. Replace all rotting and damaged siding elements.
3. Flashing:
 1. Provide flashing and sheet metal required to prevent penetration of water through the exterior shell of the building.
 - a) 'Z' flash at horizontal conditions.
 - b) Step flash at cheek wall conditions.
 - c) Provide pan flashing, side flashing, and top flashing at all door and window openings.
 - d) All sheet metal flashing shall be zinc-coated copper.
4. Ventilation:
 1. Provide attic and roof ventilation as required and as shown on the drawings. Provide appropriate soffit vents.
 - a) When insulating rafter bays with other than closed-cell spray foam, provide a rigid wind wash barrier, installed tight to exterior edge of wall top plate.
5. Air leakage:

Blower door test not to exceed:

 - a) 2.5 ACH or
 - b) .1 cfm / sf of building enclosure @ 50 Pa.

Division 8 Doors and Windows

1. Doors:
 1. Exterior doors:
 - a) Inswing aglass panel doors to be as selected by client.
 - 1) Glazing to be Insulated Glass.
 - a) Maximum U value of 0.29.
 - b) Maximum SHGC value of 0.40.
 - 2) Design Pressure 40 minimum.
 - 3) Provide tempered glazing as required by code.
 - 4) Contractor is responsible for verifying rough opening requirements with supplier.
 2. Interior doors to match existing.
 - a) Width as noted on drawings.
 - b) Pre-hung fir doors w/ single rabbet pine jambs.
2. Windows:
 1. Windows to be as selected by client.
 - a) Glazing to be Insulated Glass.
 - 1) Maximum U value of 0.26.
 - 2) Maximum SHGC value of 0.40.
 - b) Design Pressure 40 minimum.
 - c) See elevations for operation of casement windows.
 - d) Provide tempered glazing as required by code.
 - e) Contractor is responsible for verifying rough opening requirements with supplier.

Division 9 Finishes

1. Wallboard:
 1. Gypsum wallboard, blueboard with 1/8" skimcoat of plaster, unless otherwise noted, shall be provided as follows:
 - a) Exterior walls: 1 layer- 1/2" to interior face only.
 - b) Interior walls: 1 layer- 1/2" each face.
 - c) Interior walls- unit separation: 1 layer- 5/8" type 'X' each face.
 - d) Ceilings: 1 layer- 1/2" over 1x strapping.
 - e) Ceilings- unit separation: 2 layers- 5/8" type 'X', stagger joints.
 2. Raise paper covered gypsum board 1/2" above concrete slabs and walls.
 3. Provide metal corner bead and trim as recommended by gypsum wallboard manufacturer.
 4. Tape, float and sand all joints and fasteners of gypsum wallboard prior to skimcoat.
2. Painting:
 1. Exterior Painting
 - a) 2 coats of latex solid color stain over pre-primed stock.
 - b) Use oil based primer on any unprimed material.
 2. Interior Painting
 - a) Sand and vacuum prior to primer and between coats.
 - b) Primer
 - 1) Latex primer sealer for all gypsum board.
 - 2) Alkyd oil primer for all woodwork and bathroom walls.
 - c) Finish 2 coats throughout.
 - 1) Latex satin finish on all walls and ceilings.
 - a. For bathrooms use additive for prevention of mold and mildew.
 - 2) Alkyd oil satin on baseboard heating units and other miscellaneous metals.
 - 3) Latex semi-gloss enamel on all woodwork.
 - d) Acceptable manufacturers: Benjamin Moore, California, Devco and, Sherwin Williams.
3. Flooring:
 1. Tile to be thin set over cementitious tile backer board (floor & walls). Tile and grout as selected by client.
 - a) Shower floor tile to be mud set in copper pan.
 2. Hardwood to be as selected by client.
 - a) Pre-finish.
 3. Carpet to be as selected by client. Install over 20 oz. jute mat.
 - a) No wall-to-wall carpet shall be installed in bathrooms, kitchens, entryways or utility rooms.

Division 11 Equipment

1. Install kitchen appliances as shown on drawings and selected by owner.
 - a) Appliances shall be Energy Star rated.
2. Provide for installation of laundry appliances as shown on drawings.
 - a) Appliances shall be Energy Star rated.
 - b) Exhaust dryer to the exterior.
 - c) When laundry is located over other living space install drain, drain pan, and automatic water shut-off; or floor drain with floor sloped to drain.
3. Provide shelving systems for closets & laundry area.
4. Provide access to attic as shown on drawings.
 - a) Access shall be fully gasketed.

Division 12 Furnishings

1. Install prefabricated kitchen casework as shown on drawings and selected by owner. Owner to provide cut sheets and specifications in a timely manner in accordance with the contractor's schedule.
2. Install prefabricated bathroom casework as shown on drawings and selected by owner. Owner to provide cut sheets and specifications in a timely manner in accordance with the contractor's schedule.

Division 15 Mechanical and Plumbing

1. General:
 1. All services to be design build.
 2. Trades are to coordinate layout and location of equipment with General Contractor prior to installing.
 3. Follow code guidelines for cutting and notching of framing members.
 4. Schedule all inspections in a timely fashion.
2. Plumbing:
 1. Plumbing contractor to provide building inspector with any and all required drawings, i.e. riser diagrams, etc. with permit application.
 2. Install fixtures as selected by owner.
 - a) Recommended flow rates, all fixtures to be WaterSense labeled
 - 1) Lavatory faucets ≤ 1.5 gpm.
 - 2) Shower heads ≤ 1.75 gpm.
 - 3) Toilets ≤ 1.1 gpf.
 3. See site plan for location of required tie-ins.
 4. Water heater should be central located.
 - a) Water heater shall be Energy Star rated
 - 1) Thermal efficiency shall be greater than 1.8
 - b) If water heater is installed in or over a living space, install a drain, drain pan, and automatic water shut-off or flow restrictor.
 5. Pipe sizing:
 - a) Supply pipes to be PEX tubing. Branch lines to be 1/2" Ø maximum.
 - b) Drain lines to be PVC, size as required by code.
 6. Insulate all supply lines to a minimum of R-4.
 - a) Insulation of piping is this contractors' responsibility.
 - b) Provide a protective, waterproof raceway, channel, sleeve, or path for pipes in slab or below grade sized to accommodate pipe and insulation without damaging the pipes dimensional integrity.
 7. Vent all fixtures, including any bow vents as necessary by layout.
 8. Protection of tubs during construction is this contractors' responsibility.
3. Mechanical:
 1. HVAC contractor to provide complete listing and sizes of all equipment proposed for use.
 - a) Equipment shall meet the following minimum ratings:

1) Heating, gas fired	94% AFUE
2) Cooling	15 SEER
 2. Upon acceptance, a layout that locates all equipment and routing of all ductwork is to be submitted to the Architect for review and approval.
 3. Keep heating systems entirely within conditioned space.
 4. Thermostats to be Energy Star rated and programmable, except for zones with radiant heat.
 5. Forced Air Systems
 - a) No ducts shall be installed in exterior walls.
 - b) All duct runs must be fully ducted. No building cavity may be used as a duct.
 - c) All ductwork shall be sealed with either or combination of mastic systems meeting requirements of UL181a or UL181b, or gasketing systems.
 - d) Air leakage from ducts to outdoors not to exceed 3.0 cfm @ 25 Pa / 100 sf of conditioned space or 4% of the total flow for properly sized units.
 - e) All supply and return trunk ducts shall be acoustically insulated in the first 10 ft from the furnace. Thermally insulate all supply and return ductwork in unheated spaces, minimum R-8.
 - 1) Insulation of ductwork is this contractors' responsibility.
 - f) Provide make-up / combustion air per code requirements.
 - g) Provide air filter with minimum rating of MERV 10.
 - h) Use only non-CFC refrigerants in HVAC equipment.
 - i) Seal duct openings during construction to prevent contamination.
 6. Provide Energy Star rated exhaust fans as follows:
 - a) Kitchens, 100 cfm minimum.
 - 1) A vented range hood must be provided if the kitchen ACH ≤ 5.
 - b) All full baths and half baths, 50 cfm minimum with automatic humidistat linked to switch.
 - c) Exhaust all fans to the exterior.
4. Gas:
 1. Coordinate location of gas meter with General Contractor and utility company.
 2. Gas piping to be ductile iron pipe of sizes as required.
 3. Provide gas for furnace, kitchen cooktop, ovens, and clothes dryer.

Division 16 Electrical

1. All services to be design build. Provide underground service of 200 amp, minimum, per unit, with circuit breaker panel board sized adequately. Provide legible labeling of all breakers on panel board.
2. This contractor shall provide temporary power and lighting if and as needed for the use of all trades.
3. Coordinate utility company requirements with site contractor. Coordinate layout and location of equipment with General Contractor prior to installing.
4. Verify electrical requirements, if any, for any equipment or appliances shown on plans or specified by the Owner prior to the commencement of work. Provide isolated ground wires as required by equipment manufacturers.
5. Follow code guidelines for cutting and notching of framing members.
6. Schedule all inspections in a timely fashion.
7. Review layout in field with architect and General Contractor to verify locations of all switching and lighting.
8. Owner to provide all surface mount lighting fixtures for contractor to install.
 1. Recessed lights fixtures to unconditioned attics shall be airtight IC-rated and sealed to drywall with gasket, caulk or foam.
 2. 80% of all fixtures shall be Energy Star rated.
 - a) All ceiling fans shall be Energy Star rated.
9. This contractor shall relocate/re-install existing fixtures as called for and shall re-install any existing fixtures removed to accomplish other portions of the work.
10. Provide smoke, carbon monoxide and, heat detectors as indicated on drawings and per Fire Marshal directive.

A 0.3

GENERAL NOTES

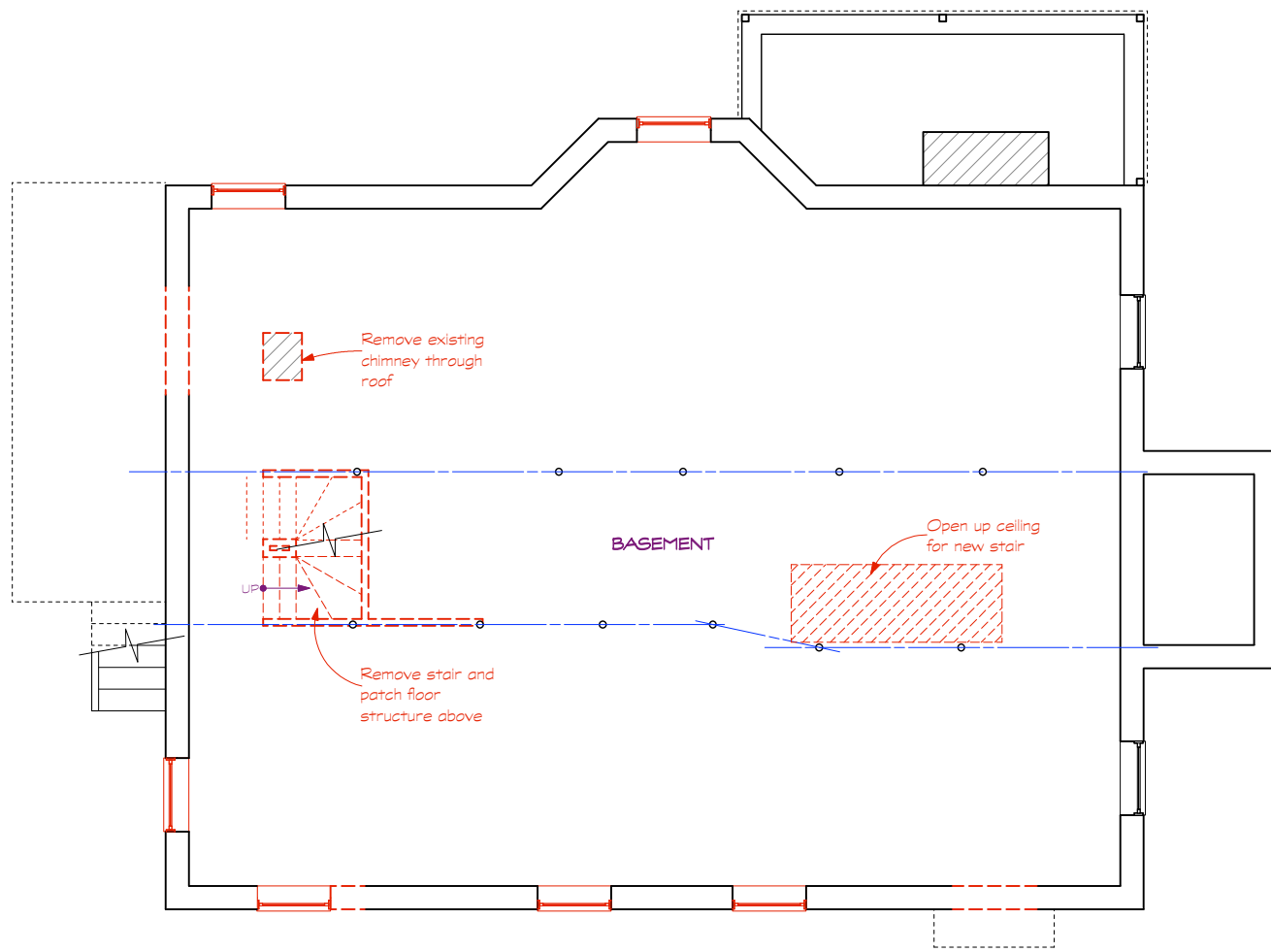
PROJECT FOR: 16.361

RENOVATION TO 15 RICKER ROAD

John Kouthouridis
Newton, MA

RELEASES:

Permit	17 January 2017
Special Permit	23 February 2017



D 1.0
DEMOLITION PLAN

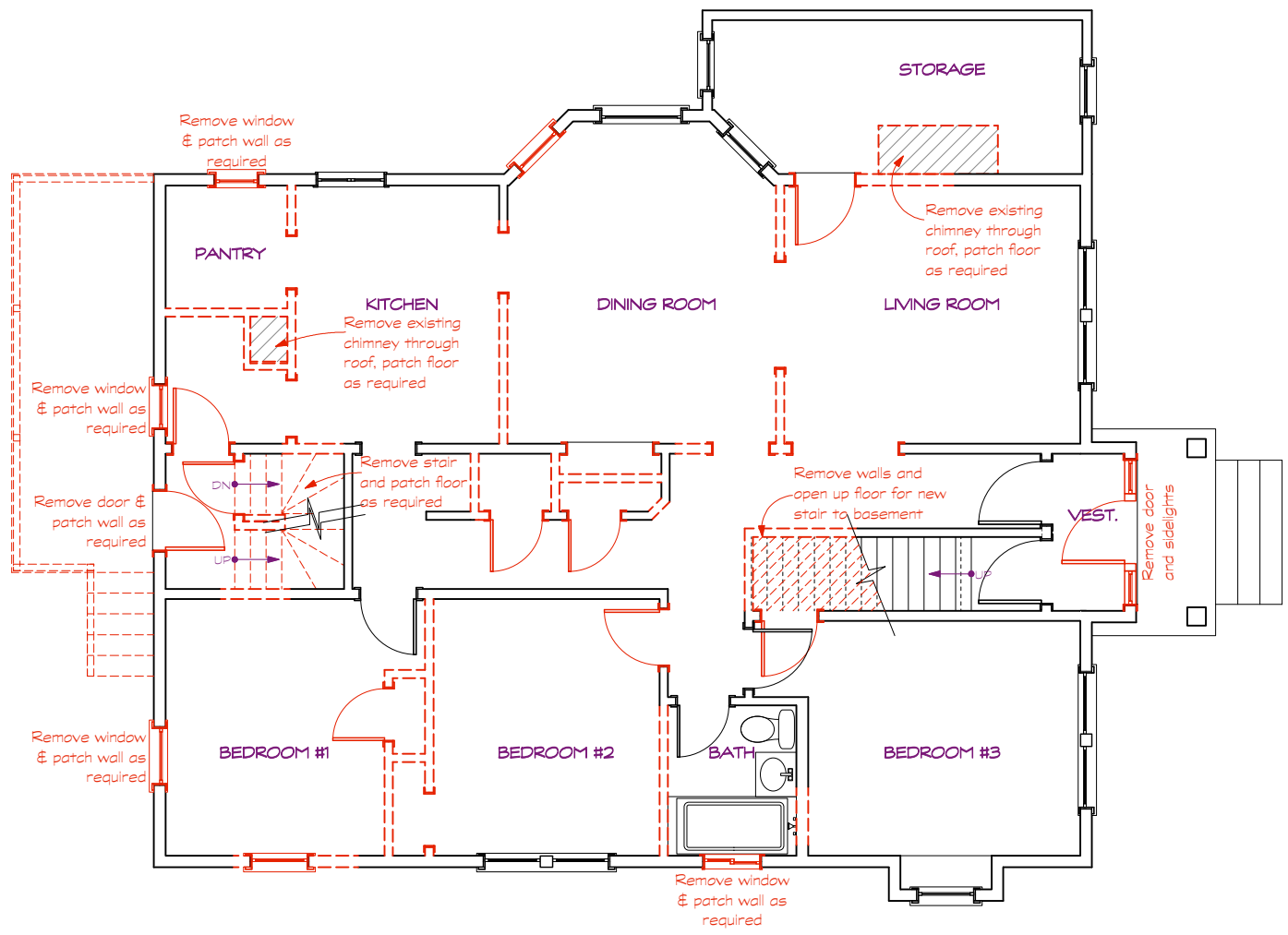
PROJECT FOR: 16.361

RENOVATION TO
15 RICKER ROAD
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RELEASES:
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BASEMENT PLAN (B)
SCALE: 1/4" = 1'-0"

HALF-SIZE SET
Scale is half that noted, i.e.
1/4" = 1'-0" becomes 1/8" = 1'-0".



D 1.1
DEMOLITION PLAN

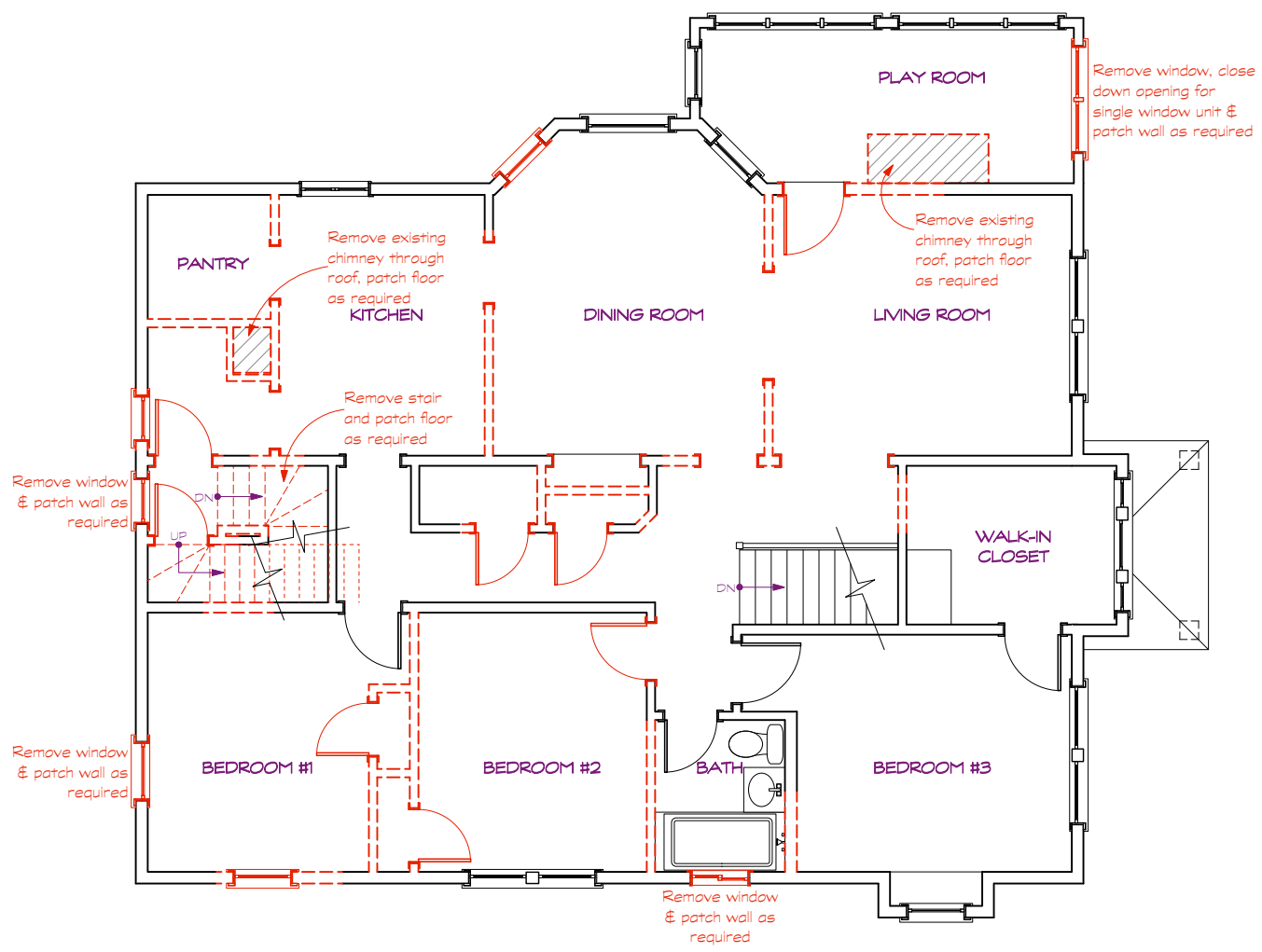
PROJECT FOR: 16.361

RENOVATION TO
15 RICKER ROAD
John Kouthouridis
Newton, MA

RELEASES:
Permit 17 January 2017
Special Permit 23 February 2017

FIRST FLOOR PLAN 1
SCALE: 1/4" = 1'-0"

HALF-SIZE SET
Scale is half that noted, i.e.
1/4" = 1'-0" becomes 1/8" = 1'-0".



D 1.2

DEMOLITION PLAN

PROJECT FOR: 16.361

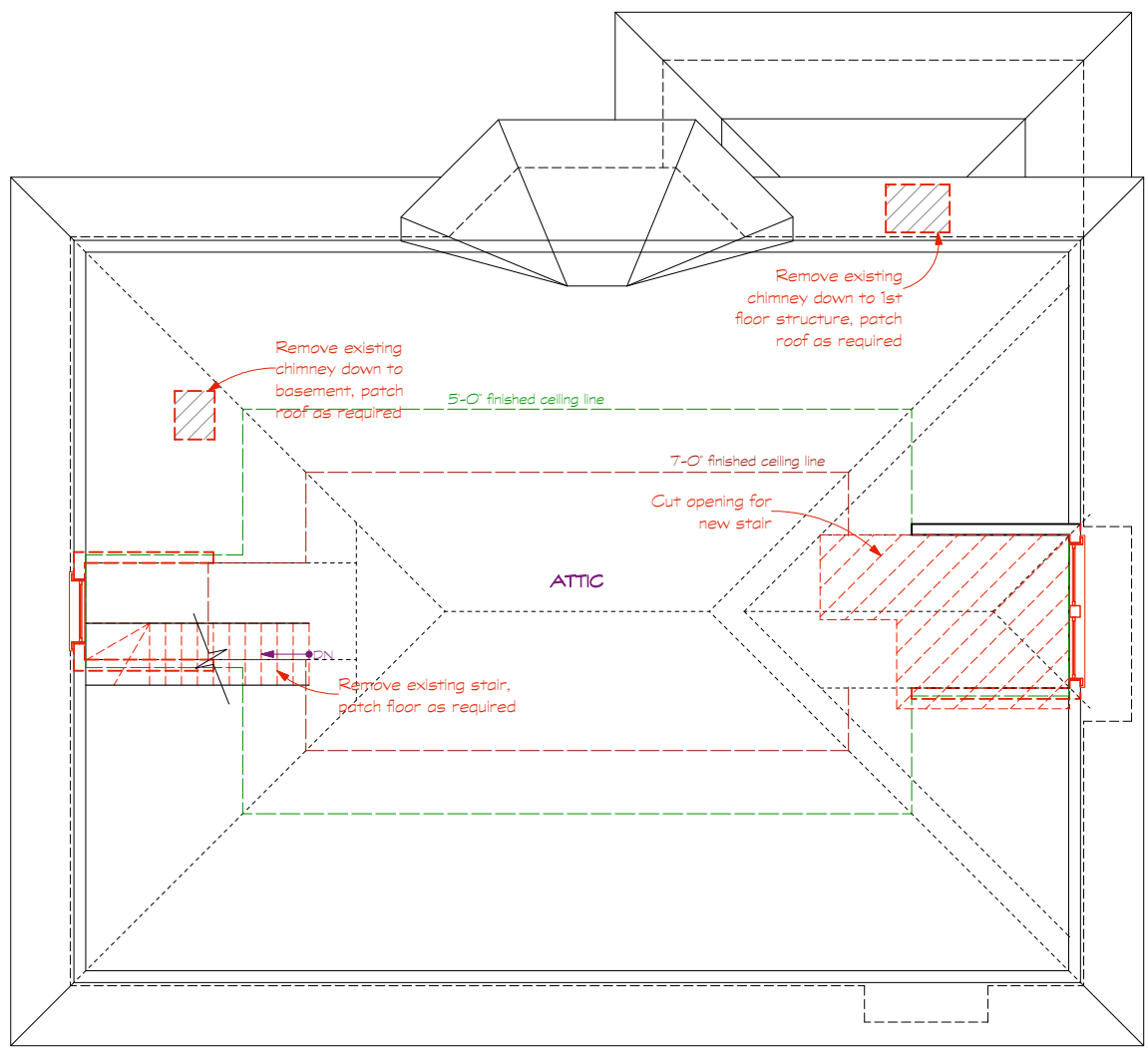
RENOVATION TO
15 RICKER ROAD
 John Kouthouridis
 Newton, MA

RELEASES:
 Permit 17 January 2017
 Special Permit 23 February 2017

SECOND FLOOR PLAN 2

SCALE: 1/4" = 1'-0"

HALF-SIZE SET
 Scale is half that noted, i.e.
 1/4" = 1'-0" becomes 1/8" = 1'-0".



D 1.3
DEMOLITION PLAN

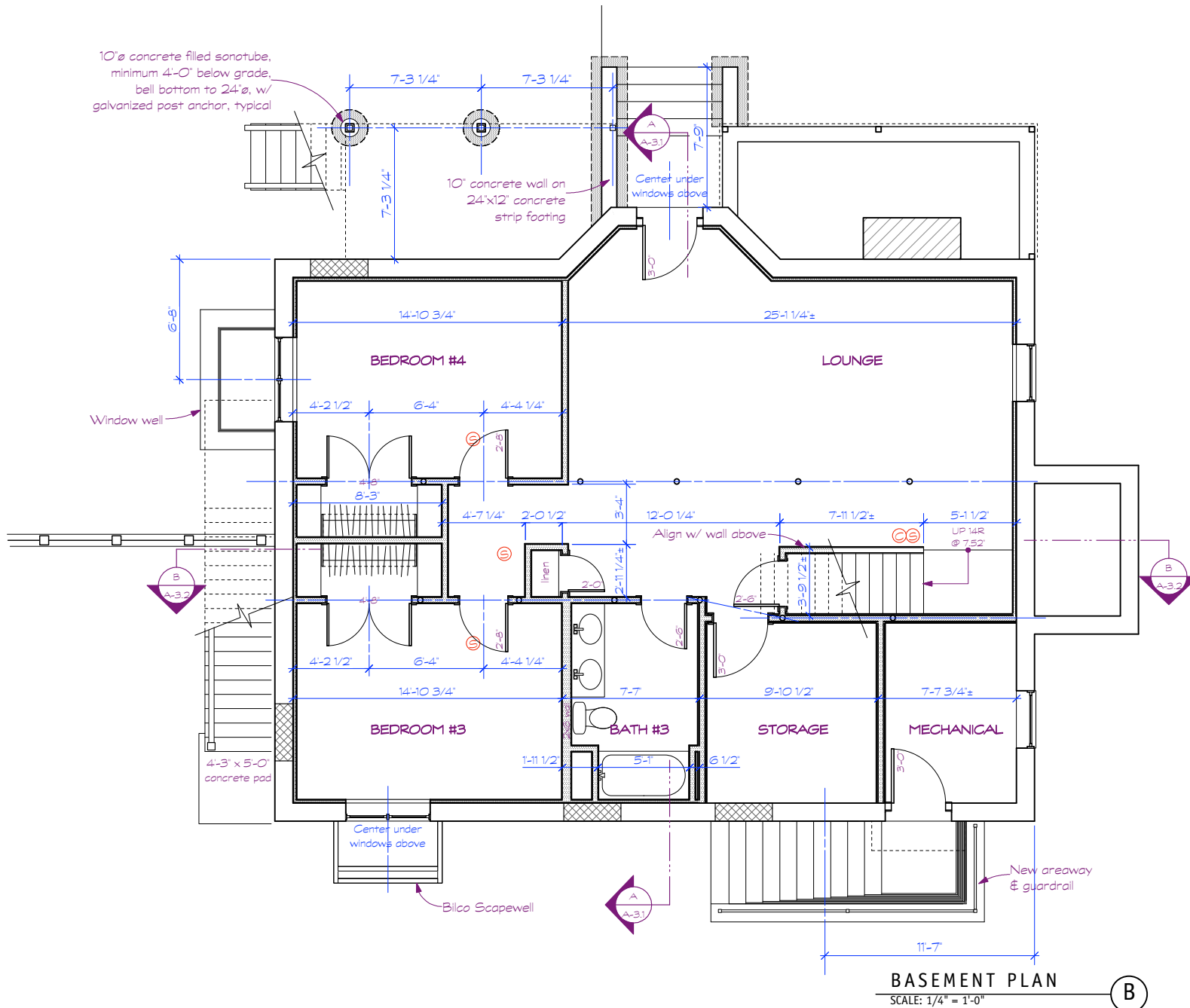
PROJECT FOR: 16.361

RENOVATION TO
15 RICKER ROAD
John Kouthouridis
Newton, MA

RELEASES:
Permit 17 January 2017
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THIRD FLOOR PLAN 3
SCALE: 1/4" = 1'-0"

HALF-SIZE SET
Scale is half that noted, i.e.
1/4" = 1'-0" becomes 1/8" = 1'-0".



- Notes:**
- Patch existing slab and provide a 2" topping slab.



A 1.0

PLAN

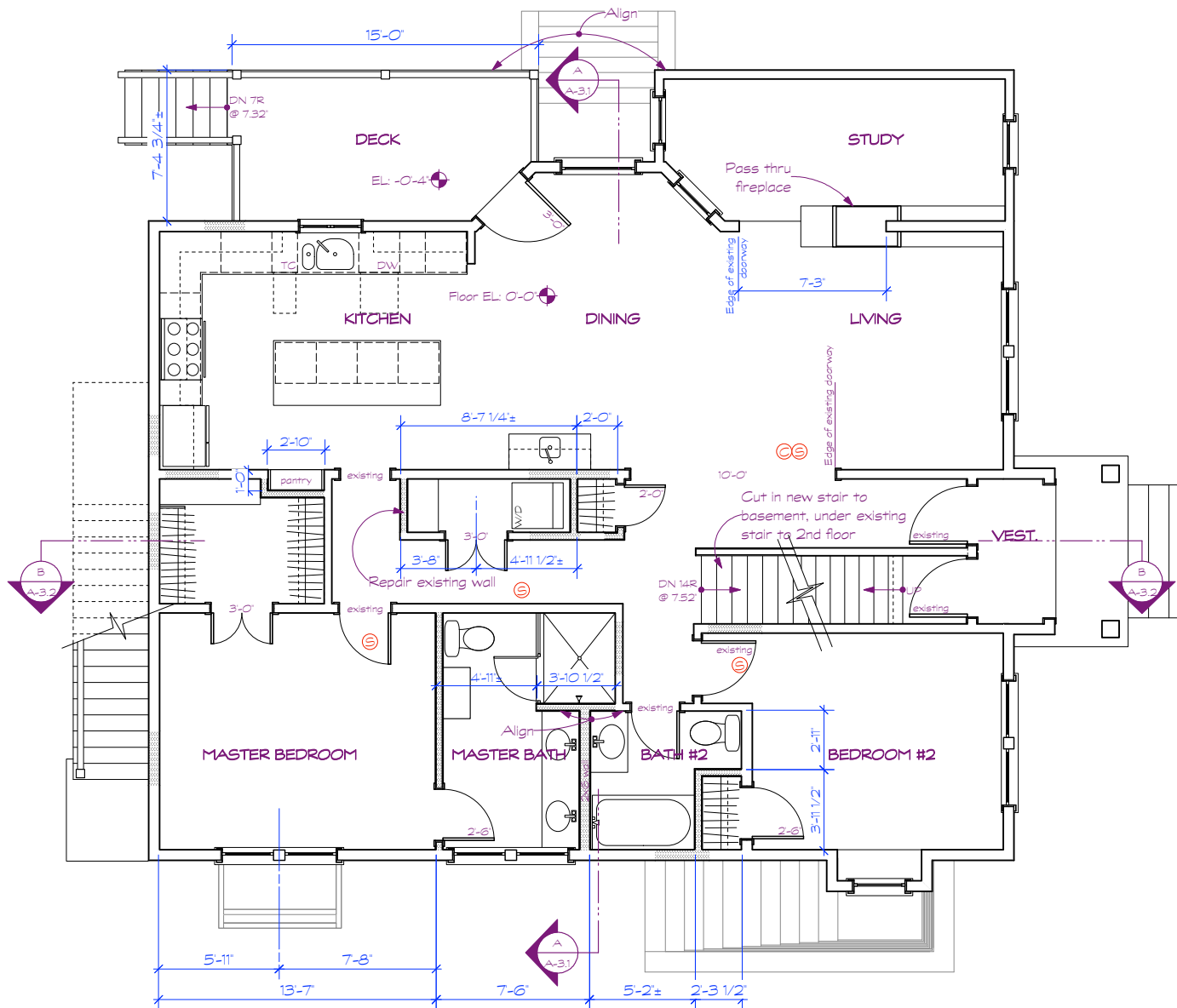
PROJECT FOR: 16.361

RENOVATION TO
15 RICKER ROAD
 John Kouthouridis
 Newton, MA

RELEASES:

Permit 17 January 2017
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HALF-SIZE SET
 Scale is half that noted, i.e.
 1/4" = 1'-0" becomes 1/8" = 1'-0".



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

1

HALF-SIZE SET

Scale is half that noted, i.e. 1/4" = 1'-0" becomes 1/8" = 1'-0".

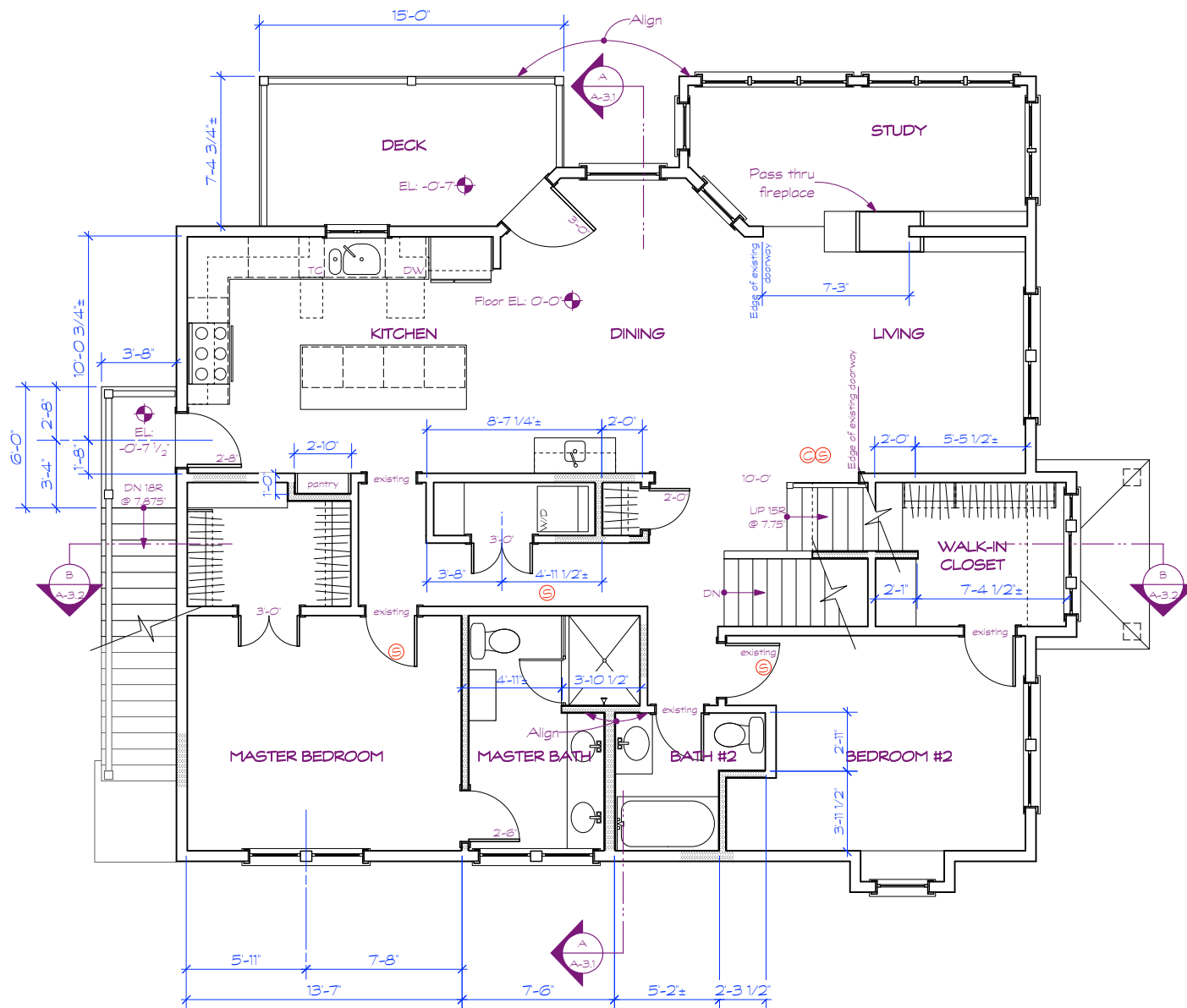


A 1.1
PLAN

PROJECT FOR: 16.361

RENOVATION TO
15 RICKER ROAD
John Kouthouridis
Newton, MA

RELEASES:
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A 1.2

PLAN

PROJECT FOR: 16.361

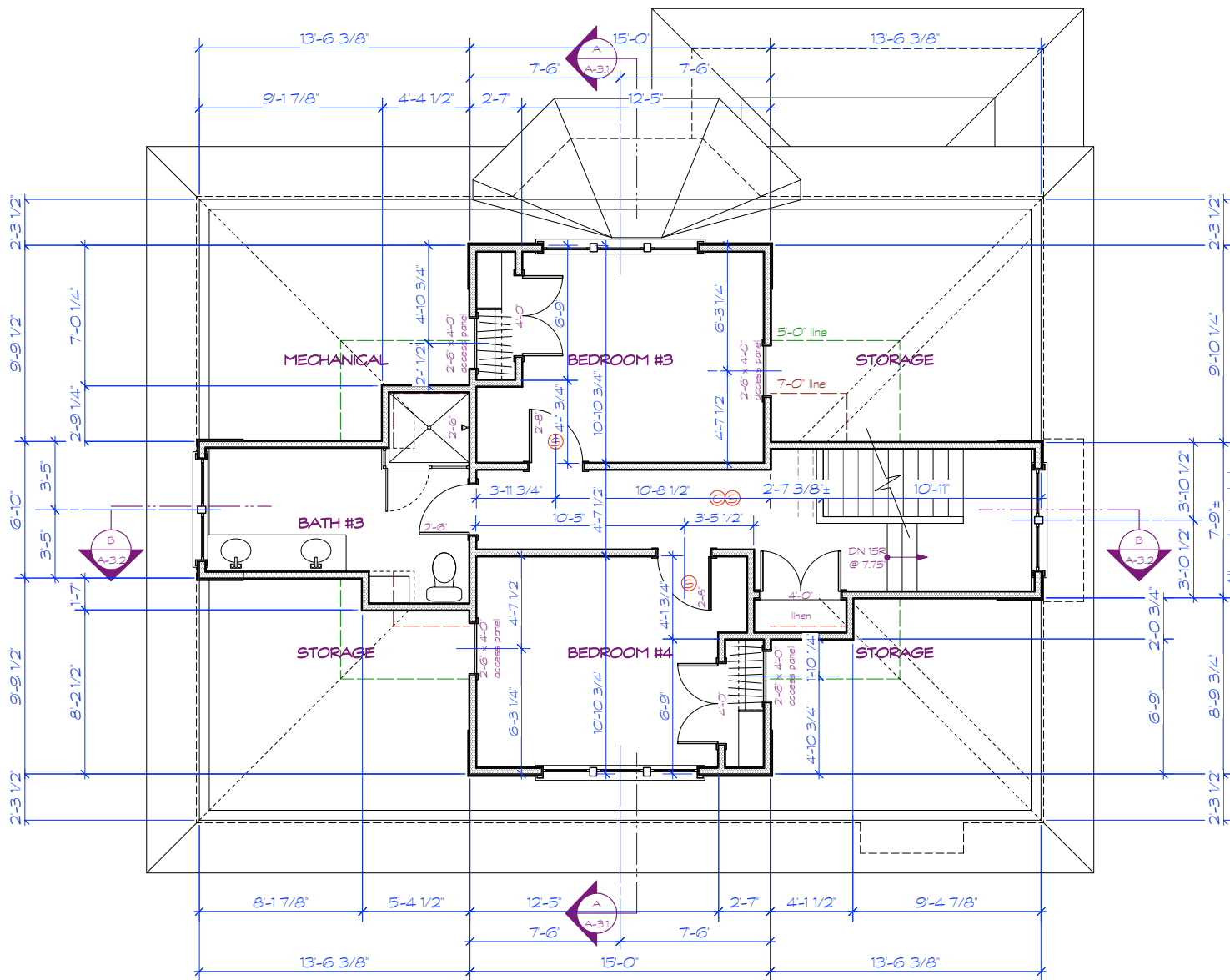
RENOVATION TO
15 RICKER ROAD
 John Kouthouridis
 Newton, MA

RELEASES:
 Permit 17 January 2017
 Special Permit 23 February 2017

SECOND FLOOR PLAN 2

SCALE: 1/4" = 1'-0"

HALF-SIZE SET
 Scale is half that noted, i.e.
 1/4" = 1'-0" becomes 1/8" = 1'-0".



THIRD FLOOR PLAN ③
SCALE: 1/4" = 1'-0"

HALF-SIZE SET
Scale is half that noted, i.e.
1/4" = 1'-0" becomes 1/8" = 1'-0".



A 1.3

PLAN

PROJECT FOR: 16.361
RENOVATION TO
15 RICKER ROAD
 John Kouthouridis
 Newton, MA

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- Notes:**
- Replace all rotting and deteriorating shingles and trim.
 - Replace worn or lose roof shingles.



A 2.1

ELEVATION

PROJECT FOR: 16.361

RENOVATION TO
15 RICKER ROAD

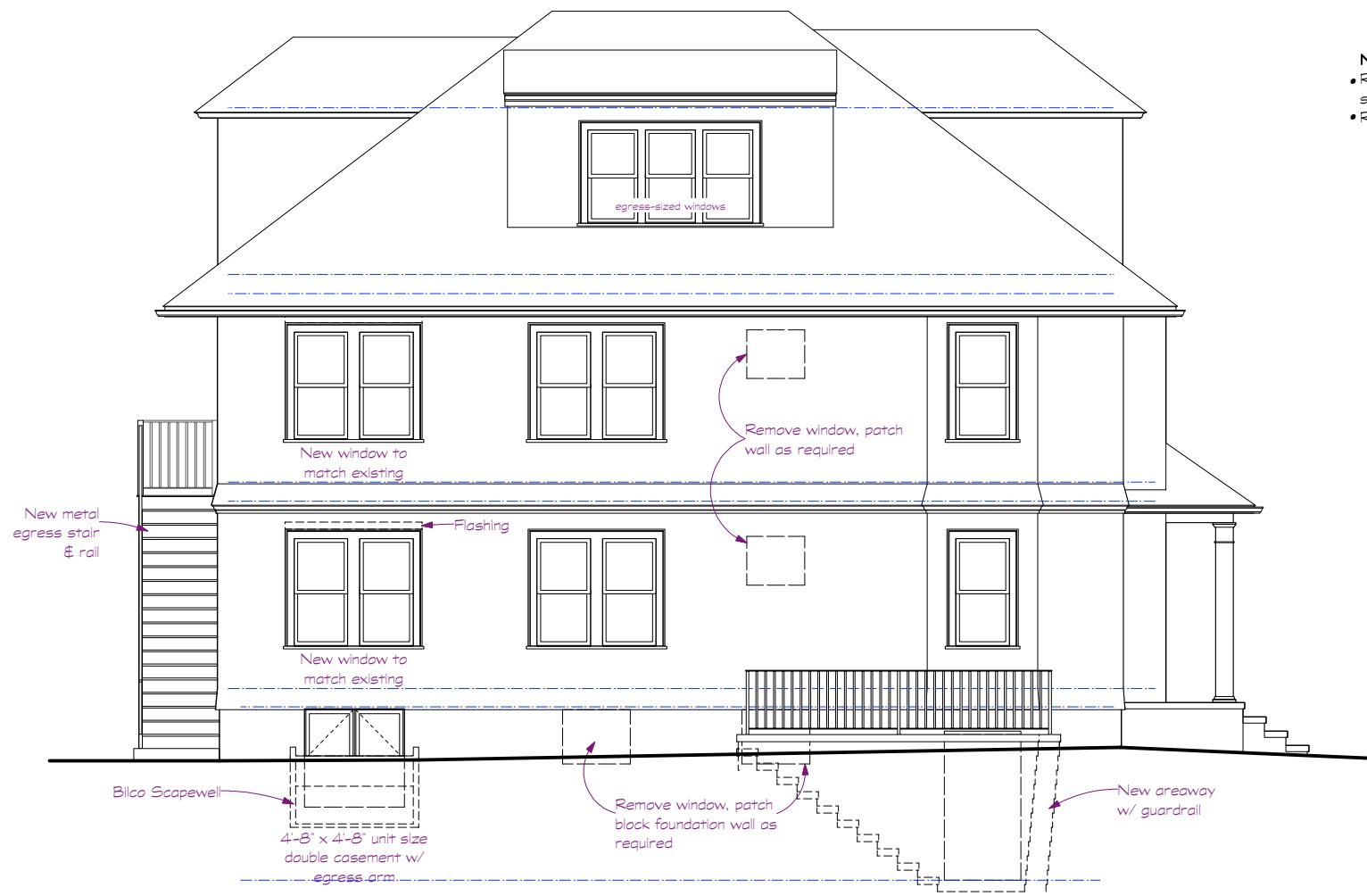
John Kouthouridis
 Newton, MA

RELEASES:

Permit	17 January 2017
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FRONT ELEVATION ①
 SCALE: 1/4" = 1'-0"

HALF-SIZE SET
 Scale is half that noted, i.e.
 1/4" = 1'-0" becomes 1/8" = 1'-0".



- Notes:**
- Replace all rotting and deteriorating shingles and trim.
 - Replace worn or lose roof shingles.



A 2.2

ELEVATION

PROJECT FOR: 16.361

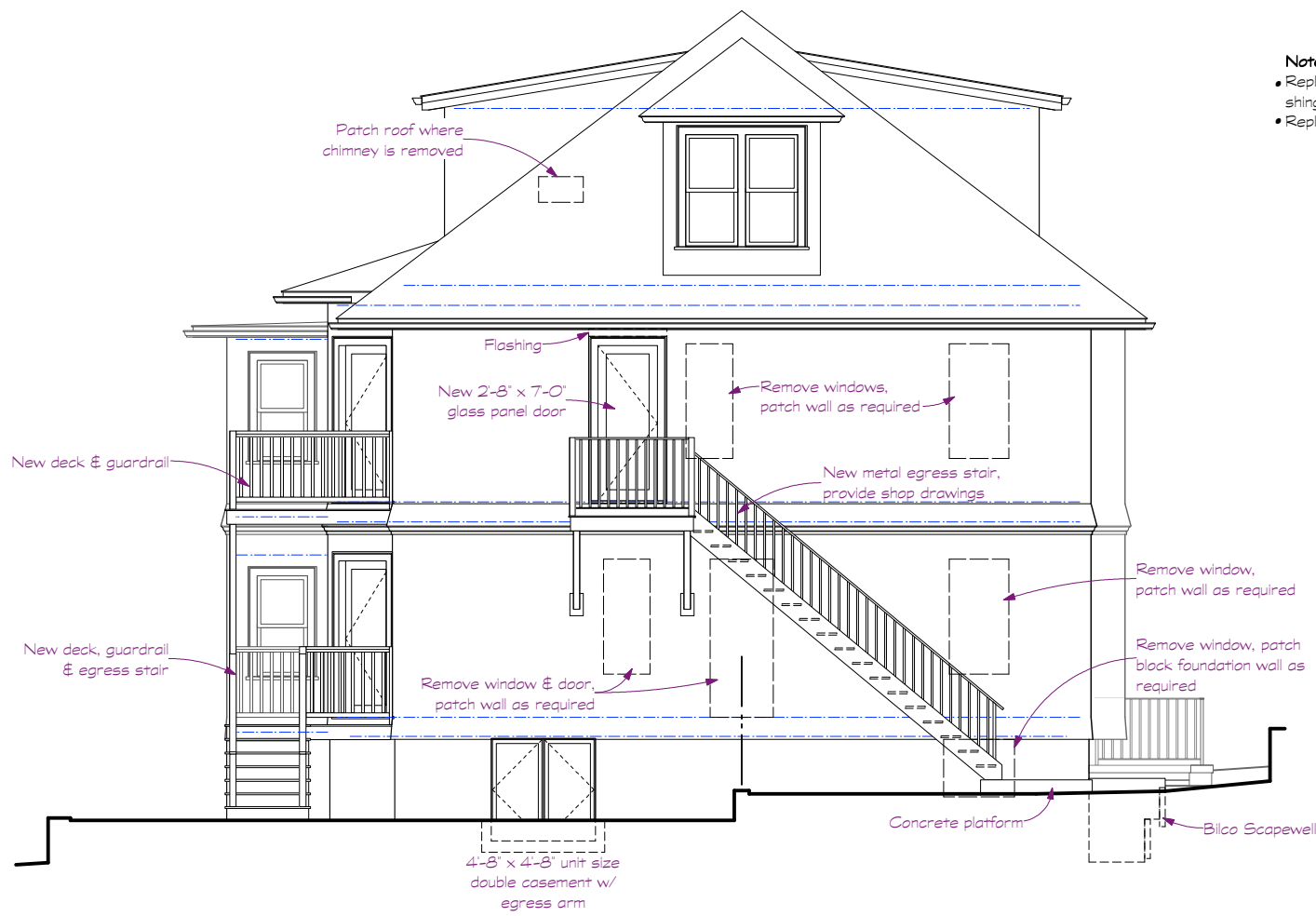
RENOVATION TO
15 RICKER ROAD
 John Kouthourdis
 Newton, MA

RELEASES:

Permit	17 January 2017
Special Permit	23 February 2017

LEFT SIDE ELEVATION (2)
 SCALE: 1/4" = 1'-0"

HALF-SIZE SET
 Scale is half that noted, i.e.
 1/4" = 1'-0" becomes 1/8" = 1'-0".



Notes:

- Replace all rotting and deteriorating shingles and trim.
- Replace worn or lose roof shingles.



A 2.3
ELEVATION

PROJECT FOR: 16.361

RENOVATION TO
15 RICKER ROAD
John Kouthouridis
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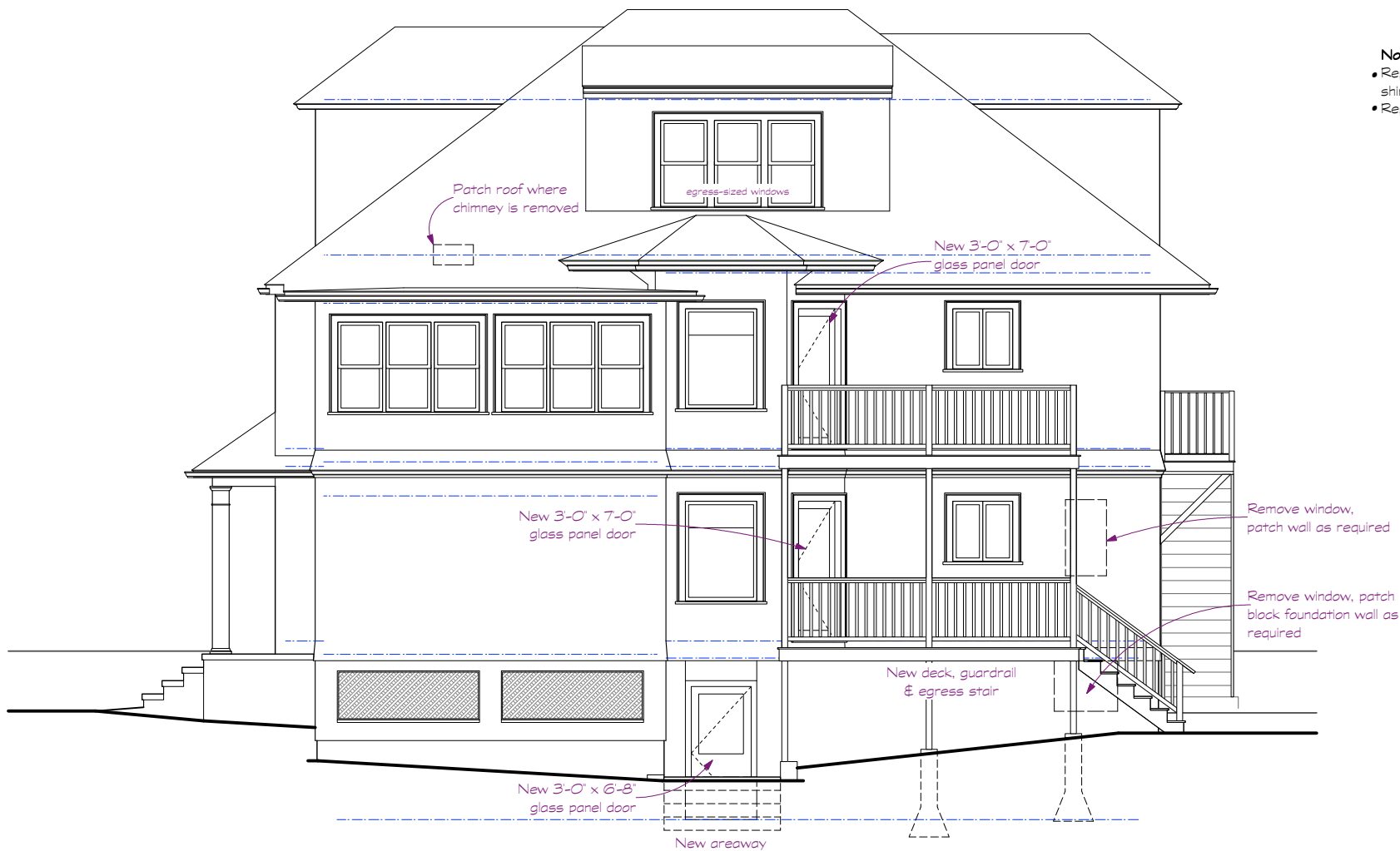
REAR ELEVATION

SCALE: 1/4" = 1'-0"

3

HALF-SIZE SET

Scale is half that noted, i.e.
1/4" = 1'-0" becomes 1/8" = 1'-0".



Notes:

- Replace all rotting and deteriorating shingles and trim.
- Replace worn or loose roof shingles.



A 2.4
ELEVATION

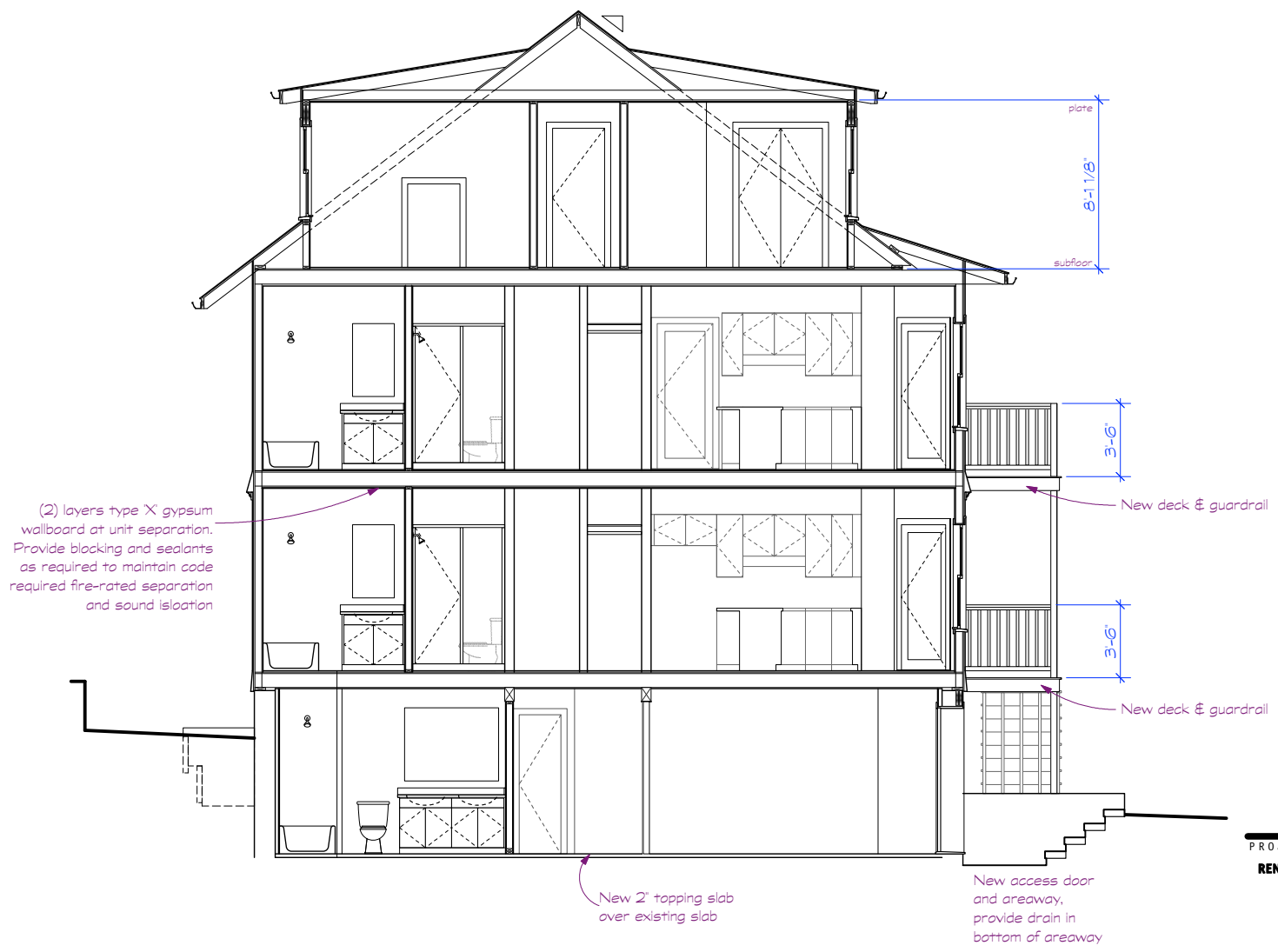
PROJECT FOR: 16.361

RENOVATION TO
15 RICKER ROAD
John Kouthouridis
Newton, MA

RELEASES:
Permit 17 January 2017
Special Permit 23 February 2017

RIGHT SIDE ELEVATION ④
SCALE: 1/4" = 1'-0"

HALF-SIZE SET
Scale is half that noted, i.e.
1/4" = 1'-0" becomes 1/8" = 1'-0".



A 3.1

BUILDING SECTION

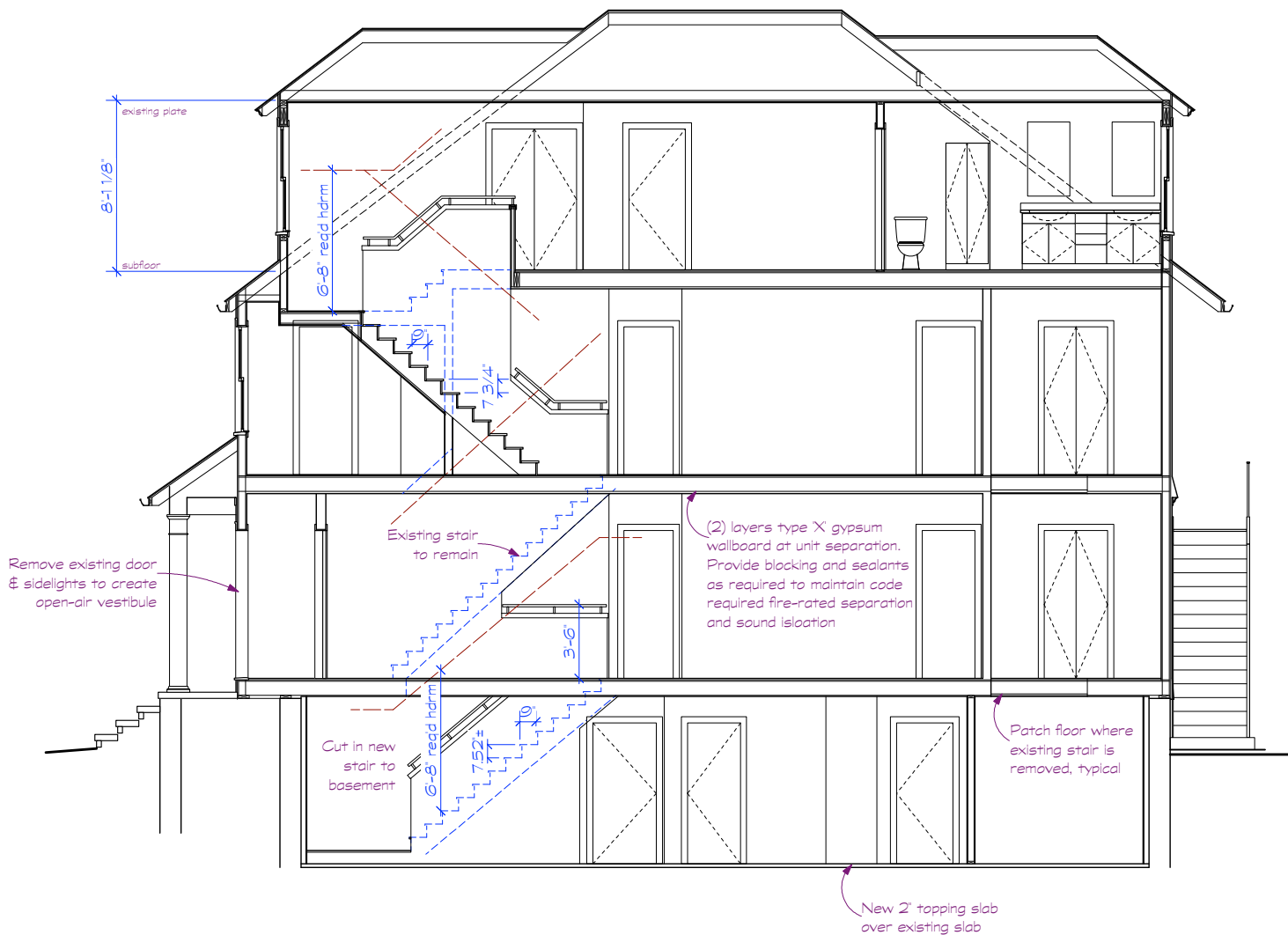
PROJECT FOR: 16.361

RENOVATION TO
15 RICKER ROAD
 John Kouthouridis
 Newton, MA

RELEASES:
 Permit 17 January 2017
 Special Permit 23 February 2017

SECTION A A
 SCALE: 1/4" = 1'-0"

HALF-SIZE SET
 Scale is half that noted, i.e.
 1/4" = 1'-0" becomes 1/8" = 1'-0".



A 3.2

BUILDING SECTION

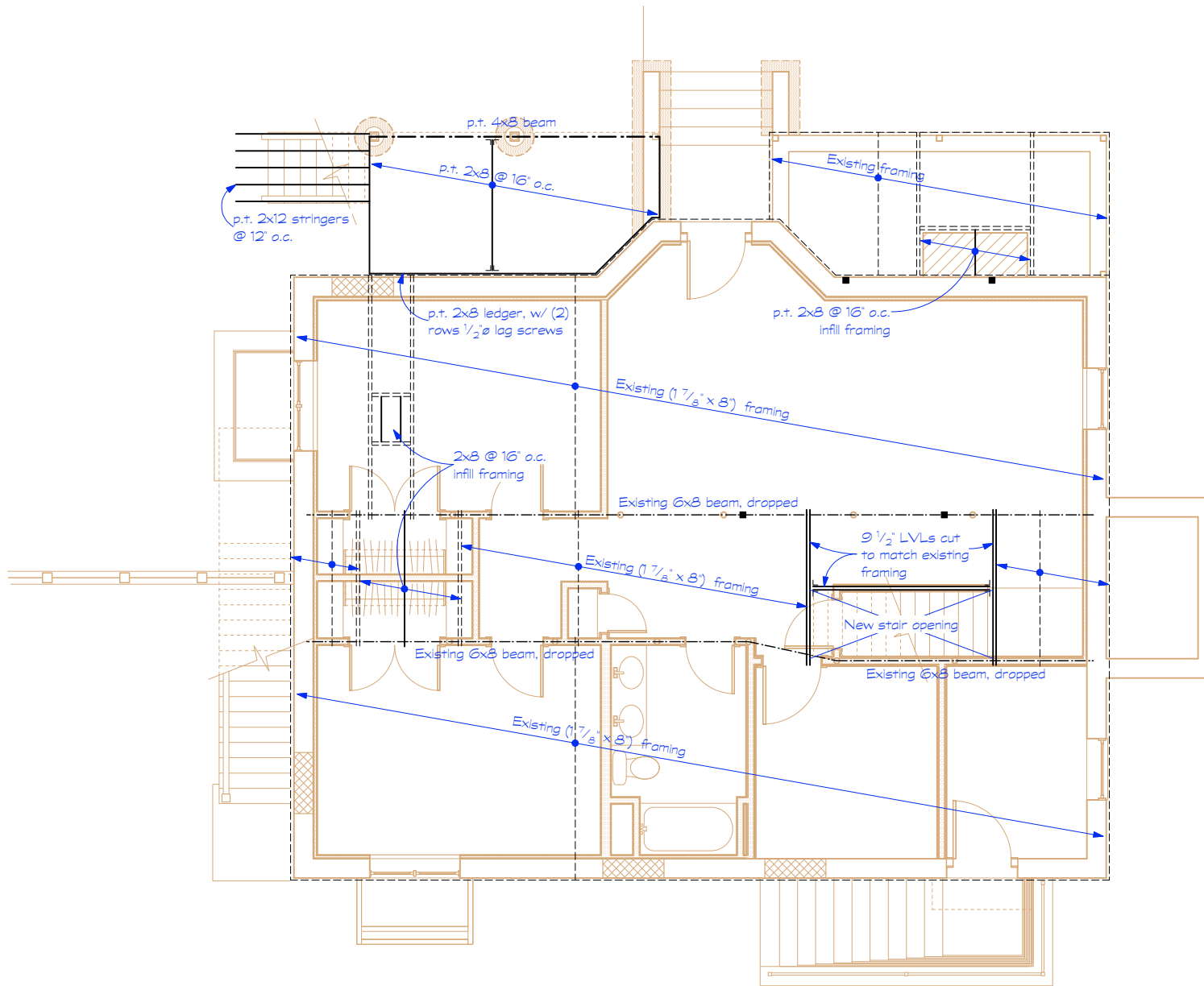
PROJECT FOR: 16.361

RENOVATION TO
15 RICKER ROAD
 John Kouthouridis
 Newton, MA

RELEASES:
 Permit 17 January 2017
 Special Permit 23 February 2017

SECTION B B
 SCALE: 1/4" = 1'-0"

HALF-SIZE SET
 Scale is half that noted, i.e.
 1/4" = 1'-0" becomes 1/8" = 1'-0".



Notes:

- Deflection shall be limited to L/720 on clear spans over 12 feet. Deflection shall be limited to L/480 for all other spans.
- All LVL's are 1 3/4" width unless otherwise specified.
- Follow manufacturer's specifications and limitations for installation, cutting, notching, drilling and, reinforcing of all engineered lumber.
- Headers are (2) 2x10s unless otherwise specified.
- Block and post solid at all concentrated load points down to foundation.
- Provide all necessary fire stops at all required locations.

LEGEND

- Interior bearing wall
- Post up
- Post down, minimum width equal to beam supported



A 5.1
FRAMING

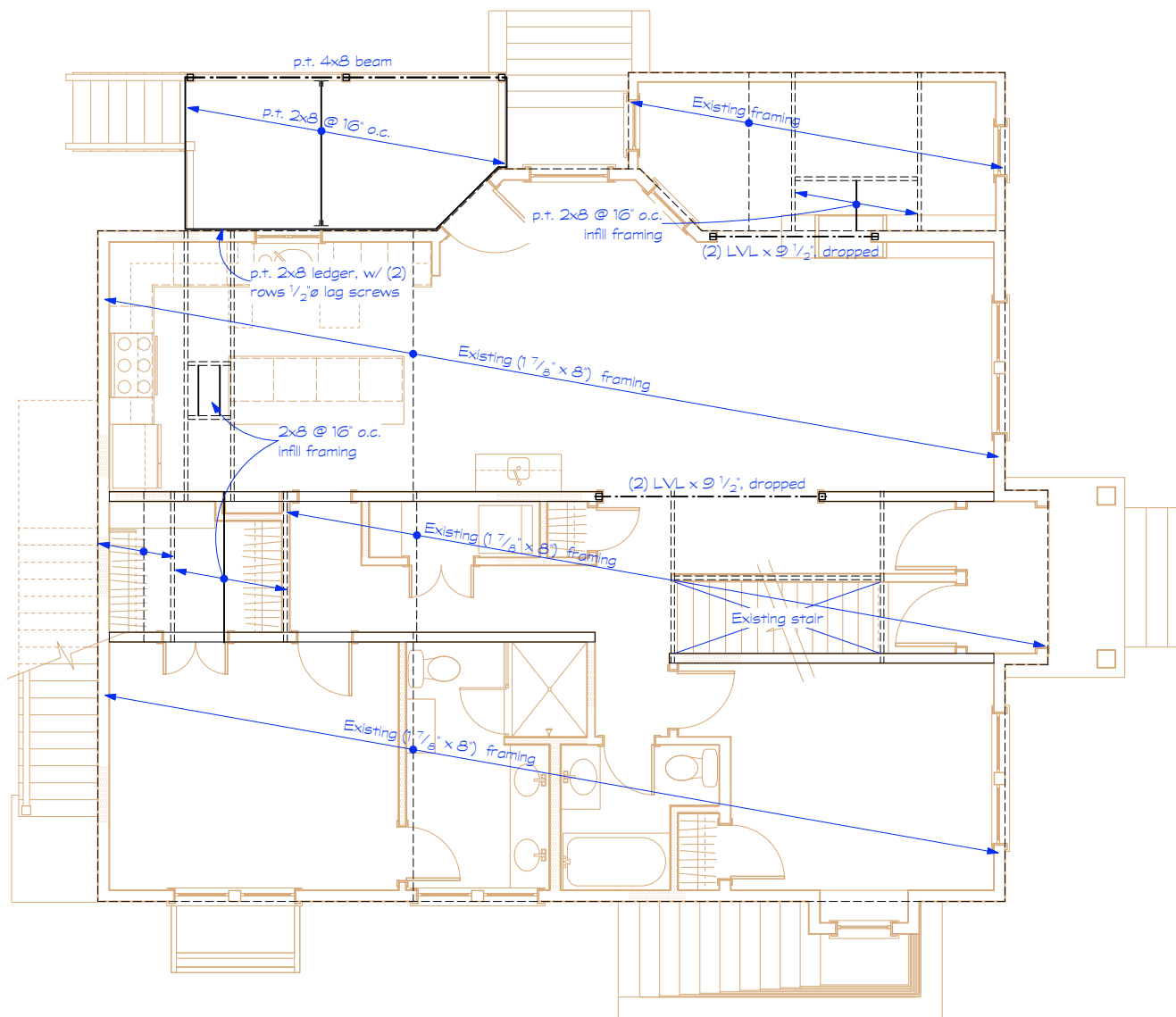
PROJECT FOR: 16.361

RENOVATION TO
15 RICKER ROAD
John Kouthouridis
Newton, MA

RELEASES:
Permit 17 January 2017
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FIRST FLOOR FRAMING 1
SCALE: 1/4" = 1'-0"

HALF-SIZE SET
Scale is half that noted, i.e.
1/4" = 1'-0" becomes 1/8" = 1'-0".



- Notes:**
- Deflection shall be limited to L/720 on clear spans over 12 feet. Deflection shall be limited to L/480 for all other spans.
 - All LVL's are 1 3/4" width unless otherwise specified.
 - Follow manufacturer's specifications and limitations for installation, cutting, notching, drilling and, reinforcing of all engineered lumber.
 - Headers are (2) 2x10s unless otherwise specified.
 - Block and post solid at all concentrated load points down to foundation.
 - Provide all necessary fire stops at all required locations.

- LEGEND**
- Interior bearing wall
 - Post up
 - Post down, minimum width equal to beam supported



A 5.2

FRAMING

PROJECT FOR: 16.361

RENOVATION TO
15 RICKER ROAD
 John Kouthouridis
 Newton, MA

RELEASES:

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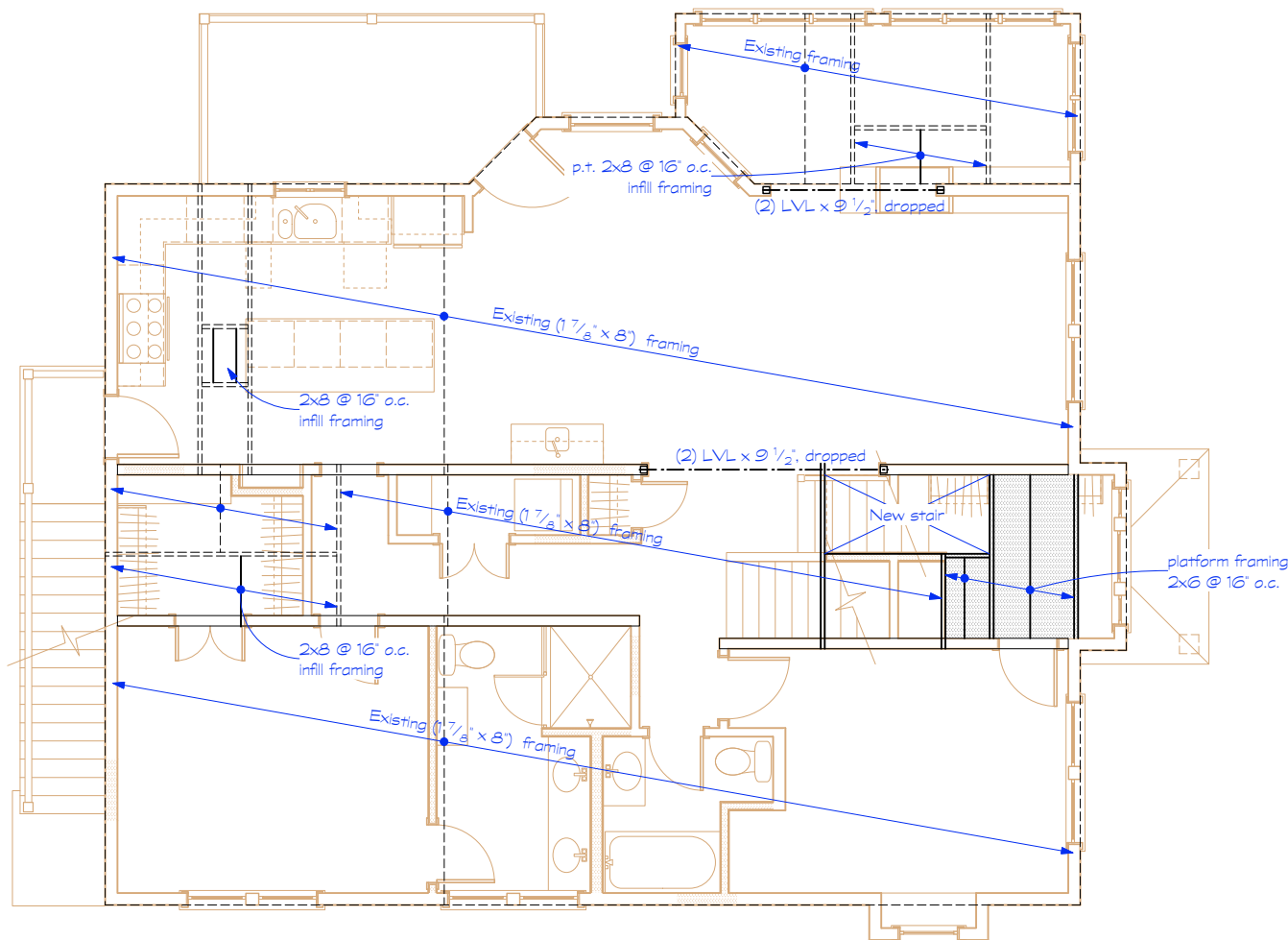
SECOND FLOOR FRAMING 2

SCALE: 1/4" = 1'-0"

HALF-SIZE SET
 Scale is half that noted, i.e.
 1/4" = 1'-0" becomes 1/8" = 1'-0".

Notes:

- Deflection shall be limited to L/720 on clear spans over 12 feet. Deflection shall be limited to L/480 for all other spans.
- All LVL's are 1³/₄" width unless otherwise specified.
- Follow manufacturer's specifications and limitations for installation, cutting, notching, drilling and, reinforcing of all engineered lumber.
- Headers are (2) 2x10s unless otherwise specified.
- Block and post solid at all concentrated load points down to foundation.
- Provide all necessary fire stops at all required locations.



LEGEND

- Interior bearing wall
- Post up
- Post down, minimum width equal to beam supported



A 5.3
FRAMING

PROJECT FOR: 16.361

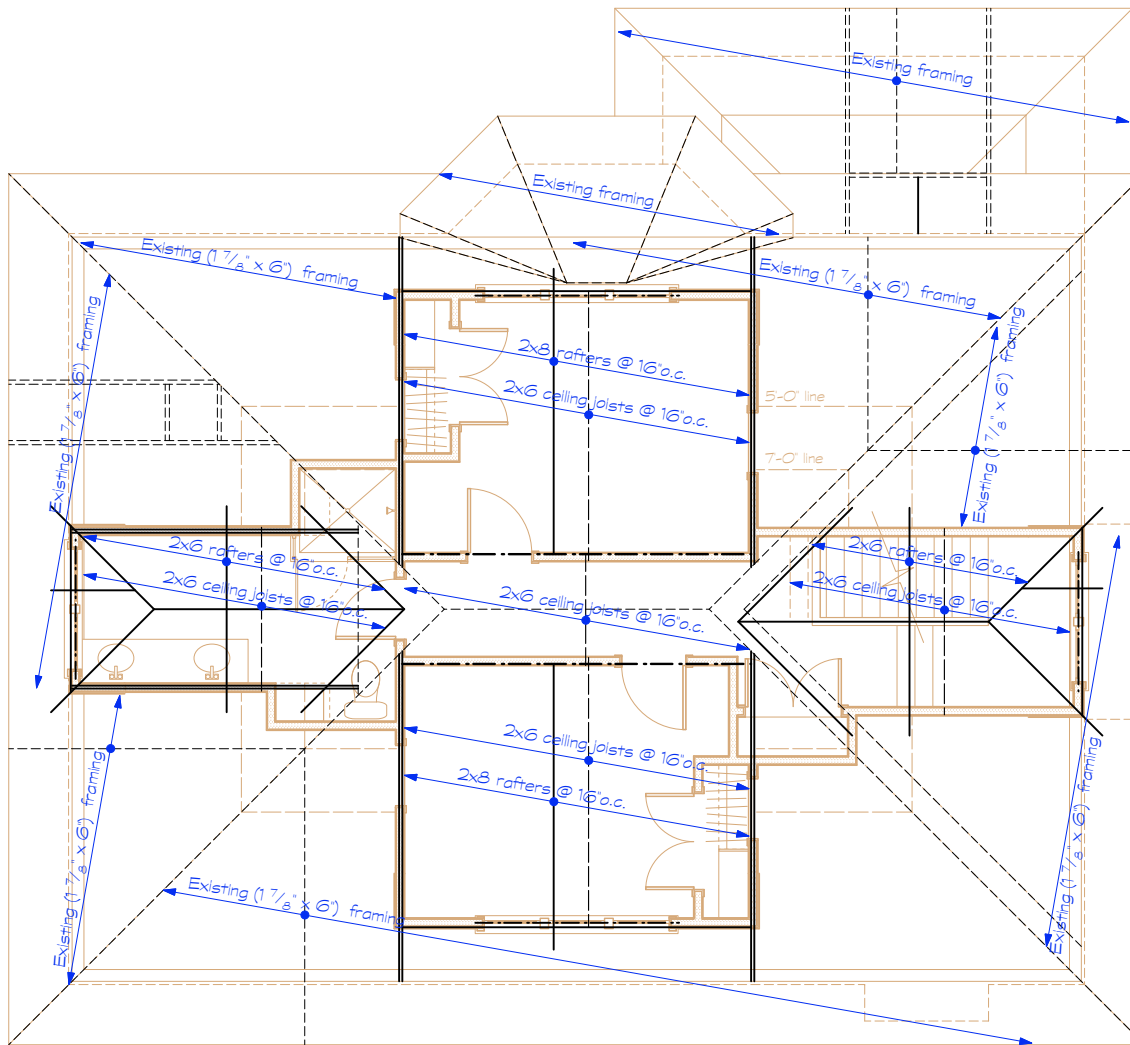
RENOVATION TO
15 RICKER ROAD
John Kouthouridis
Newton, MA

RELEASES:
Permit 17 January 2017
Special Permit 23 February 2017

THIRD FLOOR FRAMING 3

SCALE: 1/4" = 1'-0"

HALF-SIZE SET
Scale is half that noted, i.e.
1/4" = 1'-0" becomes 1/8" = 1'-0".



Notes:

- Framing members are 2x12s @ 16' o.c. unless otherwise specified.
- Ridges are to be 2x12 unless otherwise noted.
- Deflection shall be limited to L/360 on rafters w/ attached ceiling. Deflection shall be limited to L/240 for all other spans.
- All LVL's are 1 3/4" width unless otherwise specified.
- Follow manufacturer's specifications and limitations for installation, cutting, notching, drilling and reinforcing of all engineered lumber.
- Headers are (2) 2x10s unless otherwise specified.
- Block and post solid at all concentrated load points down to foundation.
- Install hurricane ties at every rafter.
- Provide all necessary fire stops at all required locations.

LEGEND

- Interior bearing wall
- Post up
- Post down, minimum width equal to beam supported
- ▨ Overframing



A 5.4
FRAMING

PROJECT FOR: 16.361

RENOVATION TO
15 RICKER ROAD
John Kouthouridis
Newton, MA

RELEASES:
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ROOF FRAMING

SCALE: 1/4" = 1'-0"

(R)

HALF-SIZE SET

Scale is half that noted, i.e. 1/4" = 1'-0" becomes 1/8" = 1'-0".