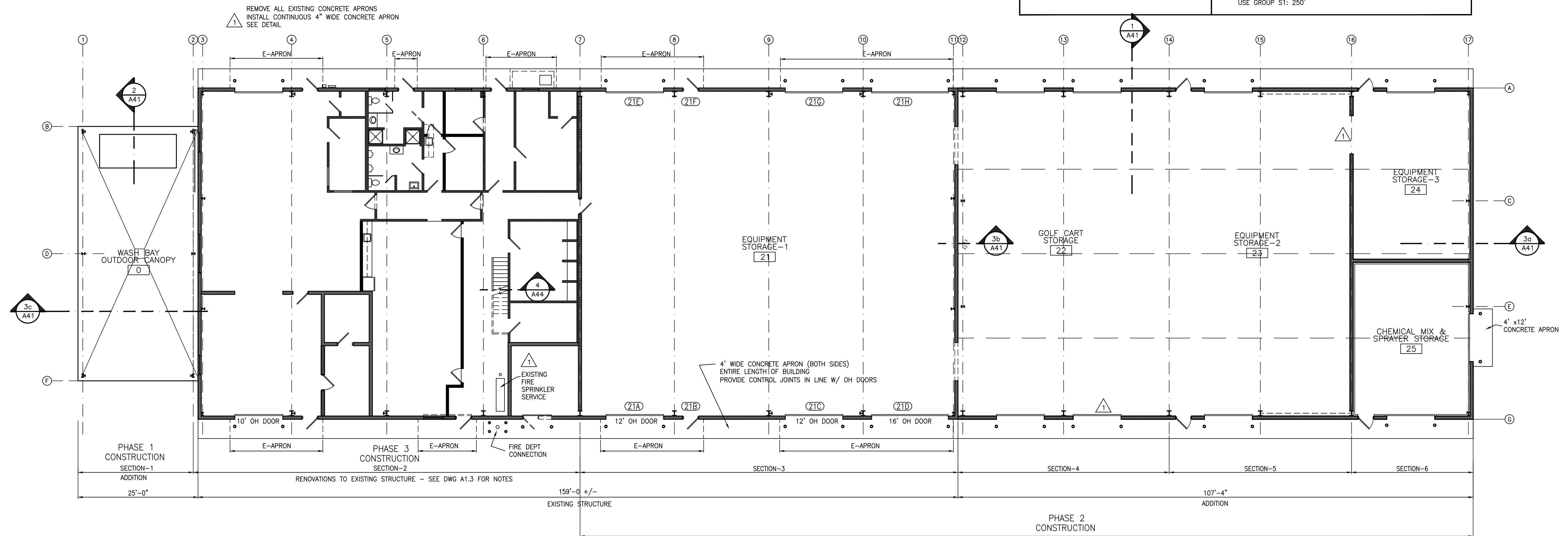


Exterior Building Shell Materials		Insulation Materials	
<p>WALLS - UPPER SECTION STYLE: MATCH EXISTING SIMILAR TO MBCI NuWall or EQUAL THICKNESS: 26ga WIDTH: 36" FASTENING: EXPOSED FINISH: PAINT COLOR: TBD FROM MFG. STANDARDS EXISTING STEEL PANELS: PREP & PAINT</p> <p>ROOF STYLE: STEEL STANDING SEAM THICKNESS: 24ga WIDTH: 24" FASTENING: CONCEALED FINISH: GALVALUME</p> <p>WALLS - LOWER SECTION 8" SPLIT FACE CONCRETE BLOCK MATCH EXISTING TEXTURE & COLOR</p> <p>SEE DETAILS FOR ADDITIONAL NOTES</p>	<p>OVERHEAD DOOR MFG: OVERHEAD MODEL: 492 THERMACORE TRACK: STANDARD LIFT MISC: JAMB WEATHER SEALS HEAVY DUTY HARDWARE CENTER HINGES OPERATION: MOTOR COLOR: TBD</p> <p>DOORS: HOLLOW METAL MFG: STEELCRAFT OR EQUAL TYPE: "L" SERIES FACE SHEETS: STEEL 18ga CORE: POLYSTYRENE FINISH: FACTORY APPLIED BAKED ON RUST INHIBITING PRIMER FINISH COAT- FIELD PAINTED GLASS: 1/4" TEMPERED (SEE DOOR SCH)</p> <p>FRAMES: PRESS METAL MFG: STEELCRAFT TYPE: "F" SERIES THICKNESS: 16ga CORNERS: WELDED FINISH: FACTORY APPLIED BAKED ON RUST INHIBITING PRIMER FINISH COAT- FIELD PAINTED COLOR: TO BE DETERMINED</p>	<p>INSULATION FOR HEATED AREA ROOF ASSEMBLY 6" VINYL WRAPPED R19 INSULATION BETWEEN PURLINS FACING: WP-10 SEAL: SINGLE SEAL TAB SUPPORTED W/ 1" STEEL BANDING THERMAL TAPE ON PURLINS 4" VINYL WRAPPED R13 INSULATION OVER PURLINS</p> <p>WALL ASSEMBLY THERMAL TAPE ON GIRTS 4" VINYL WRAPPED R13 INSULATION OVER GIRTS FACING: WMP-10 SEAL: SINGLE SEAL TAB 4" VINYL WRAPPED R13 INSULATION BETWEEN GIRTS 1" STEEL STRAPS @ 36" OC</p> <p>INSULATION FOR UNHEATED AREAS ROOF ASSEMBLY THERMAL TAPE ON PURLINS 4" VINYL WRAPPED R13 INSULATION OVER PURLINS FACING: WMP-10 SEAL: SINGLE SEAL TAB</p> <p>WALL ASSEMBLY THERMAL TAPE ON GIRTS 4" VINYL WRAPPED R13 INSULATION OVER GIRTS FACING: WMP-10 SEAL: SINGLE SEAL TAB</p>	

OWNERS PROPOSED SCHEDULE
<p>PHASE 1 SITE WORK ADDITION-SECTION 1 BALANCE OF SITE IMPROVEMENTS</p> <p>PHASE 2 RENOVATION-SECTION 3 ADDITION-SECTION 4-5-6 ROOF REPLACEMENT-SECTIONS 2-3</p> <p>PHASE 3 RENOVATIONS-SECTION 2</p>
LIST OF DRAWINGS
<p>A1.1 MASTER FLOOR PLAN A1.2 PARTIAL FLOOR PLANS-ADDITIONS A1.3 PARTIAL FLOOR PLAN-SECTION 2 A2.1 EXTERIOR ELEVATIONS-ADDITION 2 A2.2 EXTERIOR ELEVATIONS-ADDITION 1 A4.1 BUILDING SECTIONS A4.2 WALL SECTIONS A4.3 WALL SECTIONS A4.4 SECTION & INTERIOR ELEVATION A9.1 ROOM FINISH & DOOR SCHEDULE S-1 FOUNDATION PLAN S-2 FOUNDATION DETAILS</p>

BUILDING DESCRIPTION
<p>EXISTING SIZE: 159' x 69' AREA: 10,971 GSF</p> <p>ADDITIONS SIZE: 25' x 53' 107' x 69' AREA: 8,708 GSF</p> <p>TOTAL AREA: 19,679 HEIGHT: 20' +/-</p> <p>FOUNDATION: CONCRETE FLOOR: CONCRETE SLAB ON GRADE STRUCTURE: STEEL FRAMES, GIRTS, PURLINS WALLS: CONCRETE BLOCK & STEEL PANELS ROOF: STEEL PANELS, VINYL WRAPPED INSULATION</p> <p>FULL COVERAGE FIRE SUPPRESSION SYSTEM</p>

MASSACHUSETTS STATE BUILDING CODE 9th Edition IBC 2015 + MA AMENDMENTS
<p>CHAPTER 3 - OCCUPANCY CLASSIFICATIONS SECTION 311.3 - S1-STORAGE, MODERATE HAZARD SECTION 508.2-ACCESSORY USE</p> <p>CHAPTER 5 HEIGHT & AREA TYPE OF CONSTRUCTION: IIB + FIRE SPRINKLER SYSTEM</p> <p>TABLE 504.3-ALLOWABLE BUILDING HEIGHTS USE GROUP S: 75ft</p> <p>TABLE 504.4-ALLOWABLE STORIES USE GROUP S1 - 3 STORIES</p> <p>TABLE 506.2-ALLOWABLE AREA USE GROUP S1 - 70,000sf</p> <p>CHAPTER 6 - TYPE OF CONSTRUCTION TABLE 601-FIRE RESISTANCE RATING FOR BUILDING ELEMENTS TYPE 2B-ZERO RATING FOR ALL BUILDING ELEMENTS</p> <p>TABLE 602-FIRE RESISTANCE RATINGS FOR EXTERIOR WALLS SEPARATION DISTANCE GREATER THAN 30' - ZERO FIRE RATING</p> <p>CHAPTER 9-FIRE PROTECTION SYSTEM USE GROUP S1 - FOR FIRE AREAS OVER 12,000 sf</p> <p>CHAPTER 10-MEANS OF EGRESS TABLE 1004.1.2 MAXIMUM FLOOR AREA PER OCCUPANT WAREHOUSE: 500sf PER OCCUPANT THEREFORE, MAXIMUM OCCUPANCY: FLOOR: 19,879 / 500 = 20 OCCUPANTS</p> <p>TABLE 1006.2.1 SPACES WITH ONE EXIT ACCESS DOORWAY MAXIMUM COMMON PATH OF TRAVEL-100' (LESS THEN 30 OCCUPANTS)</p> <p>TABLE 1017.2-EXIT ACCESS TRAVEL DISTANCE USE GROUP S1: 250'</p>



Floor Plan
Scale: 1" = 10' 24 x 36 sheet

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Notes:

OWNER'S CONSTRUCTION PHASES
PHASE 1- SITE WORK PLUS WASH BAY CANOPY
PHASE 2- ADDITION PLUS ROOF REPLACEMENT
PHASE 3- INTERIOR RENOVATION FOR SECTION 2

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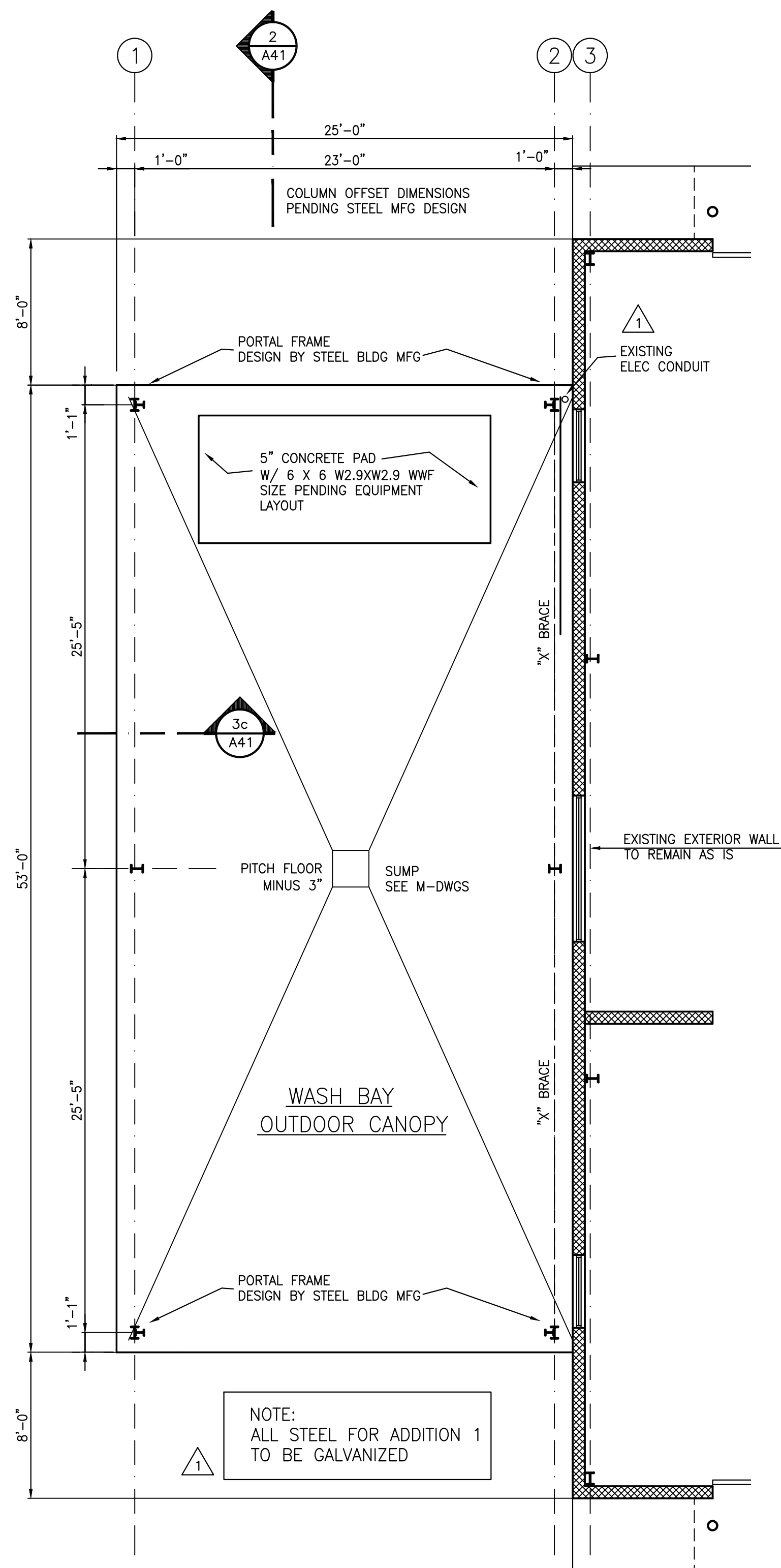
Date: June 10, 2021

Drawn by: DRP

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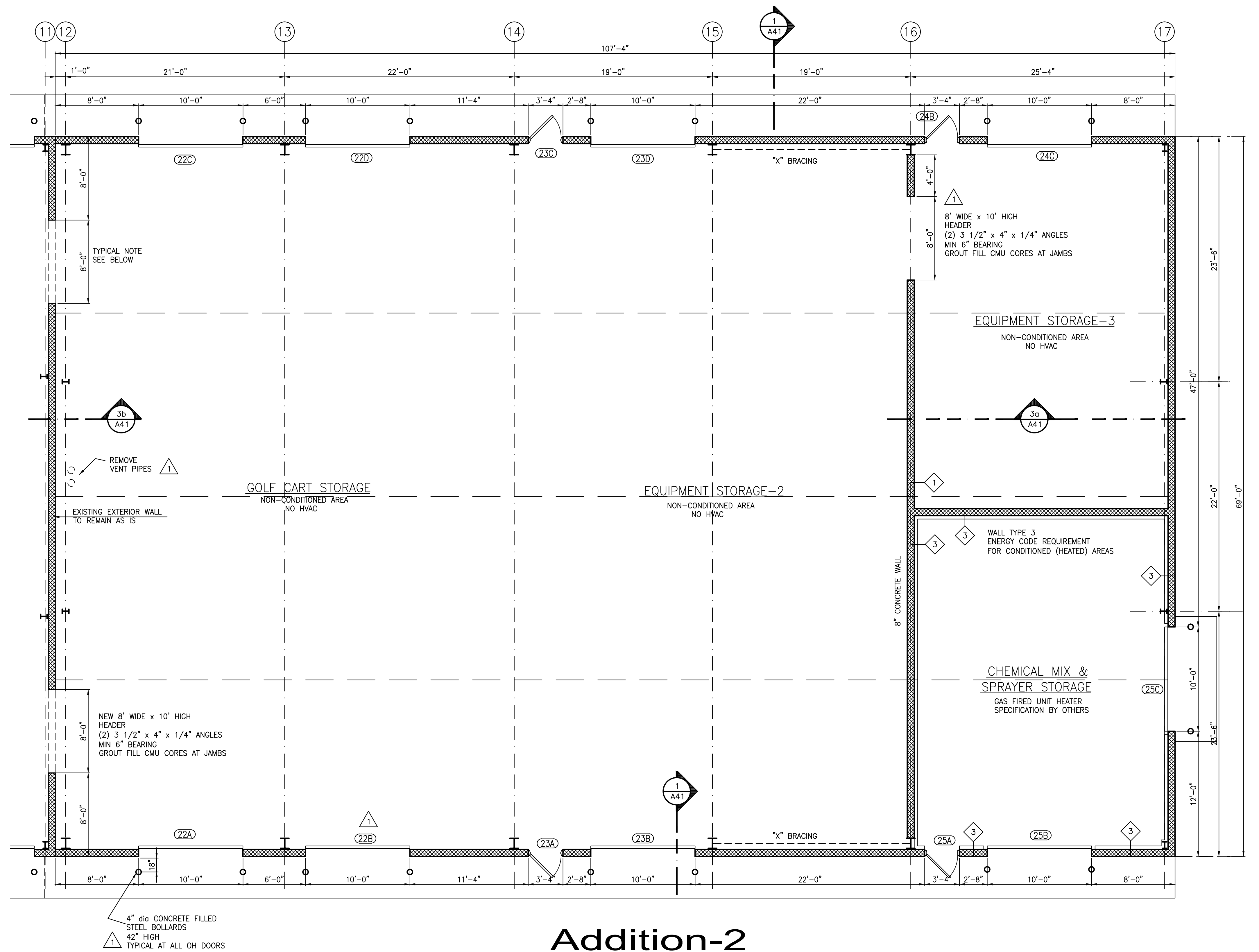
Drawing No.
A1.1

Sheet 1 of 12



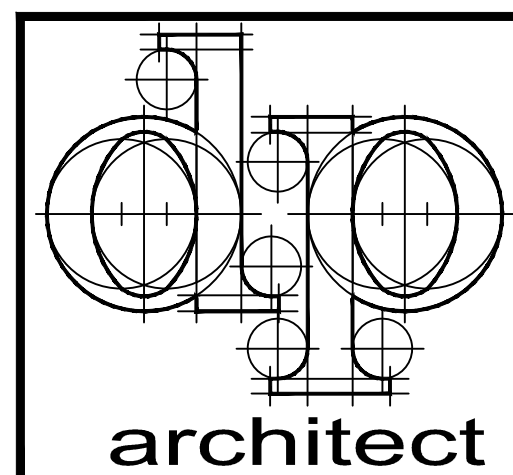
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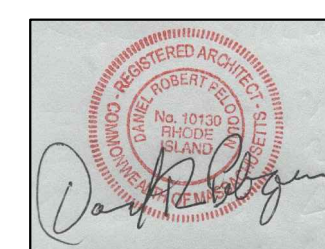
Addition-2

Scale: 3/16" = 1'-0" 24 x 36 sheet



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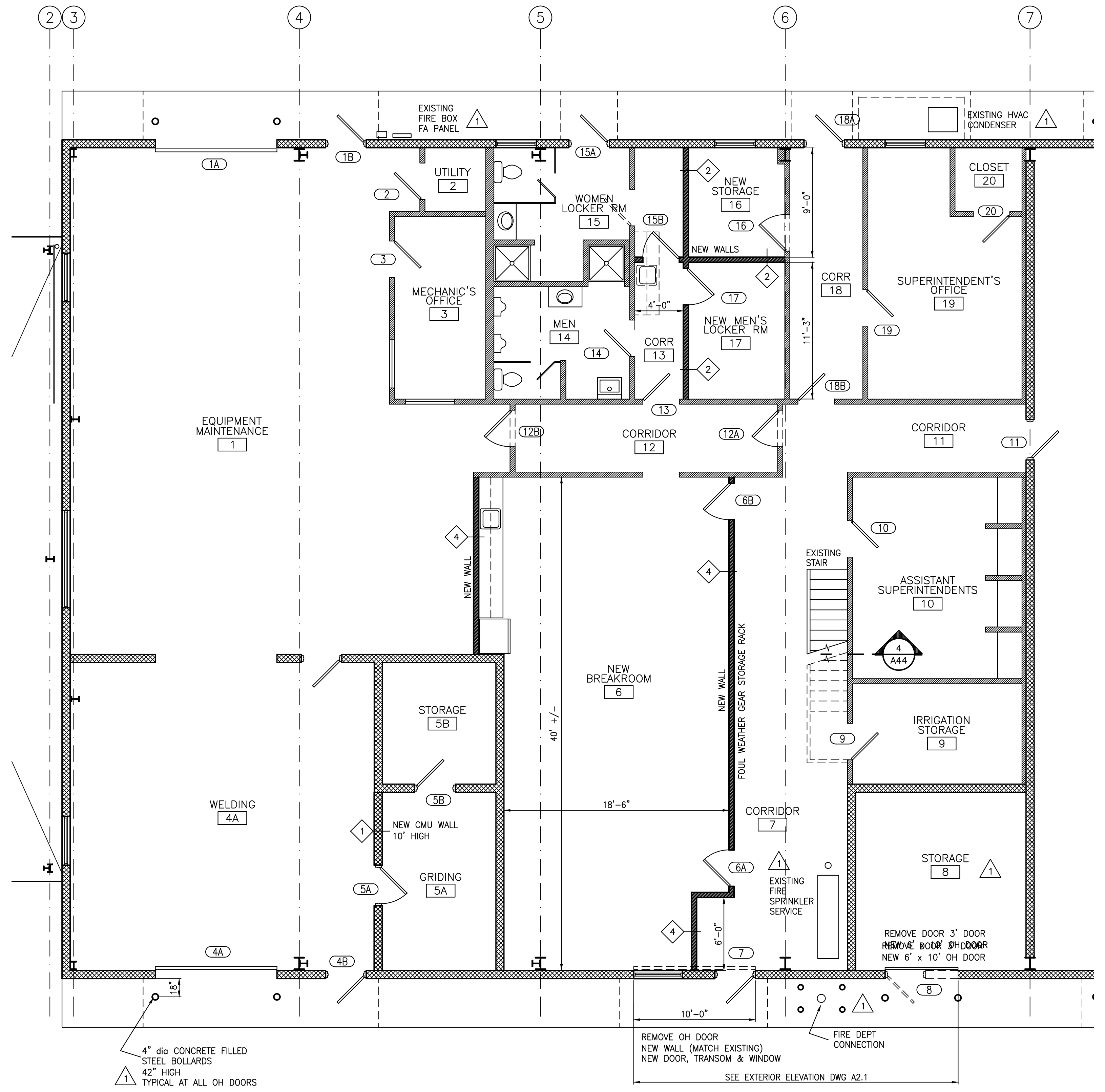
Sheet Contents

Partial
Floor Plans
Additions

Drawing No.

A1.2

Sheet 2 of 12



Wall Types

1	8" CONCRETE BLOCK HORIZONTAL JOINT REINFORCING @ 16" OC #4 VERTICAL RE-BARS @ 32" OC
2	3 5/8" X 20ga STEEL STUDS @ 16" OC 3 1/2" FIBERGLASS INSULATION 5/8" GYP BOARD BOTH SIDES
3	8" CONCRETE BLOCK HORIZONTAL JOINT REINFORCING @ 16" OC #4 VERTICAL RE-BARS @ 32" OC
4	NON-CONDUCTIVE "Z" FURRING @ 24" OC-HORIZONTAL R11.4 RIGID INSULATION (MINIMUM) 26 ga STEEL LINER PANELS
4	6" X 20ga STEEL STUDS @ 16" OC 6" FIBERGLASS INSULATION 5/8" GYP BOARD BOTH SIDES

Section-2 RENOVATIONS TO EXISTING STRUCTURE

Scale: 3/16" = 1'-0" 24 x 36 sheet

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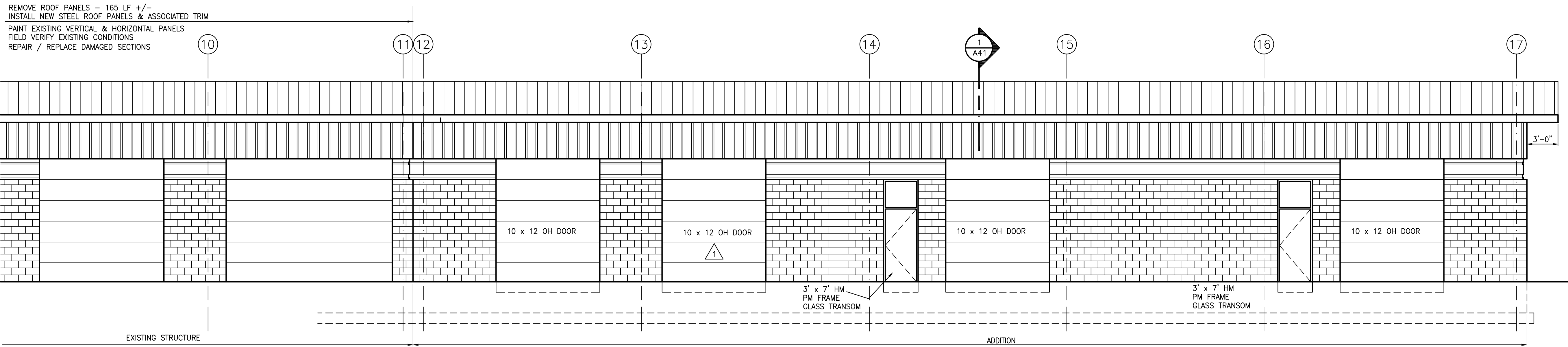
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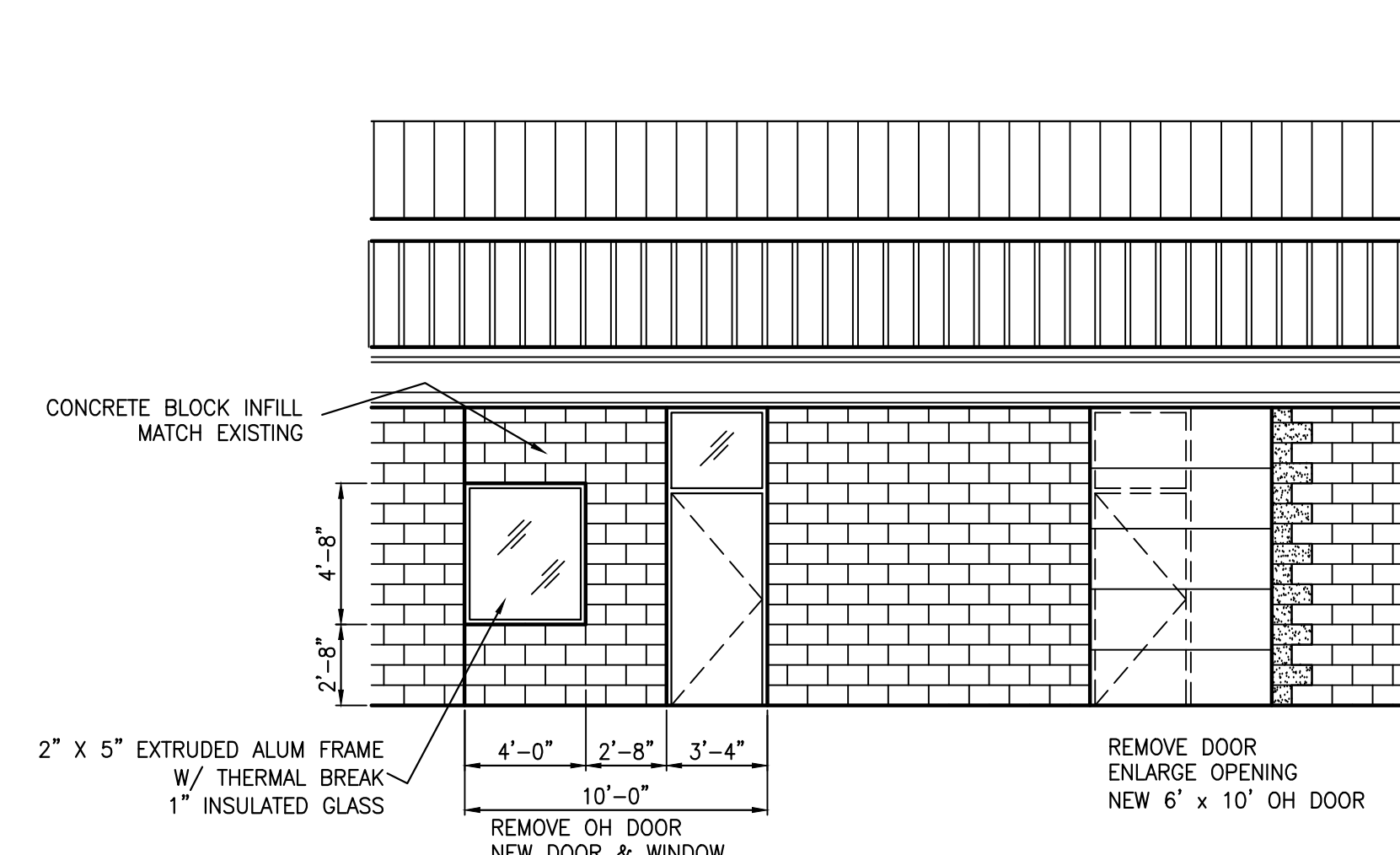
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Sheet Contents
**Partial
 Floor Plans
 Section-2**

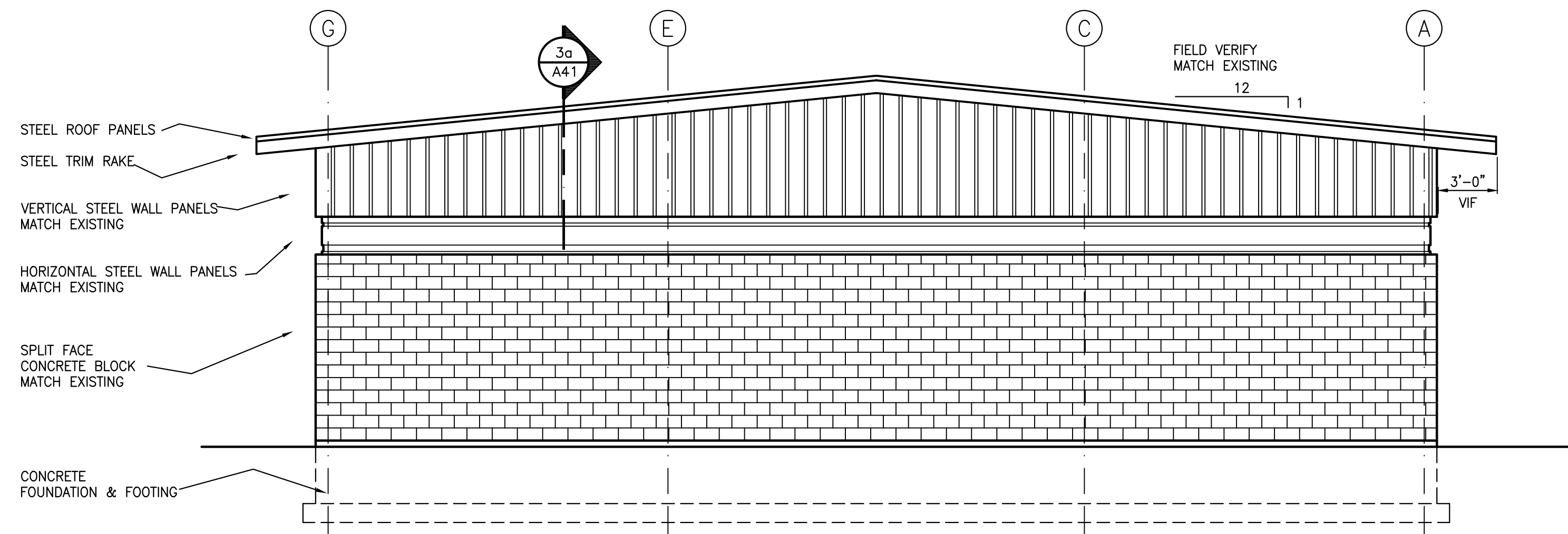
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A1.3
 Sheet 3 of 12



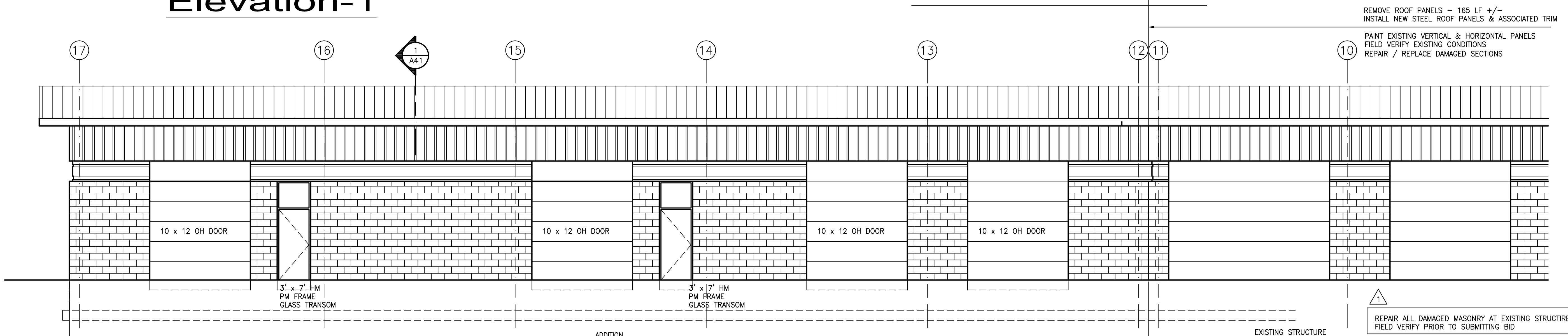
West Elevation



Elevation-1

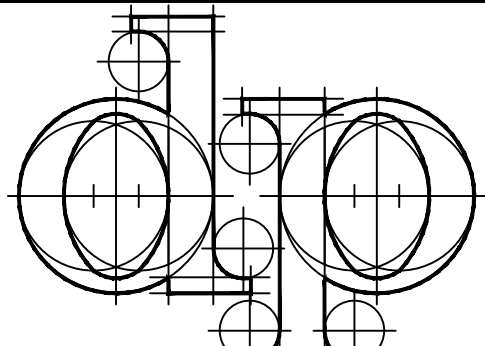


South Elevation



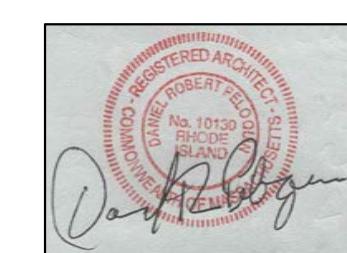
East Elevation

Scale: 3/16" = 1'-0" 24 x 36 sheet



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Sheet Contents
Exterior Elevations
 Addition-2

Drawing No.
A2.1

 Sheet 4 of 12



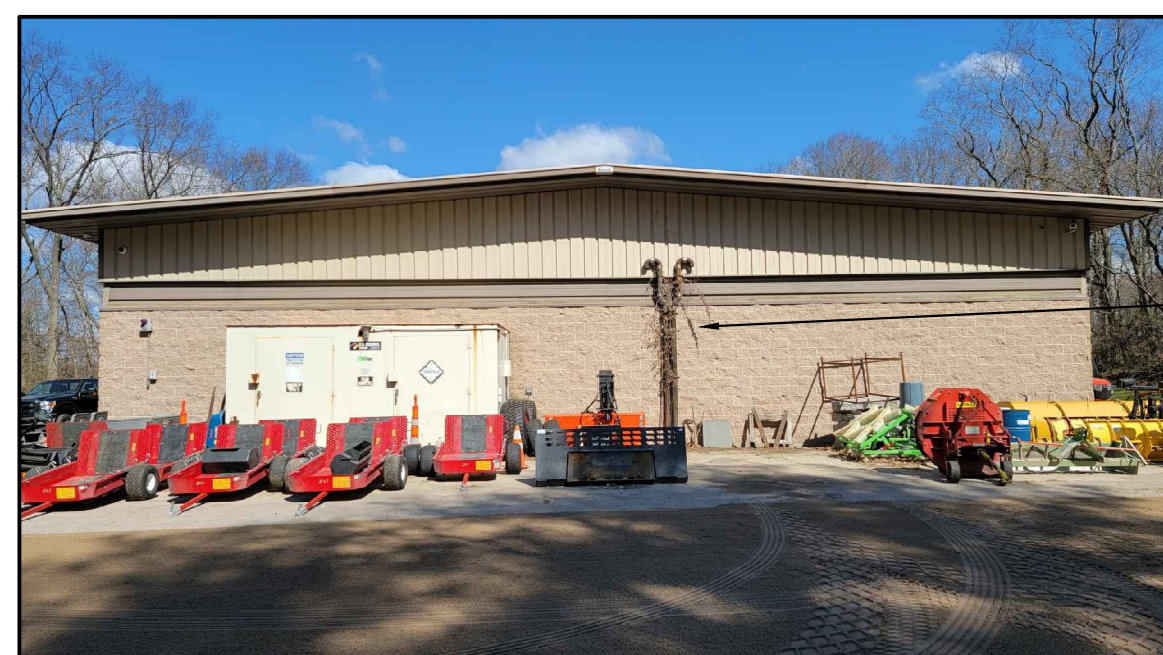
Roof

REMOVE STEEL ROOF PANELS
INSTALL NEW STEEL ROOF PANELS
SEE DWG A1.1 FOR NOTES
(2) ROOF VENTS TO BE
RE-INSTALLED



North Elevation

PREP & PAINT
VERTICAL & HORIZONTAL
STEEL PANELS



South Elevation

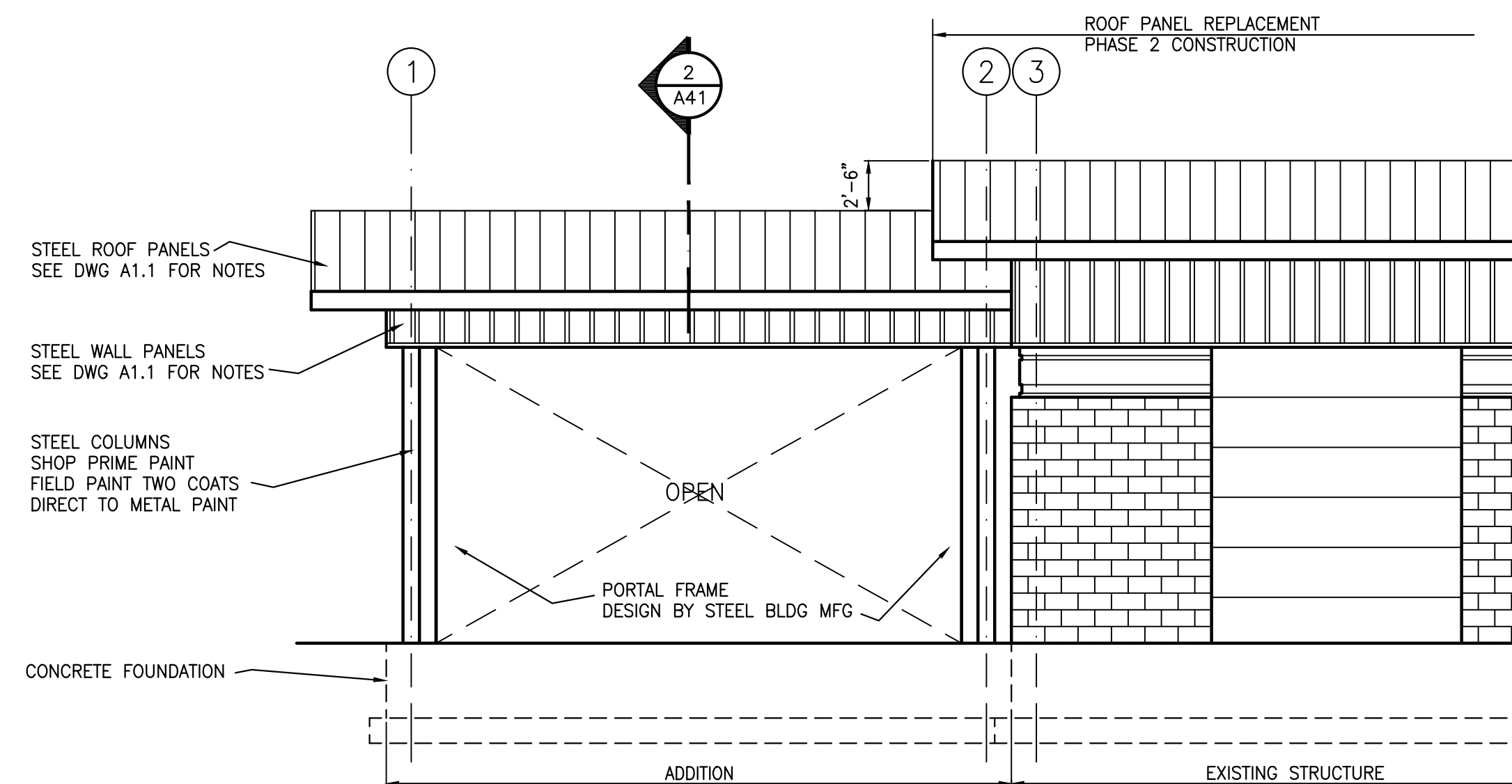
REMOVE ABANDONED
VENT PIPES



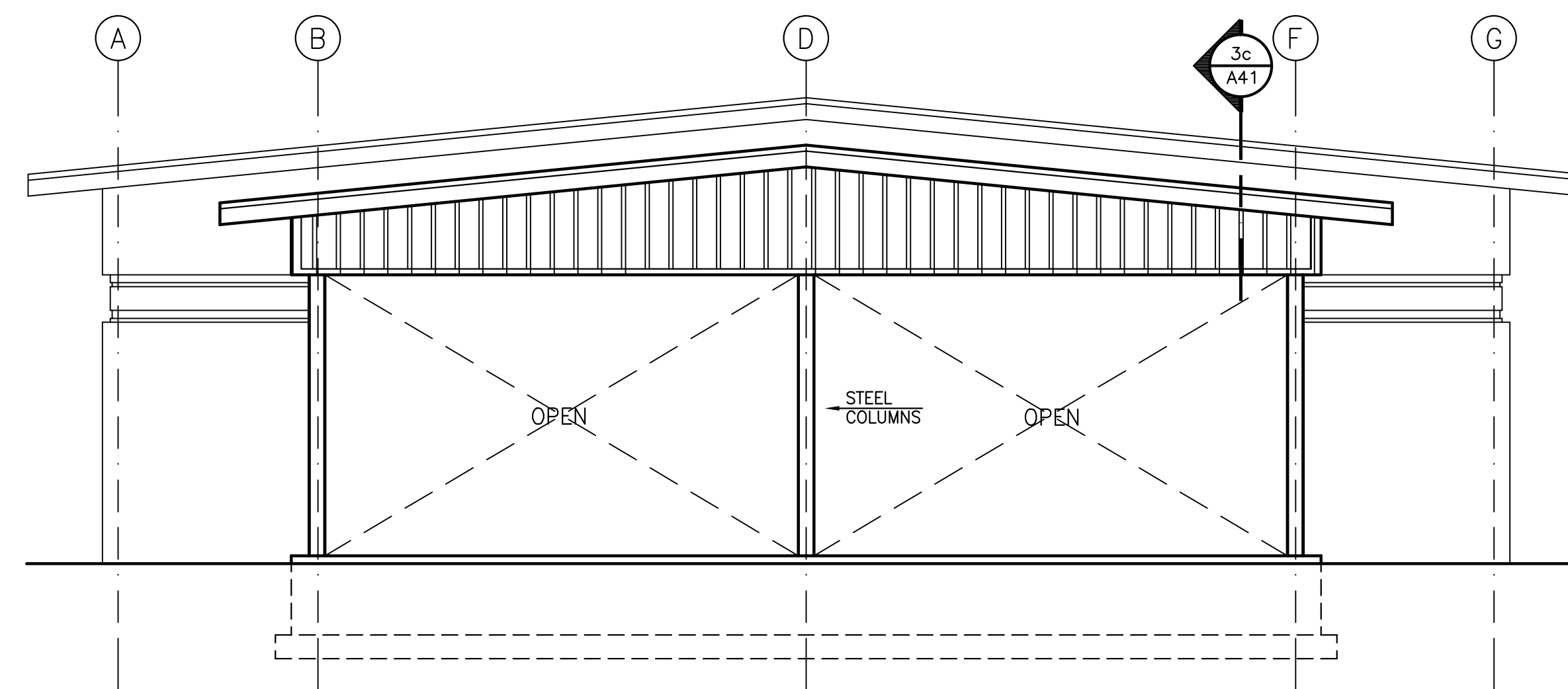
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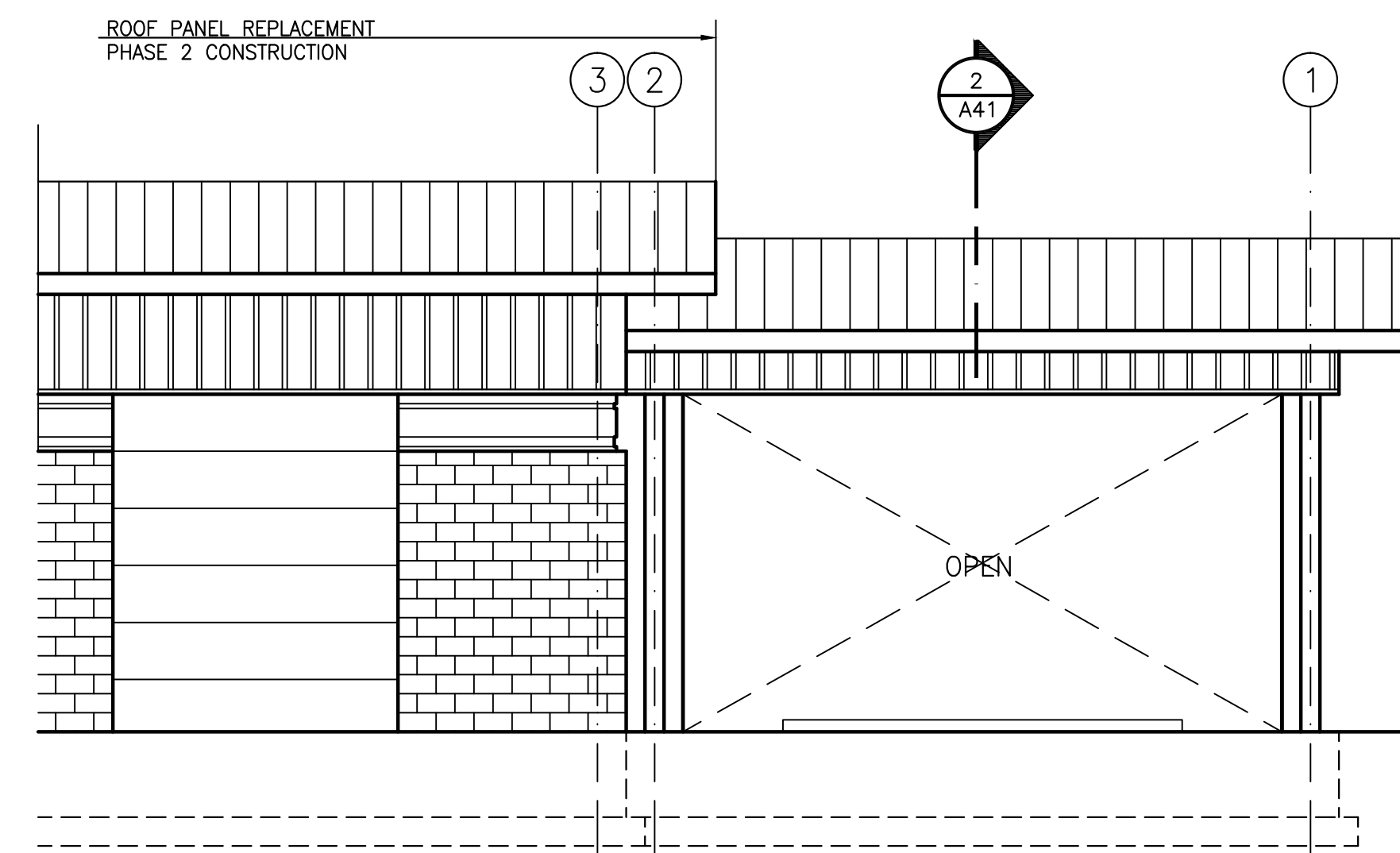
North Elevation



West Elevation

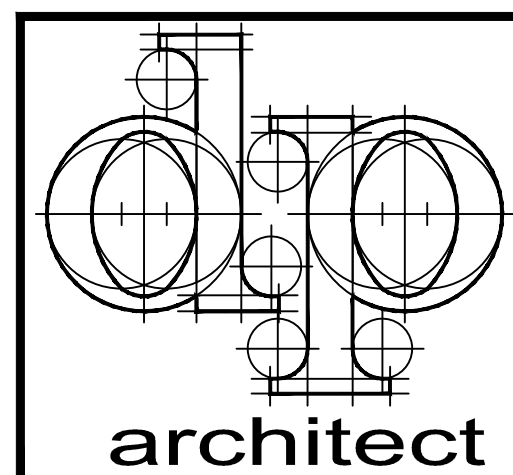


North Elevation



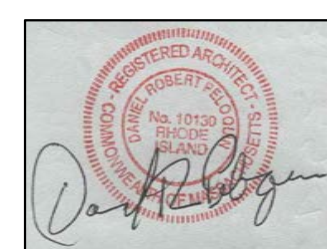
East Elevation

Scale: 3/16" = 1'-0"
24 x 36 sheet



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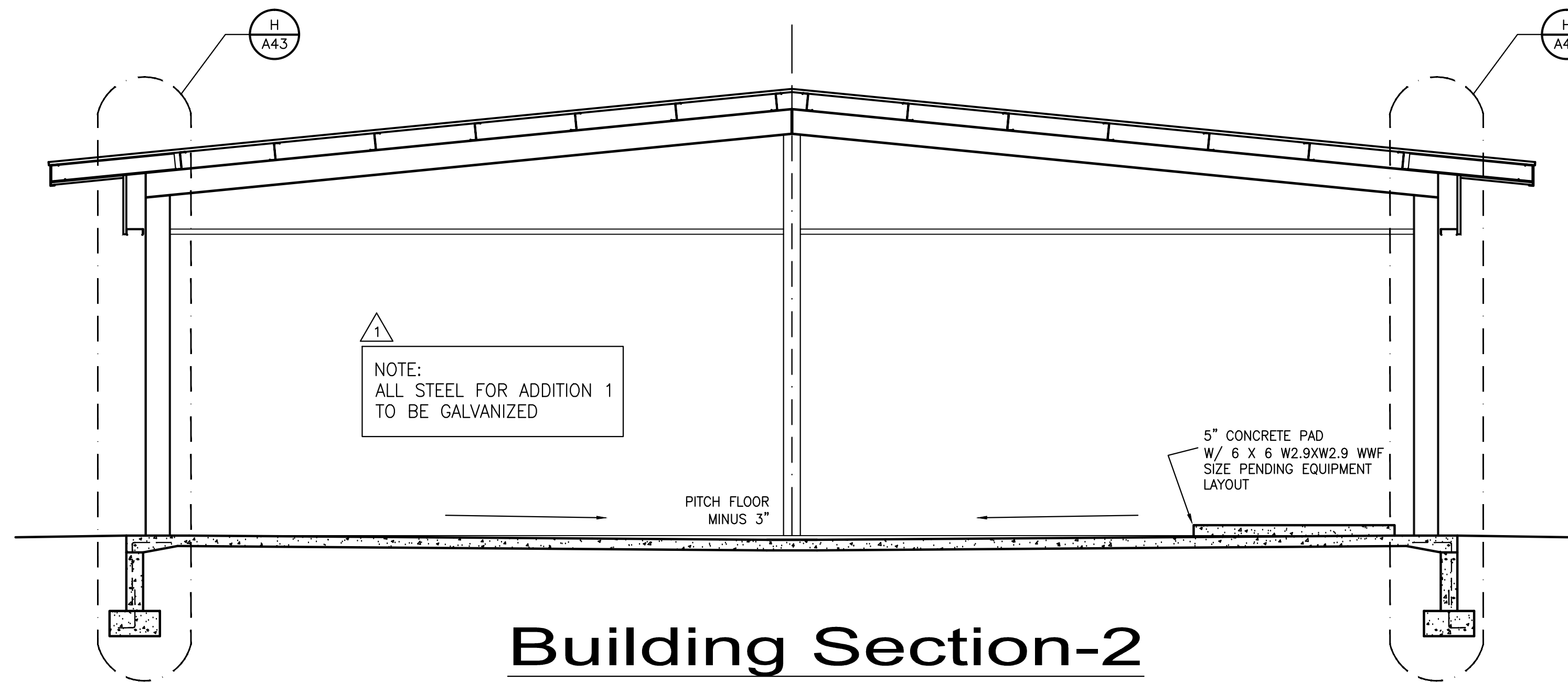
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**Exterior
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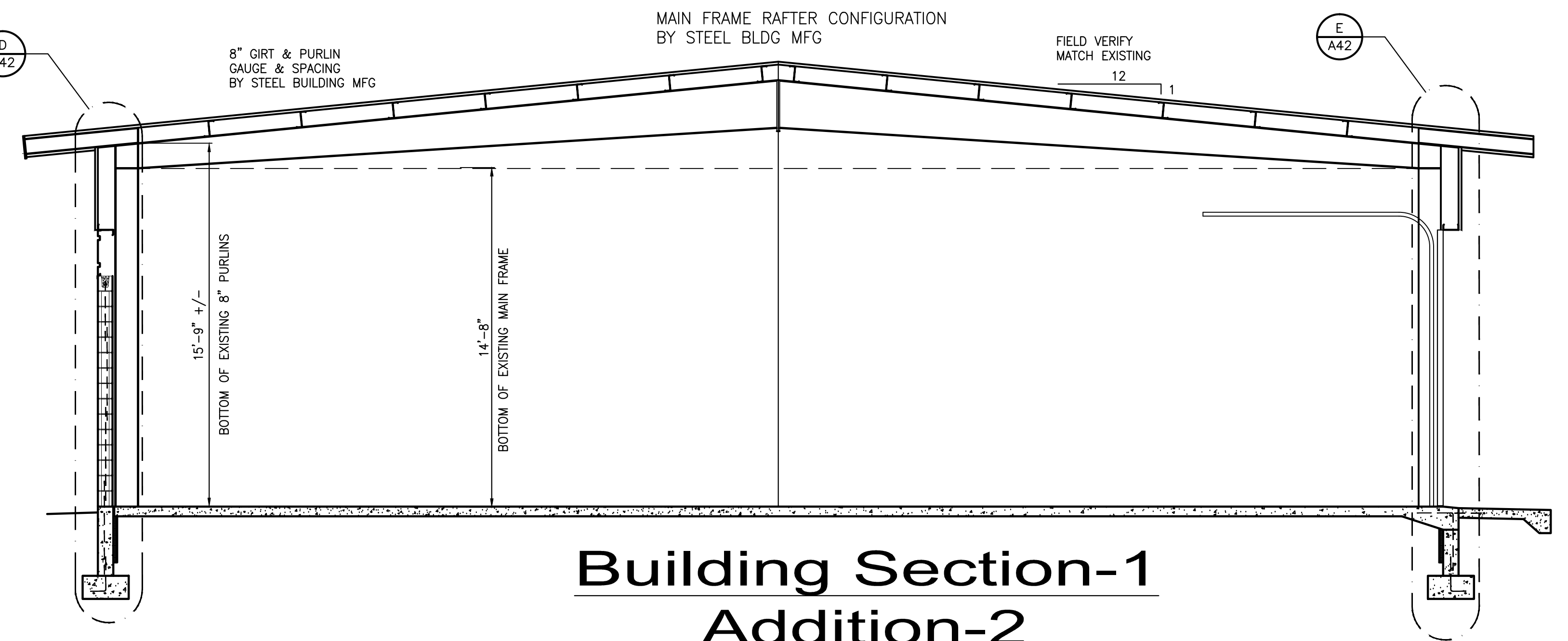
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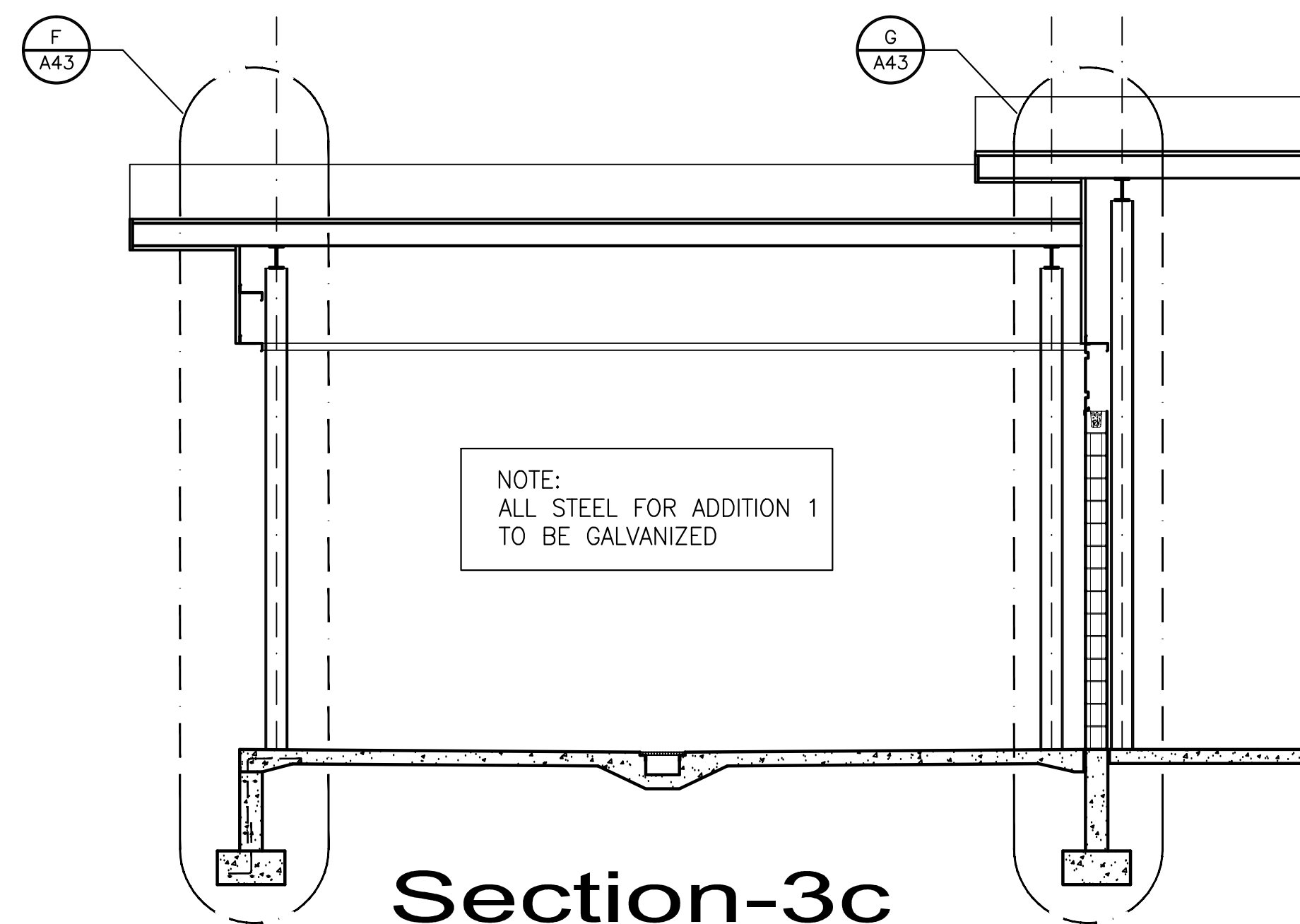
Sheet 5 of 12



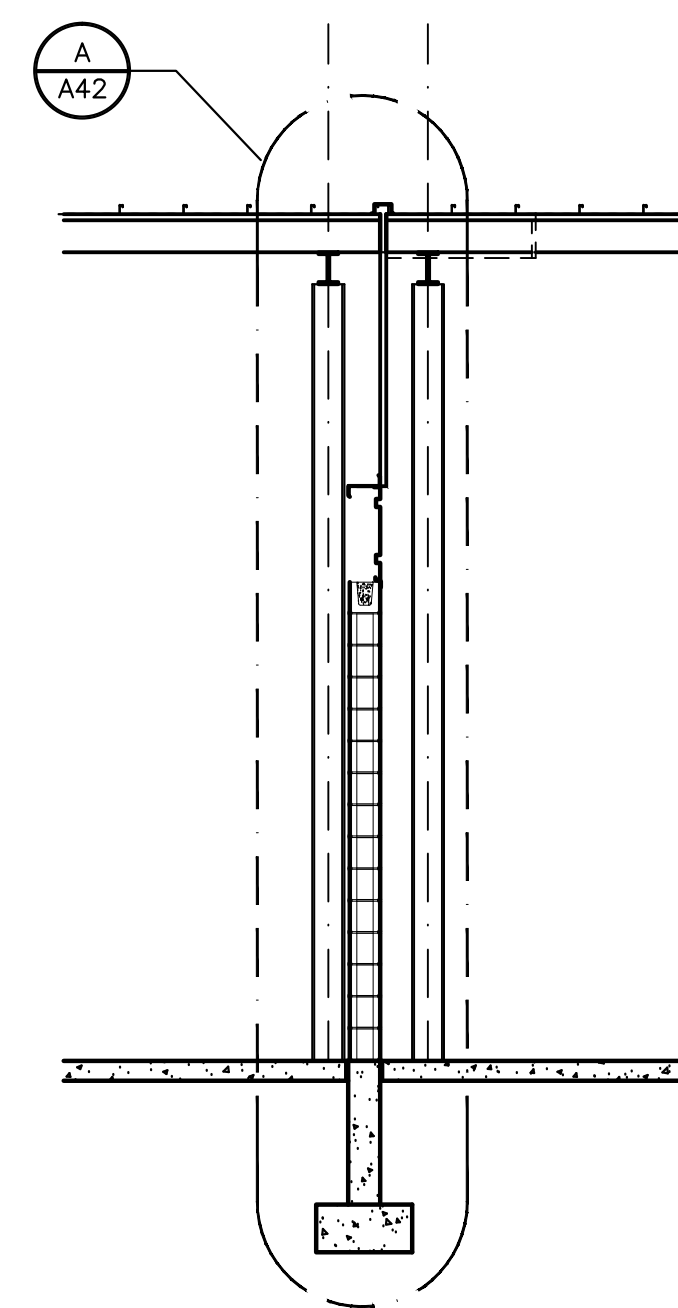
**Building Section-2
Addition-1**
WASH BAY
PHASE 1 CONSTRUCTION



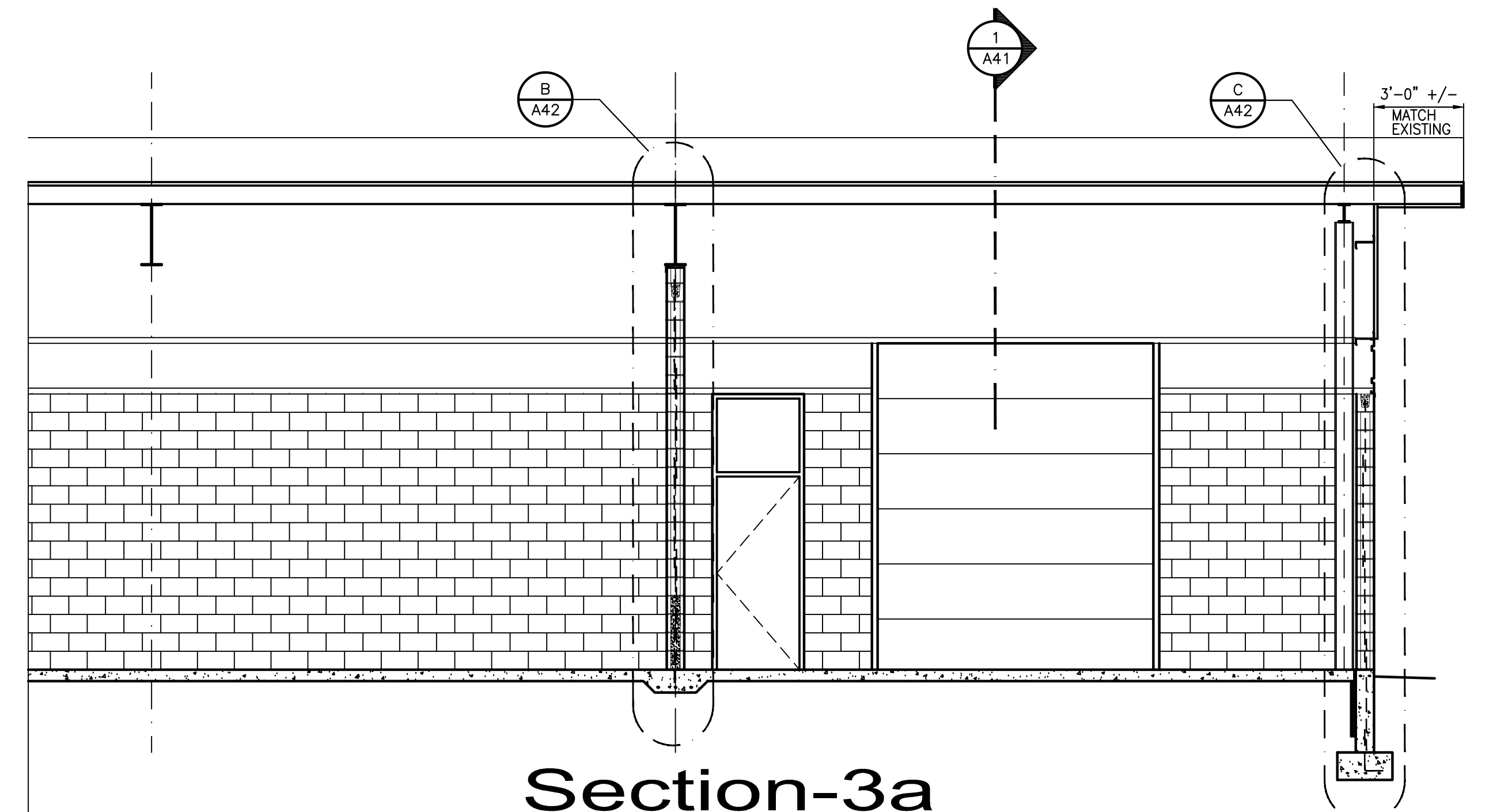
**Building Section-1
Addition-2**
PHASE 2 CONSTRUCTION



Section-3c
WASH BAY
PHASE 1 CONSTRUCTION

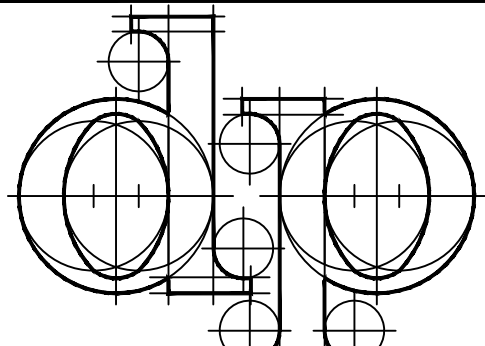


Section-3b
PHASE 2 CONSTRUCTION



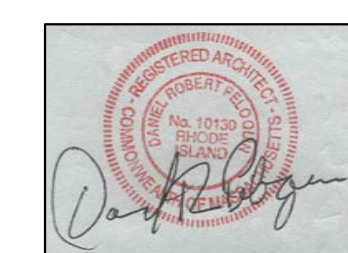
Section-3a
PHASE 2 CONSTRUCTION

Scale: 3/8" = 1'-0" 24 x 36 sheet



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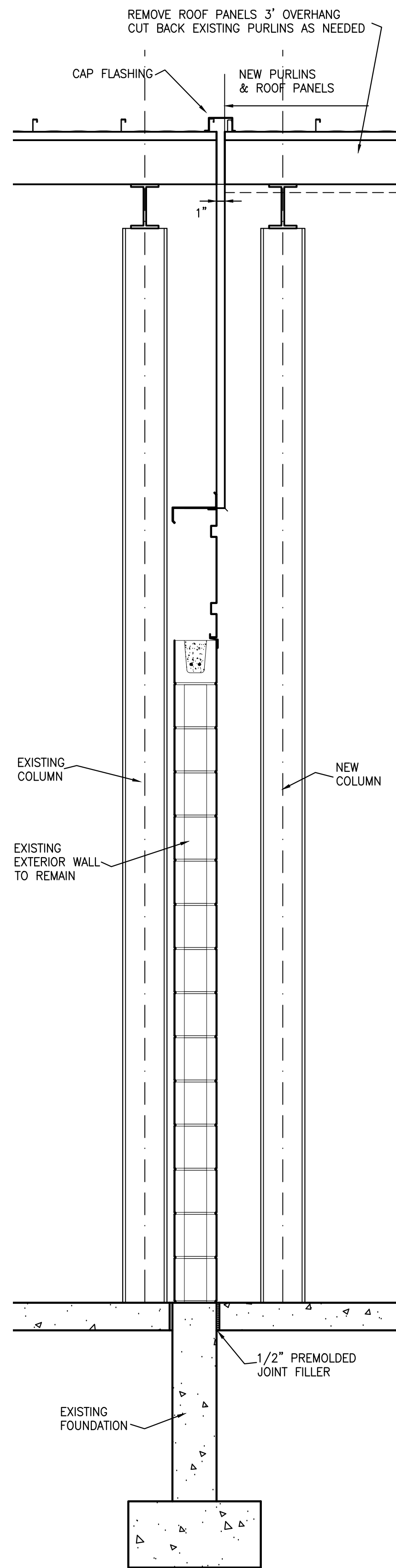
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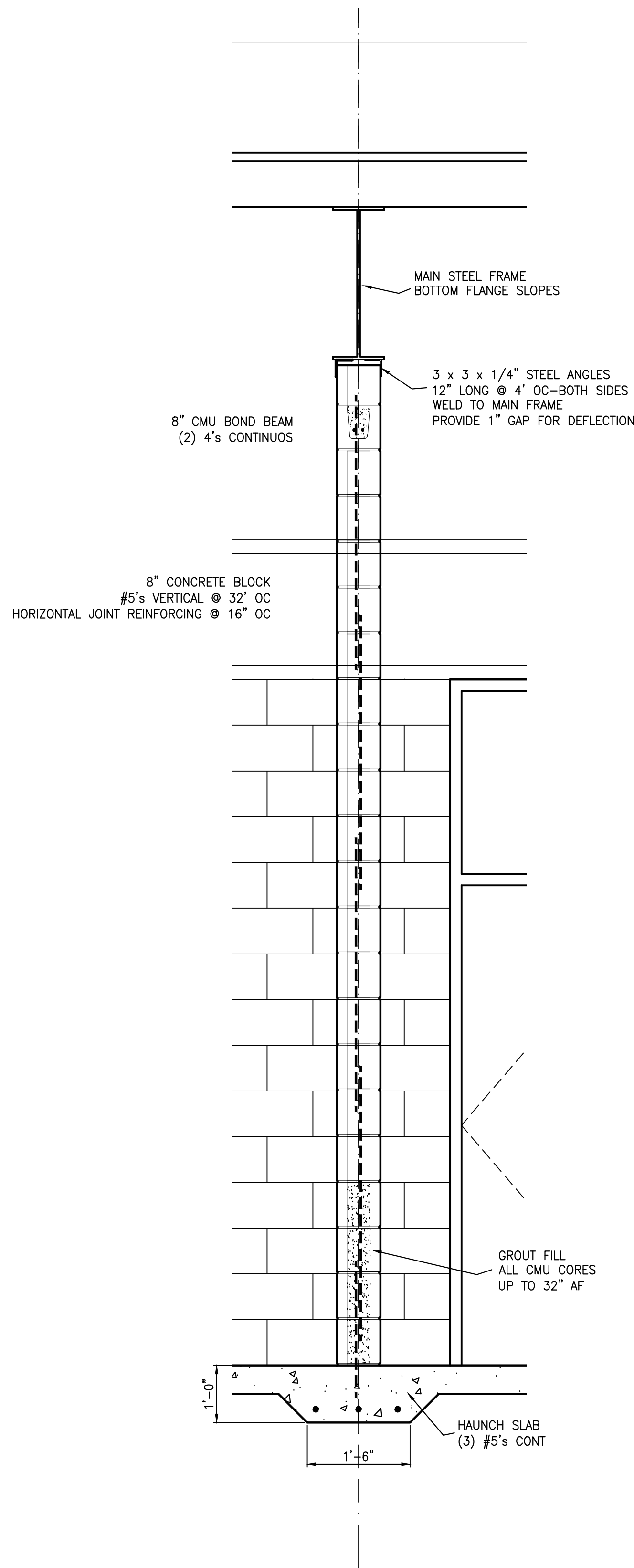
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**Building
Section**

Drawing No.
A4.1

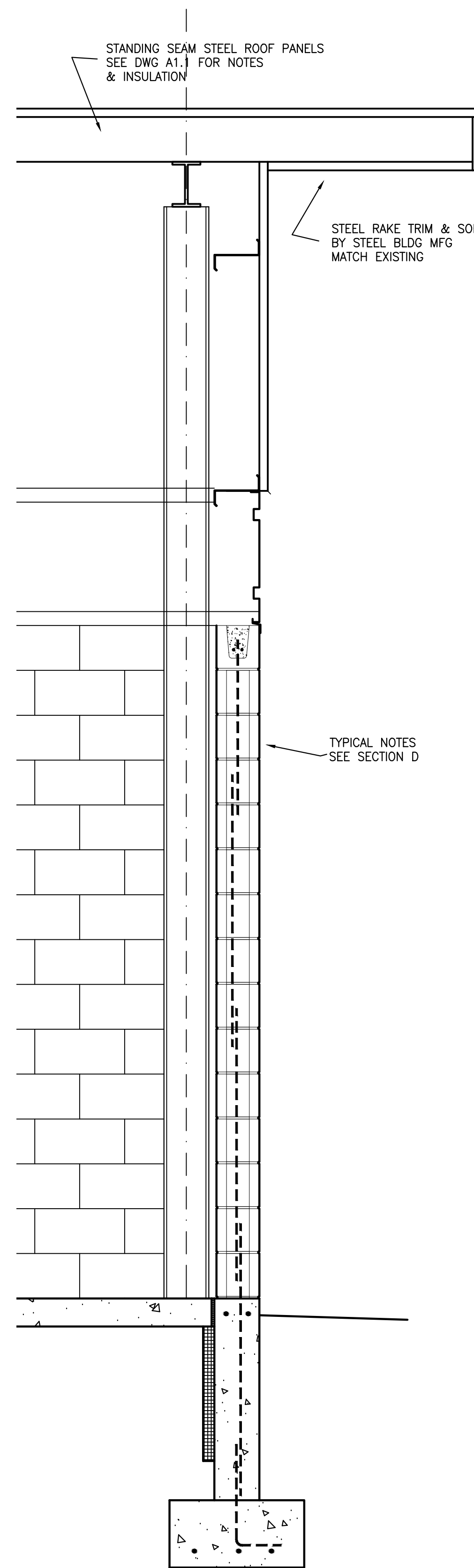
Sheet 6 of 12



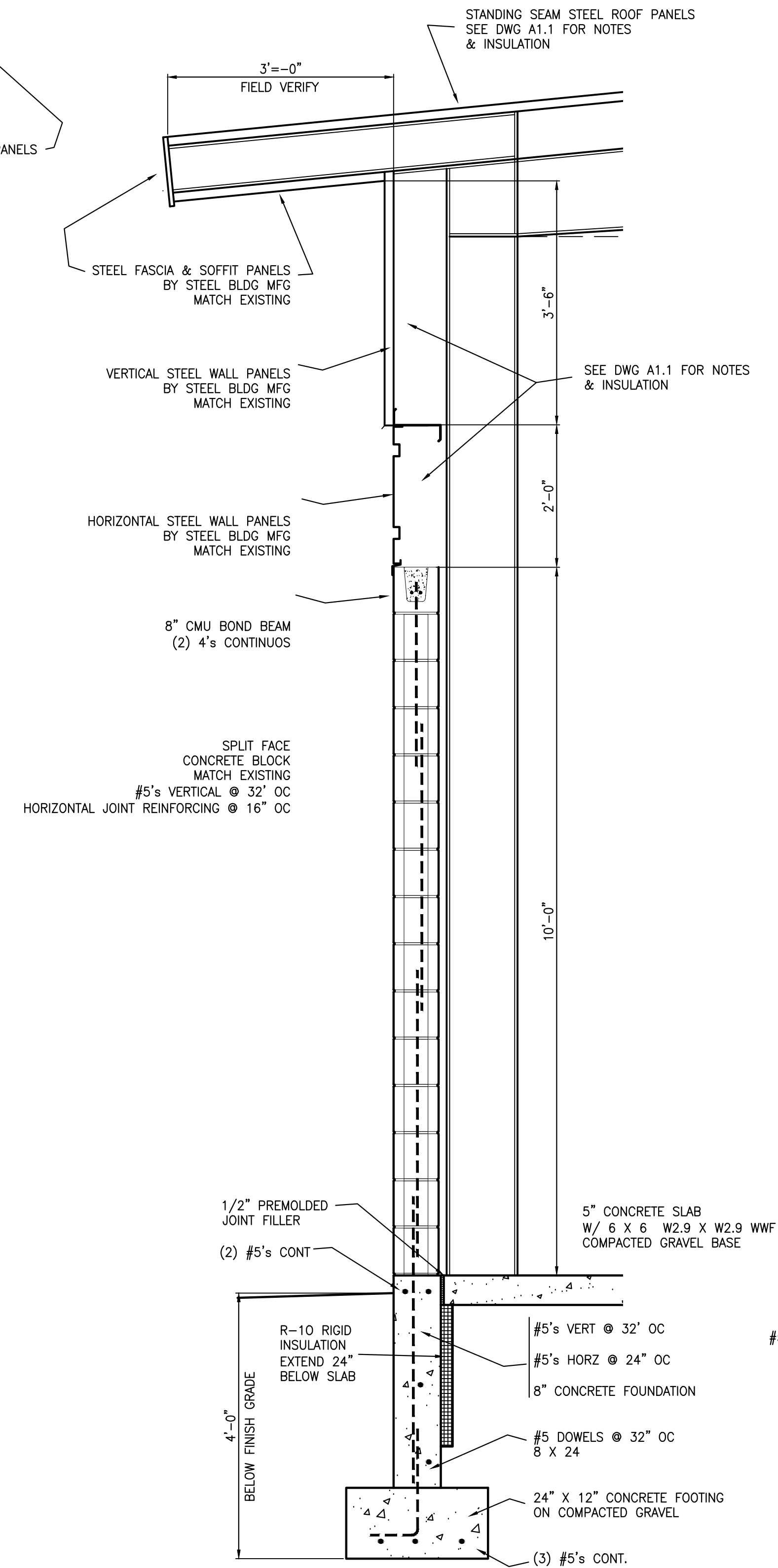
Wall Section-A
LINE 11 & 12



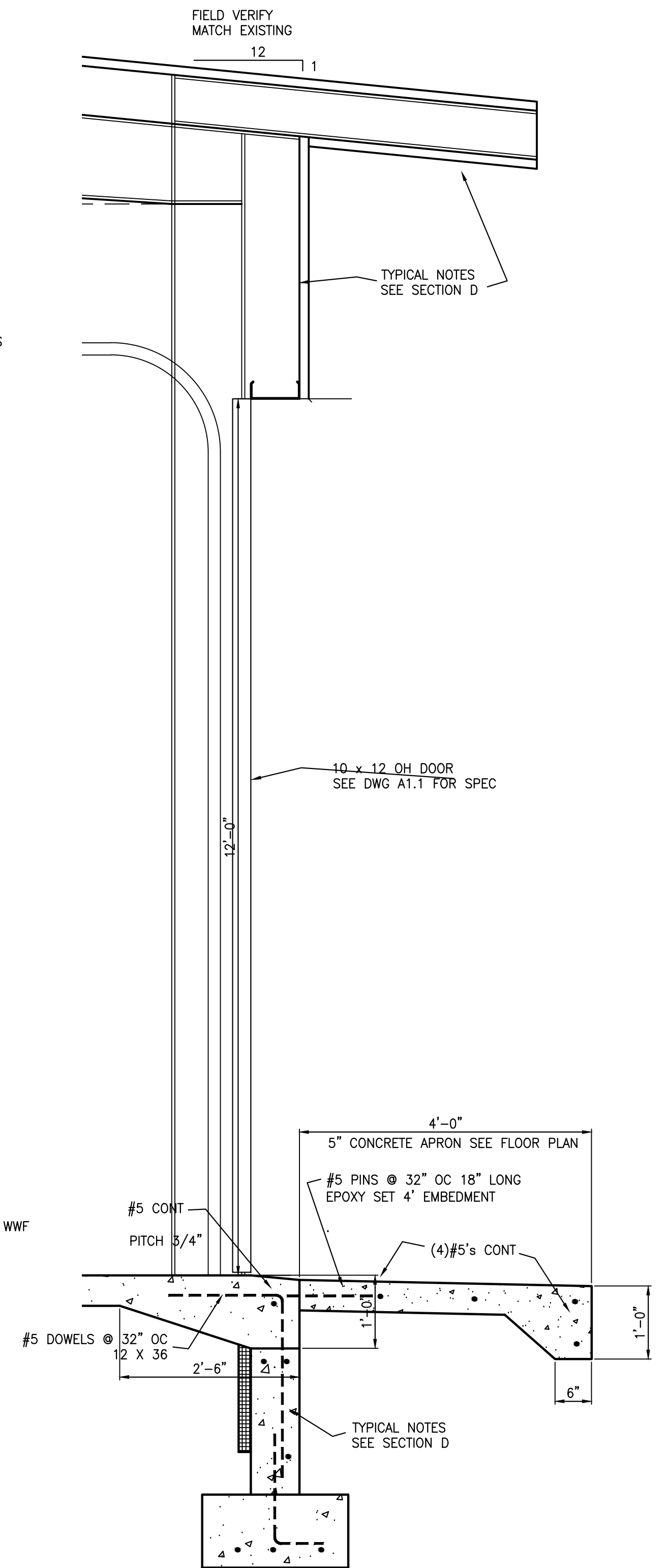
Wall Section-B
LINE 16



Wall Section-C
LINE 17

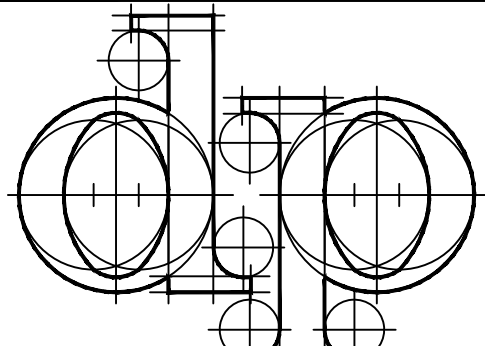


Wall Section-D
LINE A & G



Wall Section-E
LINE A & G

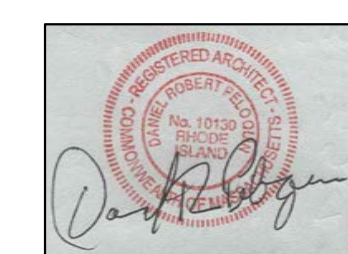
Scale: 3/4" = 1'-0" 24 x 36 sheet



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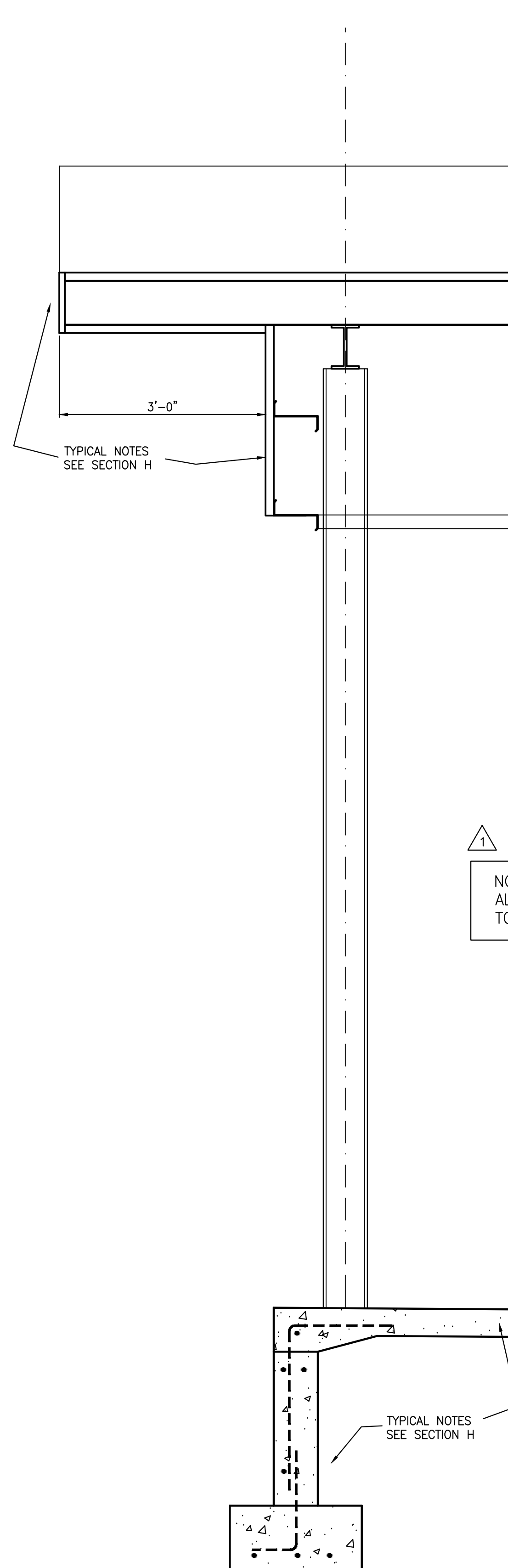
Sheet Contents

Wall
Section

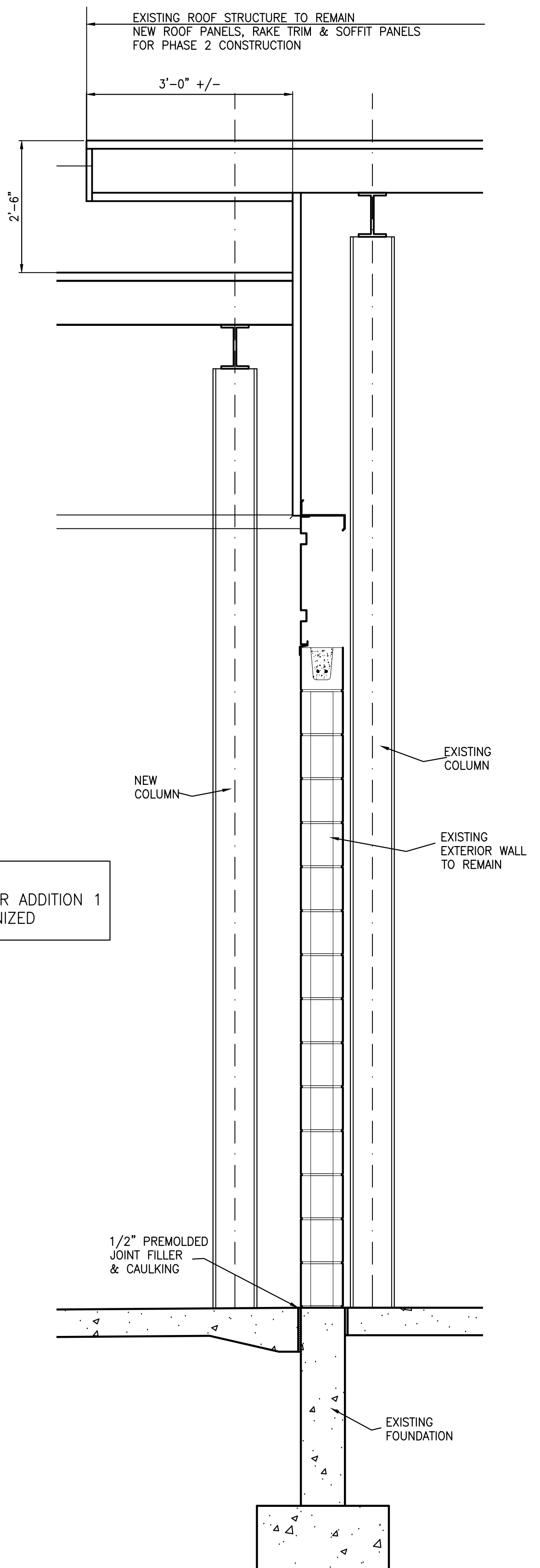
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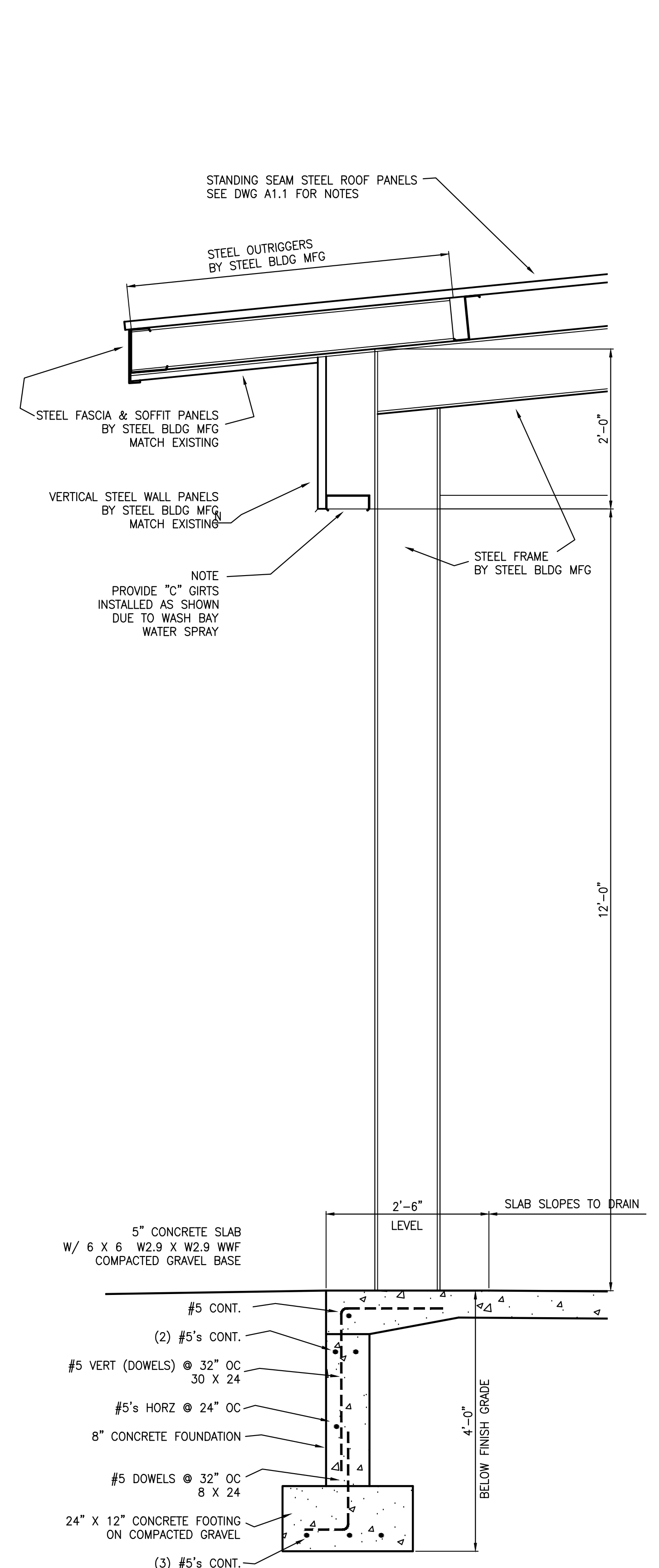
Sheet 7 of 12



Wall Section-F
LINE 1



Wall Section-G
LINE 2 & 3



Wall Section-H
LINE B & F

NOTE:
ALL STEEL FOR ADDITION 1
TO BE GALVANIZED

Scale: 3/4" = 1'-0" 24 x 36 sheet

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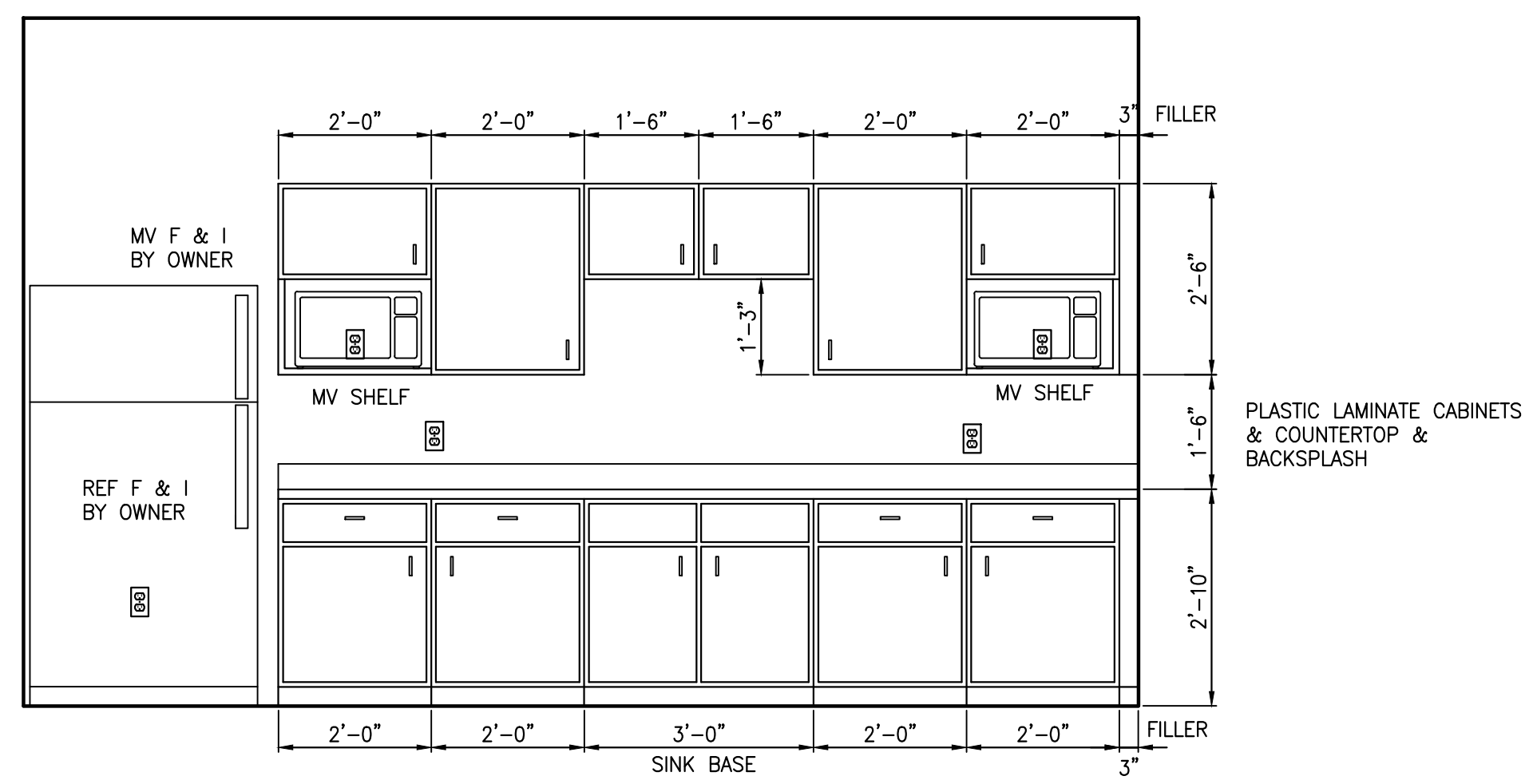
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**Wall
Section**

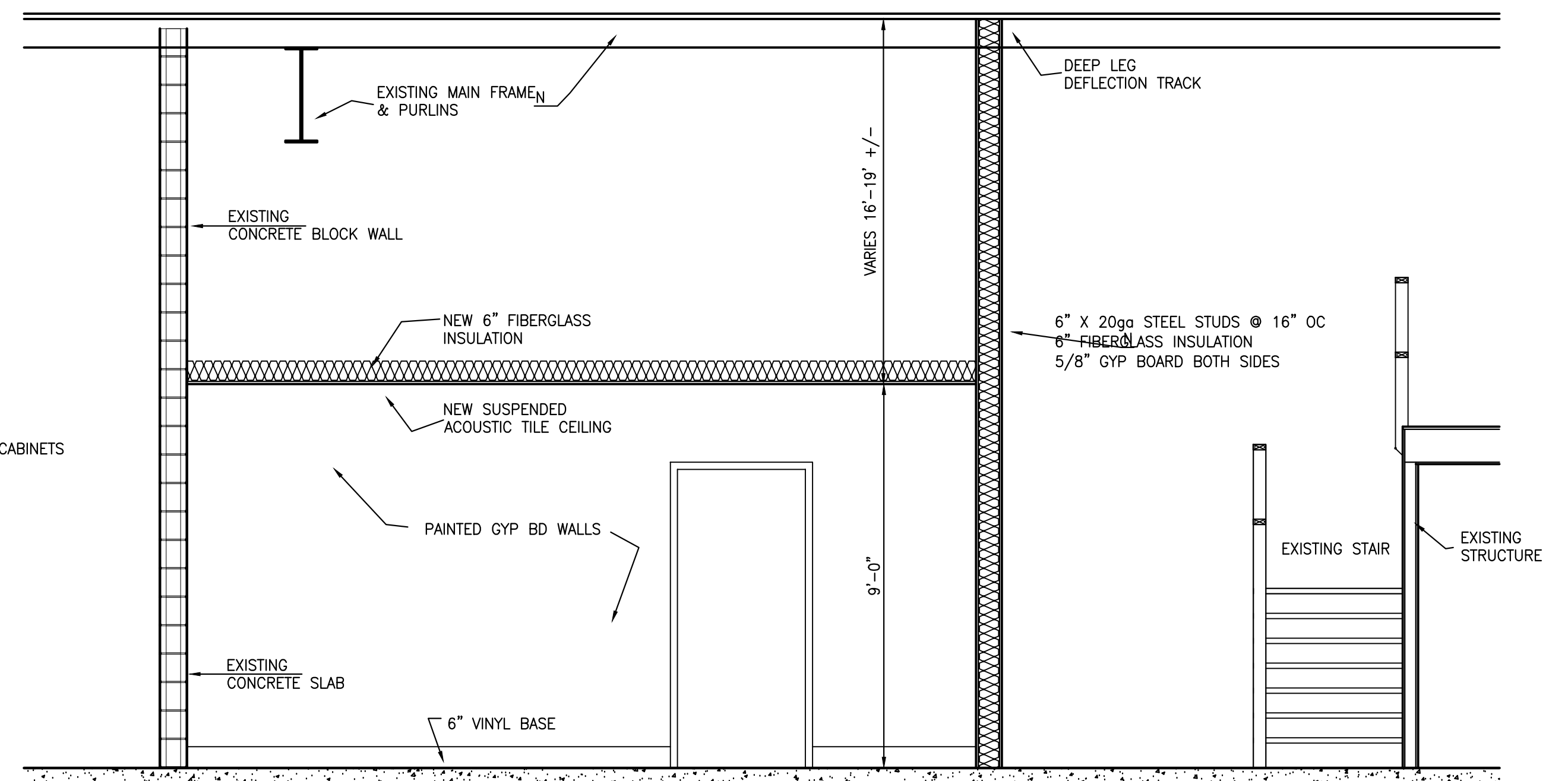
Drawing No.

A4.3

Sheet 8 of 12

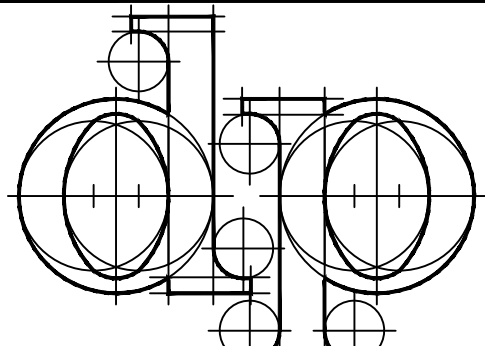


Elevation-1
BREAKROOM



Section-4
PHASE 3 CONSTRUCTION

Scale: 3/8" = 1'-0" 24 x 36 sheet


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Sheet Contents
Building Section
 Interior Elevations

Drawing No.
A4.4
 Sheet 9 of 12

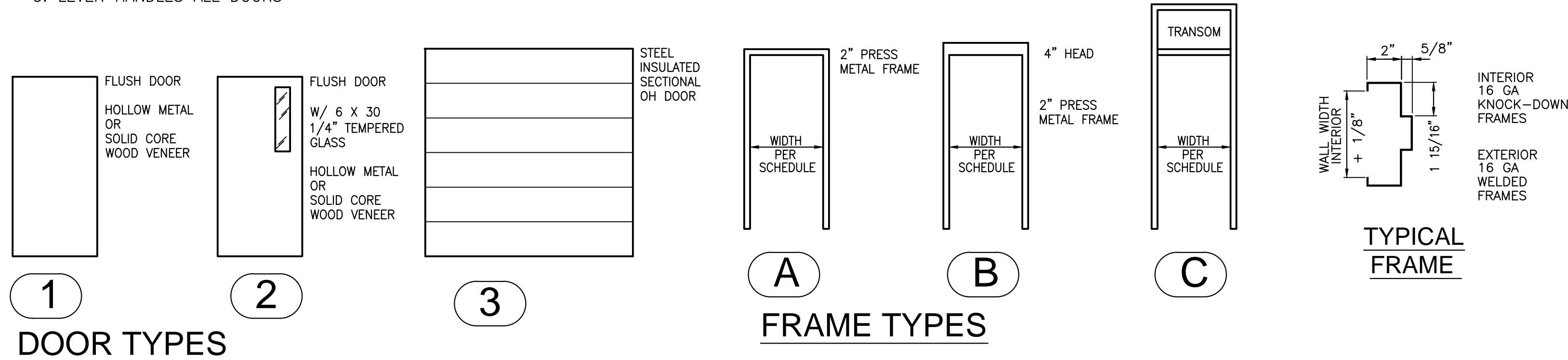
DOOR & FRAME SCHEDULE

MARK	DOOR TO	DOOR			FRAME			HARD WARE	FIRE RATING	NOTES
		WIDTH	HEIGHT	TYPE	MATERIAL	TYPE	MATERIAL			
1A	EQUIP MAINTENANCE-1			3						EXISTING
1B	EQUIP MAINTENANCE-1			1						EXISTING
2	UTILITY			1						EXISTING
3	MECHANIC'S OFFICE			1						EXISTING
4A	EQUIP MAINTENANCE-2			3						EXISTING
4B	EQUIP MAINTENANCE-2			1						EXISTING
5A	GRIDING	3'-0"	7'-0"	1	HM	B	PM	1		
5B	STORAGE			1						EXISTING
6A	BREAKROOM	3'-0"	7'-0"	2	HM	A	PM	1		
6B	BREAKROOM	3'-0"	7'-0"	2	HM	A	PM	1		
7	CORRIDOR	3'-0"	7'-0"	2	HM	C	PM	4		TRANSOM
8	STORAGE	6'-0"	10'-0"	3						IN EXISTING EXISTING
9	IRRIGATION STORAGE			1						EXISTING
10	ASSIST SUPER			1						EXISTING
11	CORRIDOR			1						EXISTING
12A	CORRIDOR	3'-0"	7'-0"	2	HM	A	PM	1		IN EXISTING WALL
12B	CORRIDOR	3'-0"	7'-0"	2	HM	A	PM	1		IN EXISTING WALL
13	CORRIDOR			1						EXISTING
14	MEN			1						EXISTING
15A	WOMEN-LOCKER			1						EXISTING
15B	WOMEN-LOCKER	3'-0"	7'-0"	1	HM	A	PM	2		
16	STORAGE	3'-0"	7'-0"	1	HM	A	PM	3		IN EXISTING WALL
17	MEN'S LOCKER	3'-0"	7'-0"	1	HM	A	PM	1		
18A	CORRIDOR			1						EXISTING
18B	CORRIDOR			1						EXISTING
19	SUPERINTENDENT			1						EXISTING
20	CLOSET			1						EXISTING
21A-C-D-E-G-H	EQUIP STOR			3						EXISTING
21B-E	EQUIP STOR			1						EXISTING
22A-B-C-D	GOLF CART STOR	10'	12'	3						
23A-C	EQUIP STOR	3'-0"	7'-0"	1	HM	C	PM			TRANSOM
23B-D	EQUIP STOR	10'	12'	3						
24A	DELETED									
24B	EQUIP STORE-3	3'-0"	7'-0"	1	HM	C	PM	4		TRANSOM
24C	EQUIP STORE-3	3'-0"	7'-0"	1	HM	C	PM	4		TRANSOM
25A	EQUIP STORE-3	3'-0"	7'-0"	1	HM	C	PM	4		TRANSOM
25B-C	CHEM STORAGE	10'	12'	3						

1

1

- HARDWARE SCHEDULE NOTES:**
1. PASSAGE SET
 2. PRIVACY SET
 3. LOCKSET
 4. LOCKSET, CLOSER, WEATHERSTRIPPING, ALUM THRESHOLD
 5. LEVER HANDLES ALL DOORS



ROOM FINISH SCHEDULE

MARK	ROOM	FLOOR	BASE	WALLS	CEILING	HEIGHT	NOTES
1	EQUIPMENT MAINT-1						
2	UTILITY						
3	MECHANIC'S OFFICE						
4	EQUIPMENT MAINT-1						
5A	GRIDING			PAINT CMU	EXPOSED STRUC		
5B	STORAGE						
6	BREAKROOM	VCT-1	VINYL-1	PAINT GYP BD	SAT-1	9'-0"	
7	CORRIDOR	CONC SEALER	VINYL-1	PAINT GYP BD	EXPOSED STRUC		
8	STORAGE						
9	IRRIGATION STROAGE						
10	ASSISTANT SUPER						
11	CORRIDOR						
12	CORRIDOR	VCT-1	VINYL-1	PAINT GYP BD	SAT-1	8'-0"	
13	CORRIDOR	VCT-1	VINYL-1	PAINT GTP BD	SAT-1	10'-0"	NOTE 1
14	MEN	TILE-1	E-TILE	PAINT GYP BD	E-SAT		NOTE 3
15	WOMEN	TILE-1	E-TILE	PAINT GYP BD	E-SAT		NOTE 3
16	STORAGE	E-VCT	VINYL-1	PAINT GYP BD	SAT-1	10'-0"	NOTE 1
17	MEN'S LOCKER	VCT-1	VINYL-1	PAINT GYP BD	SAT-1	10'-0"	NOTE 1
18	CORRIDOR						
19	SUPERINTENDENT						
20	CLOSET						
21	EQUIP STORAGE-1	E-CONC		E-CMU	EXPOSED STRUC		
22	GOLF CART STORAGE	CONC SEALER		PAINT CMU	EXPOSED STRUC		
23	EQUIP STORAGE-2	CONC SEALER		PAINT CMU	EXPOSED STRUC		
24	EQUIP STORAGE-4	CONC SEALER		PAINT CMU	EXPOSED STRUC		
25	CHEM MIX-STORAGE	CONC SEALER		FRP PANELS	EXPOSED STRUC		NOTE 2

ROOM FINISHES

<p>FLOORS</p> <p>VCT-1 VINYL COMPOSITION TILE SIZE: 12 X 12 MFG: ARMSTRONG STYLE: TBD COLORS: TBD</p> <p>TILE-1 PORCELAIN TILE SIZE: 12 X 12 MFG: TBD STYLE: TBD COLORS: TBD</p> <p>CONC SEALER PIGMENTED SEALER CHEMICAL RESISTANT NON SLIP</p> <p>BASE</p> <p>VINYL-1 MFG: ARMSTRONG SIZE: 6" HIGH TYPE: INTEGRAL COVE COLORS: TBD</p>	<p>WALLS</p> <p>PAINT MFG: SHERMAN WILLIAMS OR EQUAL PRIME PLUS TWO FINISH COATS TYPE: LATEX-SATIN FINISH AT GYP BOARD WALLS WASHABLE FINISH ENAMEL FINISH IN TOILET ROOMS & DOOR/FRAMES CONCRETE BLOCK WALLS BLOCK FILLER SEMI-GLOSS</p> <p>CEILING</p> <p>SUSPENDED ACOUSTICAL TILE SAT-1 MFG: ARMSTRONG STYLE: CORTEGA EDGE: SQUARE SIZE: 24 X 24 GRID: PRELUDE 15/16" WHITE</p> <p>ROOM FINISH SCHEDULE NOTES</p> <ol style="list-style-type: none"> 1. REMOVE & REPLACE CEILING GRID & TILE 2. FRP PANEL 8" HIGH-PAINT GYP BOARD ABOVE 3. REMOVE FLOOR TILE & INSTALL NEW TILE
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Notes:
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Charles River Country Club
Maintenance Building
510 Winchester Street
Newton, MA

Issued for
Permitting

Revised:

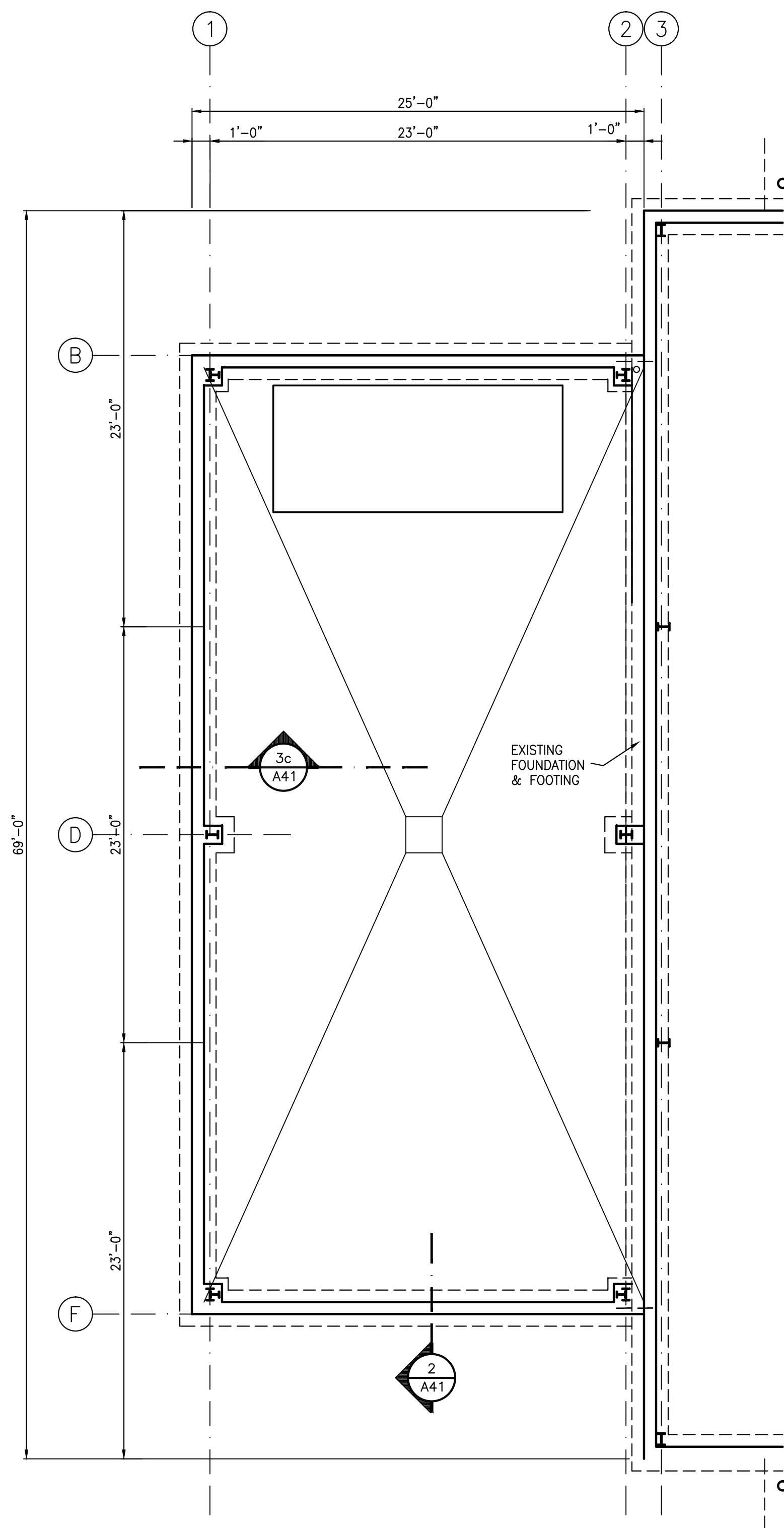
Date: June 10, 2021

Drawn by: DRP

Sheet Contents
**Room Finish
& Door
Schedule**

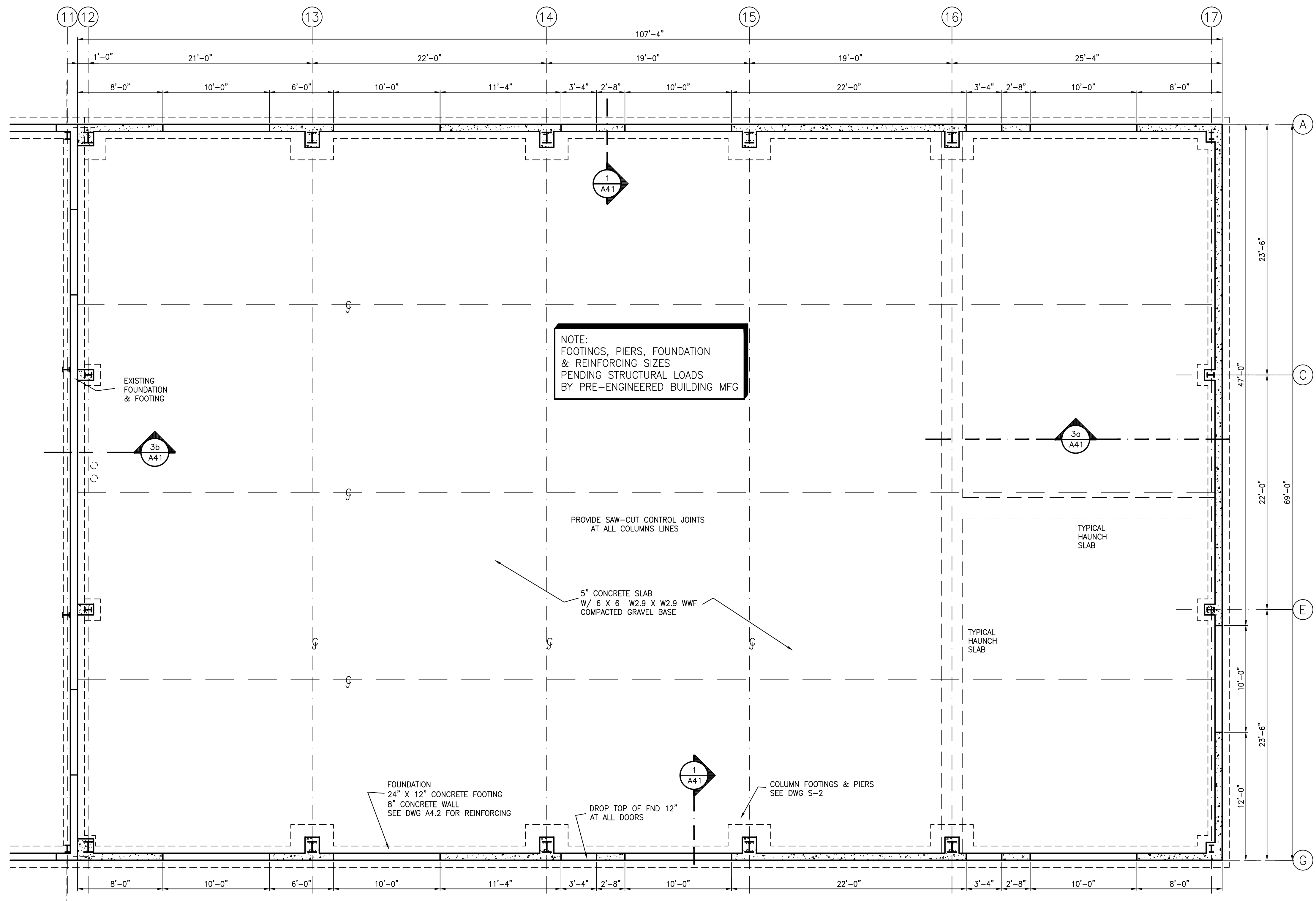
Drawing No.
A9.1

Sheet 10 of 12



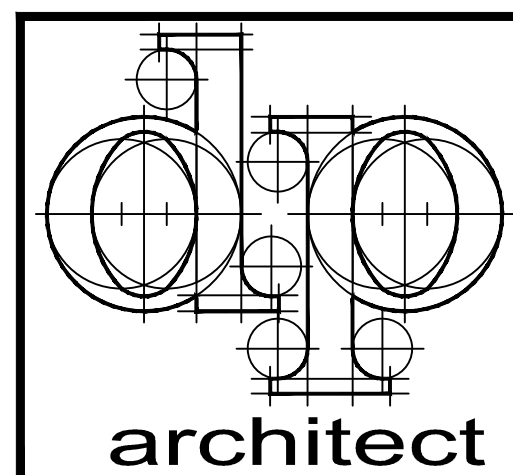
Addition-1

Scale: 3/16" = 1'-0" 24 x 36 sheet



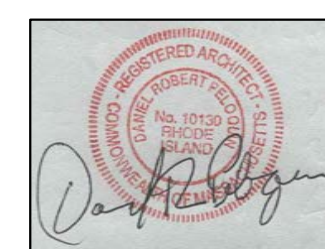
Addition-2

Scale: 3/16" = 1'-0" 24 x 36 sheet



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Sheet Contents
**Foundation
Plan**

Drawing No.

S-1

Sheet 11 of 12

GENERAL NOTES

1. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE MASSACHUSETTS STATE BUILDING CODE SBC-1-2019
2. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION
3. COORDINATE STRUCTURAL DRAWINGS WITH ARCHITECTURAL DRAWINGS

EARTH WORK

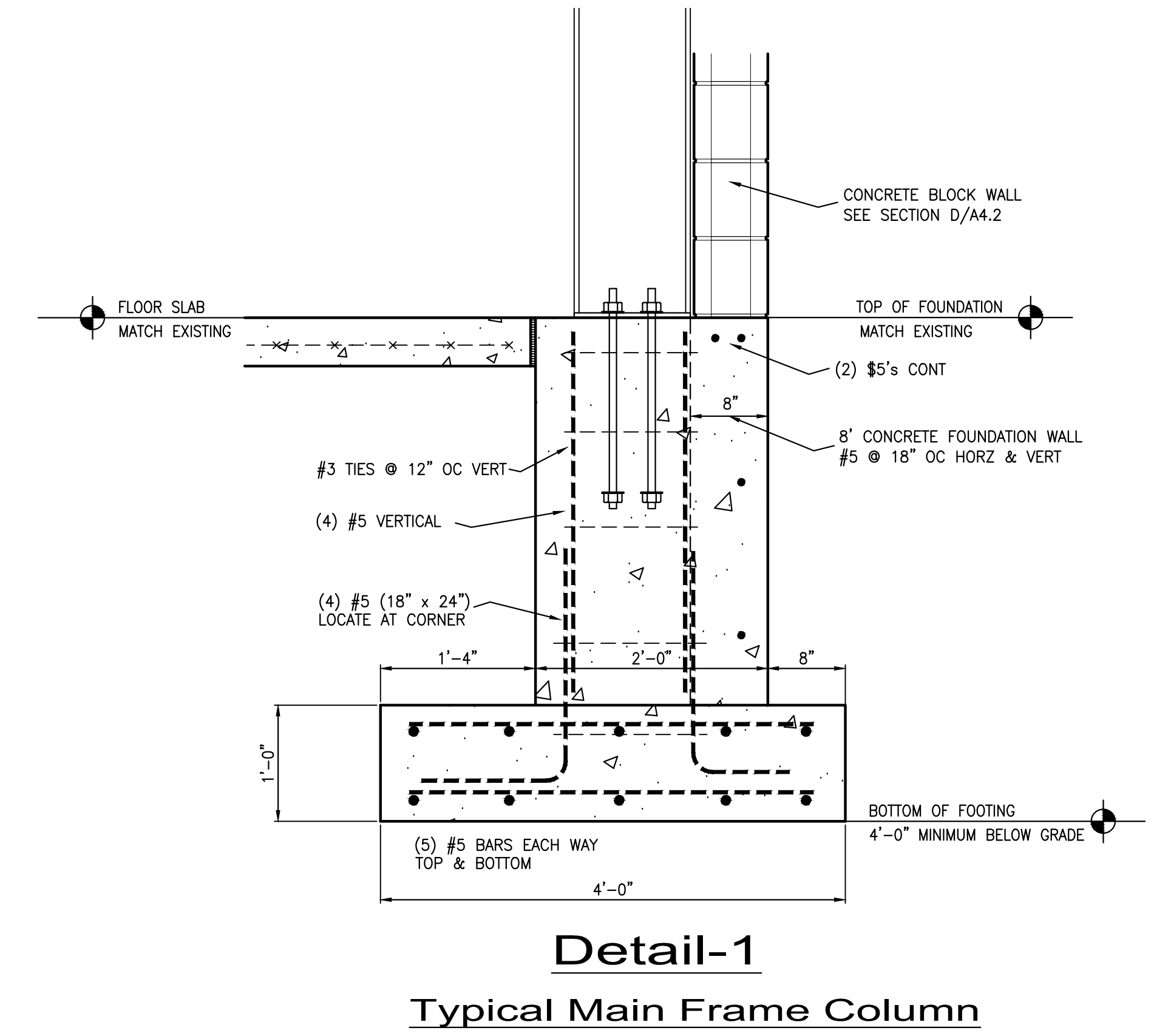
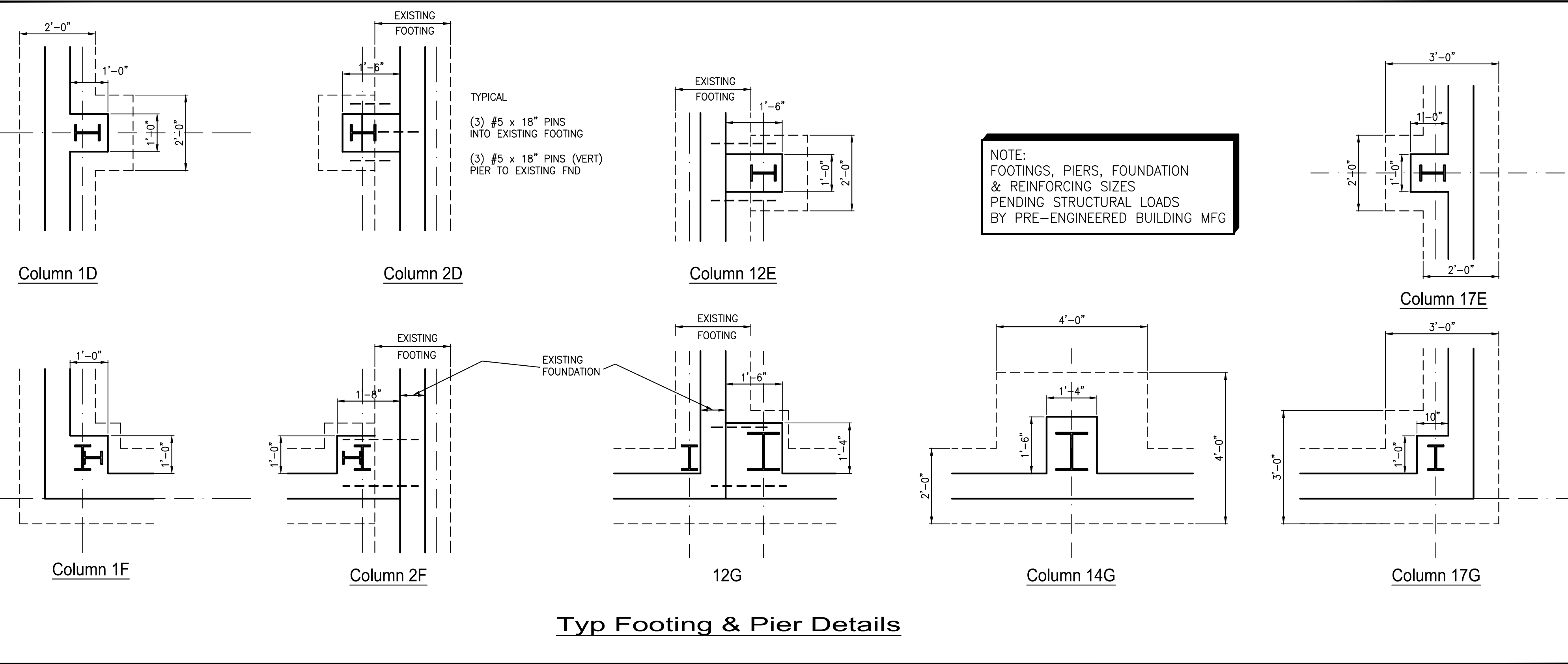
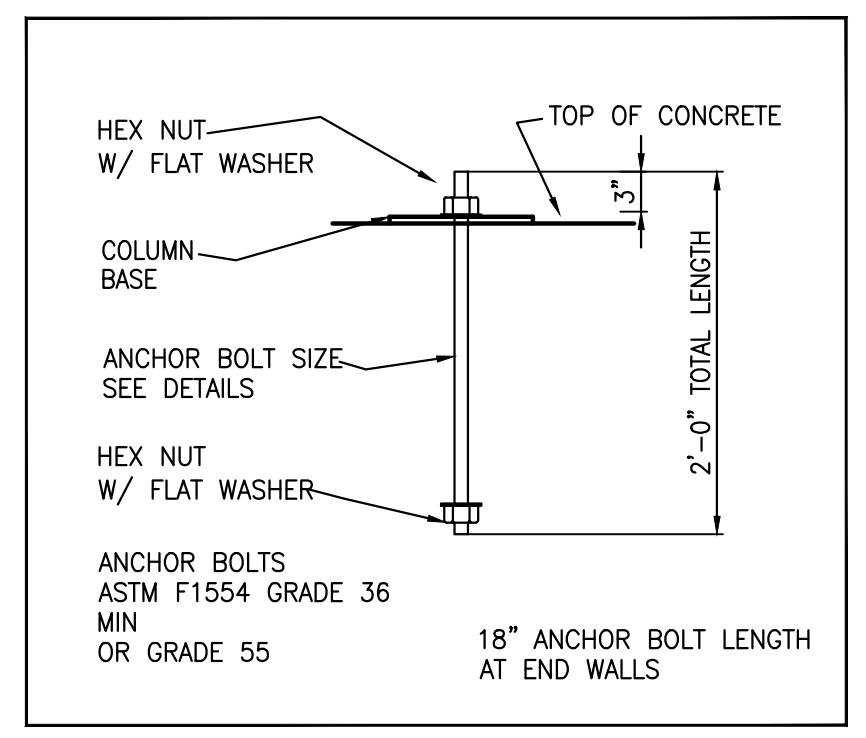
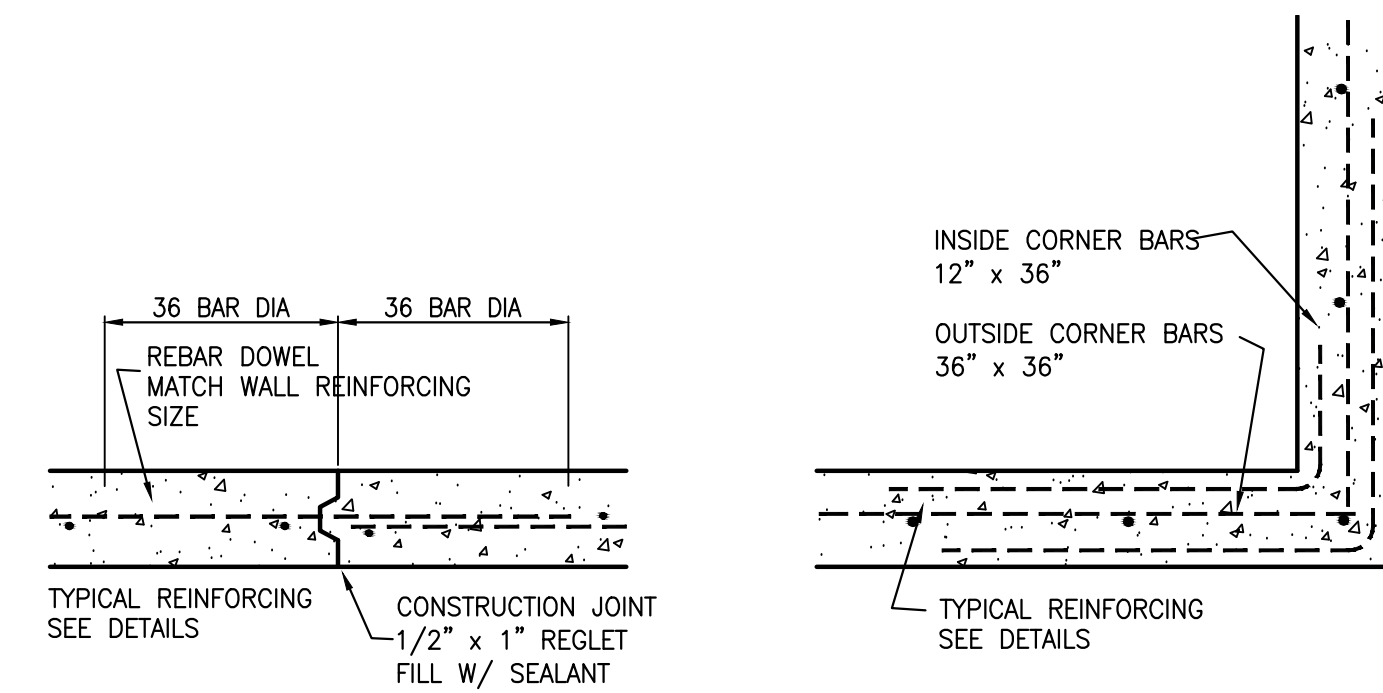
1. ALL FOOTINGS ARE TO BE SUPPORTED ON SOIL HAVING A MINIMUM BEARING CAPACITY OF 3000 PSF
CONTRACTOR TO VERIFY WITH TESTING COMPANY
2. DO NOT PLACE FOOTINGS ON FROZEN GROUND
3. COMPILATION
 - A. STRUCTURAL FILL UNDER FOOTINGS = 96%
 - B. STRUCTURAL FILL UNDER SLABS = 95%
 - C. BACKFILL AGAINST OUTSIDE OF FOUNDATIONS WALLS = 90%

CONCRETE

1. ALL CONCRETE WORK IS TO CONFORM TO THE CURRENT EDITION OF THE ACI BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318)
2. CONCRETE SHALL BE NORMAL WEIGHT
3000 PSI MINIMUM COMPRESSIVE STRENGTH FOR FOOTINGS (28 DAYS)
4,000 PSI MINIMUM COMPRESSIVE STRENGTH FOUNDATION WALLS AND SLABS ON GRADE (28 DAYS)
3. ALL REINFORCING BARS TO BE ASTM A615 GRADE 60 STEEL
4. ALL WELDED FABRIC TO BE ASTM A185 PLAIN
5. CURE CONCRETE BY KEEPING MOIST FOR A MINIMUM OF 72 HOURS
6. SUBMIT COPIES OF SHOP DRAWINGS SHOWING LAYOUT, BAR SIZES AND BENDING DETAILS

MASONRY

1. ALL MASONRY WORK TO CONFORM TO NCMA SPECIFICATIONS FOR CONSTRUCTION OF LOAD BEARING CONCRETE MASONRY AND ACI BUILDING CODE ACI 530-05
2. MASONRY UNITS SHALL CONFORM TO ASTM C90 GRADE N-1
3. MORTAR SHALL CONFORM TO ASTM C270, TYPE S (LIME)
4. GROUT SHALL CONFORM TO ASTM C476, TYPE PL
5. UNITS SHALL BE LAID IN FACE SHELL AND HEAD JOINTS
6. STARTER COURSES OF ALL CMU WALLS SHALL BE GROUTED SOLID
7. MINIMUM HORIZONTAL JOINT REINFORCING SHALL BE #9 GA GALVANIZED TRUSS TYPE AT 16" OC VERTICAL



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Sheet Contents
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Drawing No.
S-2
 Sheet 12 of 12