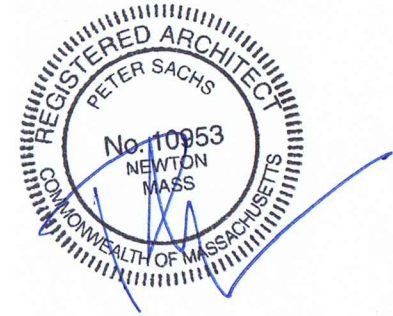


# DIOURI RESIDENCE

208 HOMER ST.  
NEWTON, MA



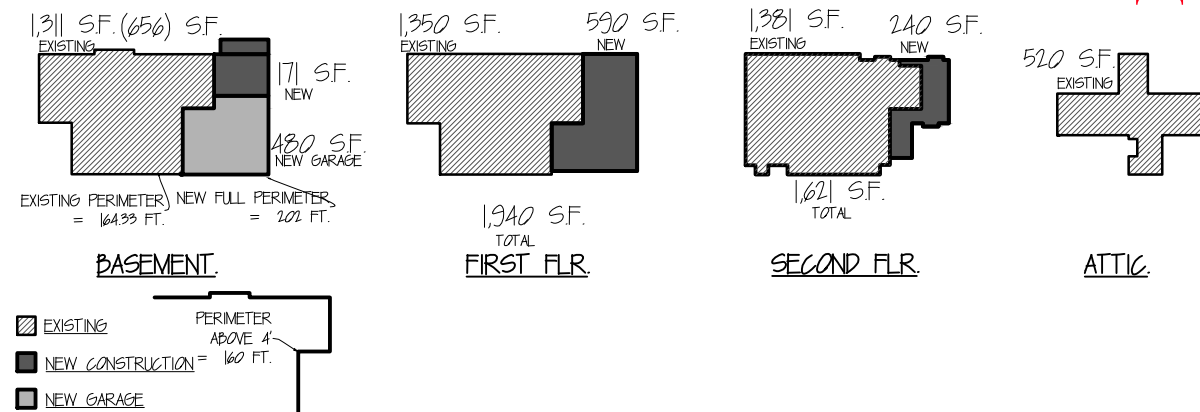
## General Notes

### A. General notes


- Prior to commencing work, the contractor shall become familiar with the intent of the Architectural plans, inspect the site and be fully responsible for reporting to the Architect any discrepancies between the dimensions, elevations and/or locations indicated on the drawings and those that actually exist on the site.
- If in the course of the construction, a condition exists which disagrees with the intention of the plans or disagrees with what is indicated on the plans or in the specifications, the contractor is to stop work and notify the Architect.
- The Contractor shall apply for, obtain and pay for all required permits, inspections and other applicable state and municipal regulations and requirements. No construction work of any kind shall commence without a Building Permit from the municipality of jurisdiction.
- The contractor shall be responsible for the overall coordination and supervision including dimensions, layout and specifications related to his own sub-contractors. The contractor shall require the sub-contractors to visit the site and become familiar with the plans and specifications for their portion of the work.
- The contractor shall coordinate all "as built" surveys required by code.
- The contractor and all sub-contractors shall be solely responsible for compliance with all federal, state, and municipal safety regulations and requirements, including but not limited to the regulations of OSHA, AGC, and ASA, the Massachusetts Building Code; Fuel, Gas Plumbing and Electrical codes of the State of Massachusetts. This includes contacting Dig- Safe prior to any excavation. All workers employed by the General Contractor or by the Owner or by any subcontractors either directly or indirectly shall be covered by a Workman Compensation Policy and General Liability without exception. It shall not be the responsibility of the Architect to enforce compliance or administer or regulate compliance of this policy.
- The Architect shall not be responsible for enforcement specific safety regulations or the enforcement of compliance by the General Contractor to any or all of the requirements of the General Notes section of these drawings.
- The existing conditions indicated are from field measurement. All conditions and dimensions are based on visual observation. The Architect makes no representation as to the structural integrity or code compliance of existing conditions that are not readily visible.
- The contractor shall meet all the "U" value requirements of the State Energy Code for walls, floors, ceilings, windows and doors. Window "U" value of .340
- The contractor shall determine with the assistance of a Mechanical Engineer the required heating and air conditioning equipment and elements necessary for the new and existing spaces.

DRAWING LIST	
SHEET NUMBER	DESCRIPTION
<b>ARCHITECTURAL</b>	
A-0	TITLE SHEET
A-1	PROPOSED BASEMENT PLAN
A-2	PROPOSED FIRST FLOOR PLAN
A-3	PROPOSED SECOND FLR PLAN
A-4	PROPOSED ATTIC FLR PLAN
A-5	PROPOSED ROOF PLAN
A-6	ELEV. 1 - PROPOSED FRONT
A-7	ELEV. 2 - PROPOSED RIGHT
A-8	ELEV. 3 - PROPOSED BACK
A-9	ELEV. 4 - PROPOSED LEFT
A-10	WINDOWS AND DOOR SCHEDULE
A-11	SECTION 1
A-12	SITE - BASEMENT
A-13	SITE - FIRST FLR
<b>STRUCTURAL</b>	
S-1	STRUCTURAL SPECIFICATIONS
S-2	FOUNDATION PLAN
S-3	FIRST FLOOR FRAMING
S-4	SECOND FLOOR FRAMING
S-05	ROOF FRAMING
S-6	DETAILS
<b>ELECTRICAL</b>	
E-1	BASEMENT
E-2	FIRST FLOOR
E-3	SECOND FLOOR
APRIL 19, 2017	

F.A.R. CALCULATION (FLOOR AREA RATIO)			
LOT:	8,320.00 S.F.		
ZONE:	SR-2		
ALLOWABLE FAR:	0.41		
MAXIMUM ALLOWABLE SF.	3,411.00 S.F.		
EXISTING FAR:	0.52		
EXISTING SF.:	4,343.00 S.F.		
PROPOSED FAR:	0.610		
TOTAL PROPOSED SF.:	5,063.00 S.F.		
F.A.R. AREAS			
	EXISTING	ADDITIONAL PROPOSED	TOTAL PROPOSED
BASEMENT	656.00 S.F.	326.00 S.F.	982.00 S.F.
ATTACHED GARAGE - INCLUDED IN PROPOSED BASEMENT CALCULATION	0.00 S.F.	0.00 S.F.	0.00 S.F.
FIRST FLOOR	1350.00 S.F.	590.00 S.F.	1940.00 S.F.
SECOND FLOOR	1381.00 S.F.	240.00 S.F.	1621.00 S.F.
ATTIC FLOOR	520.00 S.F.	0.00 S.F.	520.00 S.F.
DETACHED GARAGE	280.00 S.F.	-280.00 S.F.	0.00 S.F.
<b>TOTALS (FAR ONLY)</b>	<b>4187.00 S.F.</b>	<b>876.00 S.F.</b>	<b>5063.00 S.F.</b>



PROGRESS SET

DIOURI RESIDENCE 208 HOMER ST. NEWTON, MA	TITLE SHEET SCALE: N.T.S.
<b>Peter Sachs Architect</b> N.C.A.R.B. - A.I.A. 20 Hunter St. Newton, MA 02465	Date & Revision 05/10/2017
Tel.: 617-527-5777 or Cell 617-312-5045 E-Mail: <a href="mailto:petersachs@gmail.com">petersachs@gmail.com</a> <a href="http://www.petersachsarchitect.com">www.petersachsarchitect.com</a>	 A-0

6/16/2017

208 Homer Rd - I - Arch(Prop).dwg