

C:\Users\Kelly\Desktop\working files\Jacques\2014-01-11\83 Jacques Sville\01-G001.dwg, 3/11/2014 3:18:50 PM, Kelly

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file
COVER SHEET
project
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job number 18380

scale NTS

date issued 03.11.14

sheet no. G001

GENERAL REQUIREMENTS:

0. GENERAL CONDITIONS

A. SCOPE OF WORK SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING IN ACCORDANCE WITH THE ARCHITECTURAL DRAWINGS PREPARED BY BOYES-WATSON ARCHITECTS, RESTORATION OF THE EXISTING BUILDING PER DRAWINGS AND THE RESTITUTION OF THE LANDSCAPING AFTER THE BUILDING PROJECT IS COMPLETED.

B. SAMPLES TO BE SUBMITTED FOR ARCHITECT/OWNER APPROVAL ARE THE FOLLOWING--ALL BUILDING SIDING AND TRIM, FINISH FLOORING & ROOF SHINGLES, PAINT SAMPLES, ALL FIXTURES, WINDOW SHOP DRAWINGS, ALL HARDWARE AND ALL FINISHES THAT WILL BE DECIDED DURING THE CONSTRUCTION PROCESS.

C. OWNER SUPPLIED ITEMS: THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AS PER THE MANUFACTURERS' INSTRUCTIONS OF ALL OWNER SUPPLIED ITEMS.

D. SITE FACILITIES: THE CONTRACTOR SHALL PROVIDE THEIR OWN PHONE AND TOILET FACILITIES. ELECTRIC POWER SHALL BE FROM TEMPORARY SERVICE TO THE SITE COORDINATED BY GC AND PAID FOR BY THE OWNER

E. PROTECTION OF WORK AND MATERIALS: ALL ELEMENTS OF WORK AND MATERIALS SHALL BE ENCLOSED WITH POLY OR OTHER SUITABLE MATERIAL AS NECESSARY TO PROTECT FROM EXPOSURE TO WEATHER OR OTHER SOURCES OF DAMAGE DURING STORAGE AND CONSTRUCTION. LIKEWISE THE CONTRACTOR SHALL PROTECT THE EXISTING HOUSE FROM CONSTRUCTION RELATED DAMAGE DUE TO CONSTRUCTION ACTIVITIES OR DAMAGE FROM WEATHER DURING CONSTRUCTION.

F. CLEANING: THE JOB SITE SHALL BE BROOM CLEANED EVERY DAY.

G. A WARRANTY SHALL BE PROVIDED BY THE CONTRACTOR FOR MATERIALS AND WORKMANSHIP FOR THE PERIOD OF ONE YEAR FROM SUBSTANTIAL COMPLETION. THIS DOES NOT SUPERSEDE ANY MANUFACTURERS WARRANTIES THAT ARE FOR LONGER THAN ONE YEAR.

H. THE GENERAL CONTRACTOR SHALL VERIFY AND CHECK ALL DIMENSIONS PRIOR TO CONSTRUCTION, AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

J. GC RESPONSIBLE FOR WINTER CONDITIONS, INCLUDING BUT NOT LIMITED TO SHOVELING SITE SNOW AS REQUIRED AND KEEPING SIDEWALK SAFE FOR PEDESTRIANS AT ALL TIMES.

1. DEMOLITION
A. ALL MATERIALS SCHEDULED FOR DEMOLITION TO BE LEGALLY DISPOSED OF OFF SITE AND RECYCLED IF FEASIBLE.

2. EXCAVATION
A. EXCAVATION AS REQUIRED BY STRUCTURAL FOR NEW SCREENED PORCH FOUNDATION

3. CONCRETE
A. CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301-89, SPECIFICATIONS FOR STRUCTURAL CONCRETE, EXCEPT AS MODIFIED BY THE SUPPLEMENTAL REQUIREMENTS BELOW. SUPPLEMENTAL REQUIREMENTS:

1. CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI. AT THE END OF 28 DAYS.
2. CONCRETE SHALL HAVE A MAXIMUM AGGREGATE SIZE OF 3/4", AND AIR CONTENT OF 5% AND A SLUMP OF NOT MORE THAN 5". CONTRACTOR TO SUBMIT PROPOSED MIX PROPORTIONS TO ENGINEER FOR REVIEW AT LEAST ONE WEEK PRIOR TO CONSTRUCTION.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60.
4. PROVIDE A MINIMUM CLEAR COVER OF 1 1/2" OVER ALL REINFORCING STEEL, UNLESS NOTED OTHERWISE.
5. LAP SPICES OF #4, #5, AND #6 REAR SHALL BE 20", 24", AND 30" LONG RESPECTIVELY.
6. CONCRETE SHALL NOT BE PLACED WHEN THE AMBIENT TEMPERATURE IS AT OR BELOW 40 F AND FALLING. CONTRACTOR SHALL EMPLOY ACI 301 PROVISIONS FOR COLD OR HOT WEATHER CONCRETING AS REQUIRED.
7. ALL FORM WORK SHALL REMAIN IN PLACE FOR A MINIMUM OF 24 HOURS.
8. ALL CONCRETE WORK SHALL BE MECHANICALLY VIBRATED.

4. MASONRY
NOT USED

5. ROUGH FRAMING
A. PRIMARY FRAMING IS INDICATED ON THE DRAWINGS.
B. ALL OTHER REQUIRED FRAMING FOR A COMPLETE CODE COMPLYING INSTALLATION IS TO BE INDICATED WHETHER OR NOT SPECIFICALLY INDICATED ON THE DRAWINGS, INCLUDING BUT NOT LIMITED TO:
- NEW WALL FRAMING TO ACHIEVE LAYOUTS REQUIRED
- SOFFITS AND CHASES FOR MECHANICAL AND DUCTWORK
- FIRELOCKING AT FLOORS, BRIDGING
- BLOCKING FOR KITCHENS, TOWEL BARS, ETC.
- SISTERING AND WORKING AS REQUIRED TO ACCOMMODATE PIPE RUNS AND CHASES ETC. INCLUDING RECONCILING WC, TUB AND SHOWER DRAINS.

C. PROVIDE NEW 3/4" PLYWOOD SUBFLOORS LAID AT ALL NEW FLOOR LOCATIONS, INCLUDING AT ALL BATHROOMS (NOTE 3/8" WONDERBOARD TO BE USED AS TILE UNDERLAYMENT AT ALL TILE FLOORS.)

D. AT SKYLIGHTS: TRIM OUT AS REQUIRED:
-ALL SKYLIGHTS TO HAVE ANGLED RETURNS AT 45 DEGREES; ADJUST ROUGH FRAMING TO SUIT.

E. GC RESPONSIBLE FOR ALL LEVELING OF ANY NEW FLOOR FRAMING PRIOR TO INSTALLATION OF ANY NEW WALLS OR FINISH MATERIALS IN AREA OF WORK ONLY. FLOOR TO BE LEVEL WITHIN 3/8" FROM FRONT TO BACK AND SIDE TO SIDE WITHIN EACH ROOM.

F. ANY DISCREPANCY BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS TO BE BROUGHT TO THE ARCHITECTS ATTENTION. GC TO ASSUME THAT STRUCTURAL DRAWINGS SUPERCEDE ARCHITECTURAL EXCEPT IN THE CASE OF PLAN DIMENSIONS.

G. NEW PLYWOOD SUBFLOORS AT NEW ADDITION PER STRUCTURAL REQUIREMENTS. SUBFLOOR TO BE NAILED, NOT GLUED

6. THERMAL AND MOISTURE PROTECTION
A. NEW 40 YEAR ARCHITECTURAL SHINGLE ROOF.

B. EPDM SYSTEM AT ALL FLAT ROOF; USE TAPERED INSULATION TO ACHIEVE PITCH TO DRAIN UNDER NEW ROOF DECK.

C. PROVIDE ALUMINUM GUTTERS AND DOWNSPOUTS TYPICAL AS REQUIRED AT ALL ROOFS DECKS AND EAVES. DRIP EDGE TO BE ALUMINUM. ALUMINUM GUTTERS AND DOWNSPOUTS TO HAVE FACTORY FINISH, COLOR TO BE SELECTED BY OWNER

E. ALL WINDOW AND EXTERIOR DOORS, ELECTRICAL OUTLETS ETC. TO BE SEALED WITH LOW EXPANSION FOAMING SEALANT.

F. INSULATION:
ALL INSULATION TO COMPLY WITH THE BUILDING CODE AND ANY OTHER REQUIREMENTS. IN THE CASE OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE CODE, GC TO MEET OR EXCEED THE CODE REQUIREMENTS.

G. GC TO PROVIDE INSULATION AT ALL BATHROOMS AND BEDROOM WALLS WHERE ADJOINING ANOTHER BEDROOM FOR SOUND ATTENUATION.

7. FINISH CARPENTRY
A. ALL INTERIOR AND EXTERIOR TRIM TO BE FRONT AND BACK PRIMED PRIOR TO INSTALLATION.
B. FOR DETAILS ON INTERIOR TRIM PACKAGE, SEE ROOM FINISH SCHEDULE

C. FLOORS: NEW QUARTER SAWN OAK FLOOR AT NEW 2ND FLOOR ADDITION. GC TO INCLUDE STAIN FINISH, TILE AND WONDERBOARD UNDERLAYMENT AT NEW BATHROOM

D. BATHROOMS TO RECEIVE RECESSED MEDICINE CABINETS PER ALLOWANCE OF \$500

E. ALL INTERIOR CASING PACKAGES TO INCLUDE CASINGS PER SCHEDULE SILLS AND APRONS AT WINDOWS.

F. ALL BASEBOARD PER FINISH SCHEDULE

G. ALL EXTERIOR LIGHTS, WASHER/DRYER VENTS, ELECTRICAL PANELS AND MISCELLANEOUS PENETRATIONS TO BE MOUNTED ON PLINths SIZED TO SUIT WITH DRIP CAP ETC. AS REQUIRED.

8. EXTERIOR DOORS AND WINDOWS
A. WINDOWS AND DOORS TO BE ALUMINUM CLAD WOOD UNITS PER WINDOW SCHEDULE, WITH LOW-E2-180 INSULATING GLASS WITH 7/8" SIMULATED DIVIDED LITES AND DARK SPACER BAR. SATIN NICKEL HARDWARE AT WINDOWS & DOORS.

B. PROVIDE 2" HISTORICAL SILLS WITH PROJECTIONS FOR CASINGS

C. PROVIDE SHOP DRAWINGS INCLUDING 1/4" SCALE OF EACH UNIT INDICATING MUNTINS, ACTUAL SIZE, ETC. FOR APPROVAL BY THE ARCHITECT PRIOR TO ORDERING

9. INTERIOR DOORS
A. SOLID CORE MASONITE SUPA FOUR PANEL DOORS (MODEL #400) WITH SQUARE STICKING & F2 FLAT PANELS IN SIZES INDICATED ON PLANS A101.
ALL GLAZED DOORS TO BE SOLID CORE MASONITE SUPA 3 PANEL DOORS (MODEL #L300 WITH SQUARE STICKING AND WHITE LAMI GLAZING CARRY \$40 PER PASSAGE SET FOR HARDWARE.

B. DOOR HINGE FINISH TO MATCH HARDWARE (SATIN NICKEL). GC TO COORDINATE ALL HARDWARE WITH ARCHITECT & OWNER PRIOR TO PLACING FINAL ORDER VIA SUBMITTAL.

C. PROVIDE PRIVACY HARDWARE SETS ON ALL BEDROOMS & BATHROOMS. PASSAGE SETS ON TYP CLOSET DOORS. DUMMY SETS ON ALL DOUBLE CLOSET DOORS WITH ROLLER BALL CATCHES.

10. KITCHEN CABINETS
NOT USED

11. COUNTERTOPS
A. VANITIES: FURNISHED BY OWNER BY ALLOWANCE. INSTALLED BY GENERAL CONTRACTOR.

12. BLUEBOARD AND PLASTER, WONDERBOARD
A. USE 1/2" BLUEBOARD AND SKIM COAT PLASTER THROUGHOUT.

B. USE 1/2" WONDERBOARD AS TILE BACKER AT ALL WALL TILES. USE 3/8" WONDERBOARD AS UNDERLAYMENT FOR ALL FLOOR TILES.

C. SCREW ATTACH ALL WONDERBOARD AND BLUEBOARD.

13. TILES
A. TILE MATERIALS FURNISHED BY OWNER, INSTALLED BY GC.
NOTE: ALL TILES HAVE SPECIFIC PATTERNS SELECTED AND DRAWN BY ARCHITECT DURING CONSTRUCTION. MIXTURE AND ADHESIVES AND ALL REQUIRED INSTALLATION ACCESSORIES TO BE CARRIED IN BASE PRICING.

14. BATHROOM ACCESSORIES
A. FURNISH AND INSTALL BATHROOM ACCESSORIES, \$300 PER BATHROOM ALLOWANCE MATERIAL ONLY. FURNISH AND INSTALL RECESSED MEDICINE CABINETS PER ROOM FINISH SCHEDULE BY SEPARATE ALLOWANCE

15. ELECTRICAL SYSTEMS
A. ELECTRICAL SYSTEM TO BE DESIGN/BUILD BY ELECTRICAL SUBCONTRACTOR. THE CONTRACTOR IS TO FURNISH A COMPLETE CODE COMPLYING FUNCTIONAL ELECTRICAL SYSTEM.

B. CONTRACTOR TO FOLLOW ELECTRICAL PLANS FOR ALL FIXTURE LOCATIONS. SUPPLEMENT FIXTURES IF REQUIRED FOR CODE COMPLIANCE.

C. RUN ALL CABLE TV OUTLETS TO BASEMENT AS HOME RUNS (ONE HOME RUN PER ROOM).

D. PROVIDE COMPLETE HARD-WIRED SMOKE AND CARBON MONOXIDE ALARM SYSTEM, WIRED TO BASEMENT PREPARED FOR SECURITY MONITORING.

NOTE: APPLIANCE REQUIREMENTS INCLUDING WASHER/DRYER HOOKUPS (GAS DRYER), HEATING FURNACES, PROVIDE DIMMERS FOR ALL LIGHT FIXTURES.

E. COORDINATE ALL NEW CONSTRUCTION TO TIE INTO EXISTING SECURITY SYSTEM.

F. LIGHT FIXTURES BY OWNER BY ALLOWANCE. ALL RECESSED CAN BY ELECTRICIAN (NOTE REQUIREMENTS FOR LOW VOLTAGE RECESSED CANS)

G. FULLY LABEL ALL ELECTRICAL WIRES AND ELECTRICAL PANEL AS BUILT.

16. HVAC
A. DESIGN BUILD BY SUBCONTRACTOR TO INCLUDE THE FOLLOWING:
- HEAT PUMP WITH BACKUP GAS FURNACE, NEW AIR CONDITIONING THROUGHOUT HOUSE
- A/C DESIGN, FURNISH AND INSTALL COMPLETE FUNCTIONING SYSTEM.
- BATHROOM VENTS: PROVIDE 4" GALVANIZED DUCTS PITCHED TO DRAIN TO OUTSIDE AT EACH BATHROOM.

B. FURNISH AND INSTALL DRYER VENTS AS REQUIRED.

C. PROVIDE WHOLE HOUSE ERV SYSTEM BY APPLIANCE WITH HUMIDIFIER

17. PLUMBING SYSTEM
A. PLUMBING SYSTEM TO BE DESIGN/BUILD BY PLUMBING SUBCONTRACTOR. THE CONTRACTOR IS TO FURNISH A COMPLETE CODE COMPLYING FUNCTIONAL PLUMBING SYSTEM. CONTRACTOR TO FOLLOW PLANS FOR ALL FIXTURE LOCATIONS.
B. NEW INSTANT HOT WATER SYSTEM BY RINNAL LOCATED IN MECHANICAL PLENUM ABOVE NEW MASTER BEDROOM CLOSET / LAUNDRY AREA

C. ASSUME OVERHEAD RAIN STYLE SHOWER HEADS, WITH SEPARATE HANDSHOWER & VALVES AT MASTER SHOWER.

D. PROVIDE GAS TO ALL APPLIANCES INCLUDING FURNACES. FOR BATHROOM FIXTURES SEE FIXTURE SCHEDULE. WASHING MACHINE TO HAVE RECESSED "ORGANIZER" WITH SHUT-OFF.

E. HOT WATER PIPING TO INCLUDE A LOOPED SYSTEM TO CONSTANTLY CIRCULATE HOT WATER.

F. ALL WATER PIPING TO BE COPPER.

G. EXISTING WATER SUPPLY PIPING FROM STREET TO BE REUSED.

18. ALLOWANCES
A. ALLOWANCES: NOTE THESE ALLOWANCES WILL BE SUPERSEDED BY QUOTED AMOUNTS WHEN SCHEDULES ARE COMPLETED AND ARE FOR MATERIALS ONLY (INSTALLATION IS INCLUDED IN BASE CONTRACT.) ONLY MATERIAL COST, TAX AND SHIPPING ARE TO BE DRAWN FROM ALLOWANCES. NO ADDITIONAL CONTRACTORS MARK-UPS TO BE ADDED TO ALLOWANCE MATERIAL PRICING.

\$300	BATHROOM ACCESSORIES (PER BATHROOM)
\$500	MEDICINE CABINETS (EACH)
\$2,000	LIGHT FIXTURES (ALL OTHER FIXTURES INCLUDING EXHAUST FANS BASE CONTRACT. RECESSED CANS ARE BASE CONTRACT)
\$3,000	BATHROOM CABINETS
\$2,000	BATHROOM COUNTERTOPS, TUB SURROUND & SHOWER THRESHOLDS
\$60 PER SET BY OWNER	DOOR HARDWARE, EACH DOOR (PER SET) TILE

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\$60 PER SET BY OWNER	DOOR HARDWARE, EACH DOOR (PER SET) TILE

GENERAL CONSTRUCTION NOTES:

EXISTING CONDITIONS: GENERAL CONTRACTOR SHALL INSPECT AND FAMILIARIZE HIM OR HERSELF WITH, AND VERIFY IN THE FIELD, ALL EXISTING CONDITIONS PERTAINING TO THE WORK OUTLINED IN THESE DOCUMENTS, PRIOR TO BEGINNING ANY AND ALL WORK.

DISCREPANCIES: THE GENERAL CONTRACTOR SHALL BRING TO THE ARCHITECT'S ATTENTION ANY DISCREPANCIES FOUND BETWEEN THE ARCHITECT'S DRAWINGS AND FIELD CONDITIONS.

PERMITS AND APPROVALS: THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING REQUIREMENTS FOR IDENTIFYING AND SECURING ALL NECESSARY PERMITS AND APPROVALS REQUIRED FROM AUTHORITIES HAVING JURISDICTION OVER THE WORK. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND OCCUPANCY OF THE WORK, SHALL PREPARE THE NECESSARY APPLICATIONS AND SUBMIT REQUIRED PLANS AND DOCUMENTS TO OBTAIN SUCH PERMITS IN A TIMELY MANNER, AND SHALL PAY ALL FEES AND CHARGES IN CONNECTION THEREWITH.

SCALING: DO NOT SCALE OFF THESE DRAWINGS.

CODES AND REQUIREMENTS: THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT ALL TRADES CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS.

SCHEDULING AND COORDINATION: THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF SEQUENCES AND SCHEDULES AND THE ACTUAL INSTALLED LOCATION AND INTERFACE OF THE WORK.

LANGUAGE: THE USE OF THE WORDS 'PROVIDE' OR 'PROVIDED' IN CONNECTION WITH ANY ITEM SPECIFIED OR INDICATED SHALL MEAN, UNLESS OTHERWISE NOTED, THAT SUCH ITEM SHALL BE FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR (OR HIS/HER SUBCONTRACTORS) WITH ALL REQUIRED ACCESSORIES AND CONNECTED WHERE REQUIRED. THE ARCHITECT SHALL BE THE SOLE AND FINAL JUDGE OF WHAT CONSTITUTES AN ACCEPTABLE MATCH.

TEMPORARY UTILITIES: THE GENERAL CONTRACTOR SHALL PROVIDE ALL TEMPORARY UTILITIES AS REQUIRED FOR THE CONTRACTORS EQUIPMENT, BILL TO BE PAID BY OWNER FOR DURATION OF CONST.

PUBLIC ACCESS: PUBLIC SIDEWALKS AND STREETS USED FOR DELIVERY, ACCESS TO THE CONSTRUCTION SITE, AND WHICH MAY BE PART OF THE CONSTRUCTION SITE, SHALL BE PROTECTED AND MAINTAINED BY THE GENERAL CONTRACTOR IN A CLEAN AND SAFE CONDITION AT ALL TIMES. THESE AREAS SHALL NOT BE USED TO STORE CONSTRUCTION MATERIALS OR EQUIPMENT. THE GENERAL CONTRACTOR SHALL REPAIR ANY CONSTRUCTION RELATED DAMAGE TO THESE AREAS.

WORK IN THE PUBLIC RIGHT OF WAY: THE GENERAL CONTRACTOR SHALL COORDINATE HIS/HER OCCUPANCY, USE, AND POSSIBLE BLOCKAGE OF ANY PUBLIC STREET OR SIDEWALK WITH THE CITY OF CAMBRIDGE AND ANY AND ALL OTHER PUBLIC AGENCIES HAVING JURISDICTION.

CONSTRUCTION AREA: THE GENERAL CONTRACTOR SHALL MAINTAIN THE CONSTRUCTION AREA IN A CLEAN AND ORDERLY CONDITION, AND SHALL REMOVE AND LEGALLY DISPOSE OF ANY WASTE OFF-SITE.

CONDITIONS OF COMPLETION: UPON COMPLETION OF THIS PROJECT, THE GENERAL CONTRACTOR SHALL THOROUGHLY CLEAN ALL FLOOR COVERING, FLOOR BASES, INTERIOR AND EXTERIOR FACE GLASS, AND ALL OTHER ITEMS INSTALLED OR AFFECTED DURING THE CONSTRUCTION, PRIOR TO TURNING THE SPACE OVER TO THE OWNER.

BASIS OF PERFORMANCE: THESE DRAWINGS ARE INTENDED TO PROVIDE THE BASIS FOR THE PERFORMANCE OF A COMPLETELY FINISHED JOB. ANYTHING NOT EXPRESSLY SET FORTH, BUT WHICH IS REASONABLY IMPLIED AND/OR NECESSARY FOR THE PROPER PERFORMANCE AND COMPLETION OF THIS WORK SHALL BE INCLUDED.

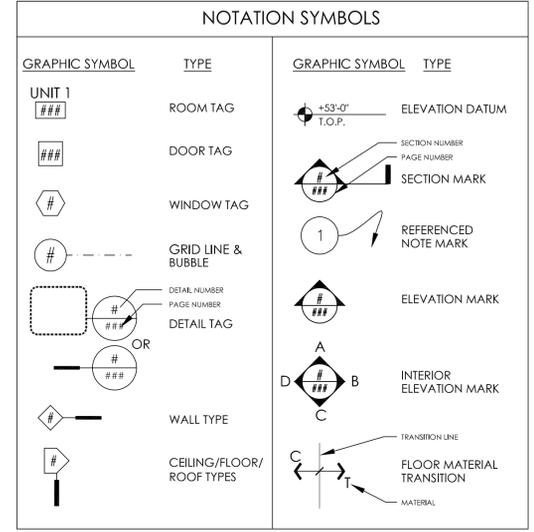
LICENSING: THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE PROPERLY LICENSED AND INSURED TO PERFORM THE WORK SPECIFIED HEREIN IN THE CITY OF CAMBRIDGE AND THE STATE OF MASSACHUSETTS.

INSULATION REQUIREMENTS

1. ROOF:
FILL ENTIRE ROOF CAVITY WITH DAMP SPRAY-APPLIED CELLULOSE INSULATION. MIN R-VALUE R:38
2. EXTERIOR WALLS:
5-1/2" DAMP SPRAY-APPLIED CELLULOSE INSULATION MIN R-VALUE R:21

ABBREVIATIONS

acous	acoustical	ID	inside diameter
adj	adjustable	insul	insulation
aggr	aggregate	jan	janitor
alum	aluminum	jt	joint
approx	approximate	l	angle
arch	architectural	lab	laboratory
		lam	laminated
		lav	lavatory
blkq	blocking	max	maximum
blgd	building	mech	mechanical
bm	beam	manuf	manufacturer
		min	minimum
		misc	miscellaneous
		mtl	metal
C	channel, carpet	NIC	not in contract
cab	cabinet	no	number
cc	center to center	NTS	not to scale
cer	ceramic		
CG	corner guard	OC	on center
	center line	OD	outside diameter
clg	ceiling	OFCL	owner furnished, contractor installed
cmu	concrete masonry unit	OFOL	owner furnished, owner installed
coll	column		
conc	concrete	p lam	plastic laminate
const	construction	plywd	plywood
cont	continuous	pr	pressure treated
cir	center	R	radius
csk	countersink	reinf	reinforced
		reqd	required
D	diameter	resist	resistant
depl	department	sh	sheet
DF	drinking fountain	sim	similar
dim	dimension	spec	specification
disp	dispenser	sq	square
dn	down	SS	stainless steel
ds	downspout	std	standard
dwg	drawing	stl	steel
ea	each	T	tile
elec	electrical	tel	telephone
elev	elevation	TC	top of curb
eq	equal	T&G	tongue and groove
equip	equipment	TP	top of pavement
exist	existing	TS	tube steel
exp j	expansion joint	typ	typical
FE	fire extinguisher	unfn	unfinished
FEC	fire extinguisher cabinet	UON	unless otherwise noted
FE	finish floor elevation	vert	vertical
FOC	face of concrete	vct	vinyl composition tile
FOM	face of masonry	w/	with
FOS	face of stud	WC	wood closet
ft	foot or feet	wd	wood
ftg	footing	w/o	with out
furr	furring	wl	weight
galv	galvanized		
GB	grab bar		
GVP	gypsum veneer plaster		
GWB	gypsum wall board		
HC	handicapped		
hdwd	hardwood		
hw	hardware		
HM	hollow metal		
horiz	horizontal		
HVAC	heating, ventilating, or conditioning		



GENERAL NOTES:

1. STAIRS:
 - A. MINIMUM TREAD DEPTH 9".
 - B. MAXIMUM RISER HEIGHT 8.25".
 - C. MINIMUM HEAD CLEARANCE 6'-8".
 - D. HANDRAIL REQUIRED AT 30" TO 36" ABOVE STAIR NOSING.
 - E. CLEAR SPACE BETWEEN BALLUSTERS AT OPEN SIDED STAIR TO BE LESS THAN 5".
 - F. MIN. STAIR WIDTH SHALL BE 36".
 - G. MIN. LANDING DEPTH SHALL BE 36".
2. GUARDRAILS:
 - A. GUARDRAILS ALONG OPEN FLOOR AREAS AND EXTERIOR DECKS TO BE MINIMUM 36" ABOVE FINISH FLOOR
 - B. CLEAR SPACE BETWEEN BALLUSTERS SHALL BE LESS THAN 4".
3. EMERGENCY EGRESS FROM SLEEPING ROOMS:
 - A. THE MAXIMUM SILL HEIGHT SHALL BE 44" A.F.F.
 - B. MINIMUM CLEAR WIDTH SHALL BE 20".
 - C. MINIMUM CLEAR HEIGHT SHALL BE 24".
 - D. MINIMUM CLEAR AREA SHALL BE 5.7 S.F. IN R-3 OCCUPANCY AND 3.3 S.F. IN R-4 OCCUPANCY.
4. PLAN DIMENSIONS:
 - A. EXTERIOR PLAN DIMENSIONS GIVEN FROM EXTERIOR FACE OF STUD U.N.O.
 - B. INTERIOR PLAN DIMENSIONS GIVEN FROM FINISH FACE OF WALL U.N.O.
5. EXISTING CONDITIONS:
 - A. EXISTING SITE CONDITIONS BASED ON DRAWINGS PROVIDED BY OWNER AND HAVE NOT BEEN FIELD VERIFIED FOR ACCURACY BY BOYES-WATSON ARCHITECTS.

GENERAL FLOOR PLAN NOTES:

- A. INTERIOR WALL FINISH TO BE 1/2" BLUEBOARD WITH VENEER PLASTER FINISH (TYP. U.N.O.), PROVIDE PAPERLESS DRYWALL AT ALL BASEMENT LOCATIONS
- B. INTERIOR SIDE OF EXTERIOR WALLS TO RECEIVE 5/8" TYPE 'X' BLUEBOARD (TYP. U.N.O.)
- C. ALL BATHROOM AND BEDROOM WALLS TO RECEIVE MIN. 3-1/2" SOUND ATTENUATION BATT INSULATION (FORMALDEHYDE FREE BY JOHNS MANVILLE OR APPROVED EQUAL).
- D. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ALL DROP CEILINGS AND SOFFITS AS REQUIRED FOR MECHANICAL SYSTEMS. COORDINATE REQUIREMENTS WITH MECHANICAL CONTRACTOR.
- E. PRESSURE TREATED LUMBER IS TO BE USED AT ALL DAMP OR WET LOCATIONS. THIS SHALL INCLUDE, BUT IS NOT LIMITED TO:
 1. 2X SLEEPERS ON CONCRETE SLABS AT THE BASEMENT.
 2. ALL SILLS AND SOLE PLATES AT CONC. OR MASONRY FOUNDATION WALLS.
 3. ALL SLEEPERS ABOVE THE WATERPROOF MEMBRANE AT EXTERIOR DECKING ABOVE AN INTERIOR SPACE.
 4. THE SUPPORTING STRUCTURE FOR ALL EXTERIOR PATIOS AND DECKS AND THEIR ASSOCIATED RAILING SYSTEMS.
- F. INSULATE BUILDING ELEMENTS PER HERS RATING (SEE SEPARATE ATTACHMENT TO PERMIT APPLICATION)
- G. ALL BATH AND POWDER ROOMS TO BE MACHANICALLY VENTILATED PER 780 CMR 3603.6.2
- H. NO SHEET METAL OR OTHER FASTENING MEANS SHALL BE ALLOWED TO PENETRATE CLOTHES DRYER EXHAUST VENTS. VENTS SHALL BE MIN. .016" THICK RIGID METAL DUCTING WITH SMOOTH INTERIOR SURFACE AND JOINTS RUNNING IN THE DIRECTION OF AIR FLOW. (780 CMR 3618.1)
- J. ALL STAIRWAYS AND CORRIDORS SHALL BE MIN. 3'-0" IN CLEAR WIDTH. ALL STAIR LANDINGS SHALL BE MIN. 3'-0" X 3'-0". THE MAXIMUM RISER HEIGHT SHALL BE 8.25" AND THE MIN. TREAD DEPTH SHALL BE 9". THE MINIMUM HEAD CLEARANCE AT ALL STAIRS AND LANDINGS SHALL BE 6'-8" MEASURED VERTICALLY FROM THE EDGE OF TREAD NOSING TO THE FINISH CEILING.

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OUTLINE SPECIFICATION
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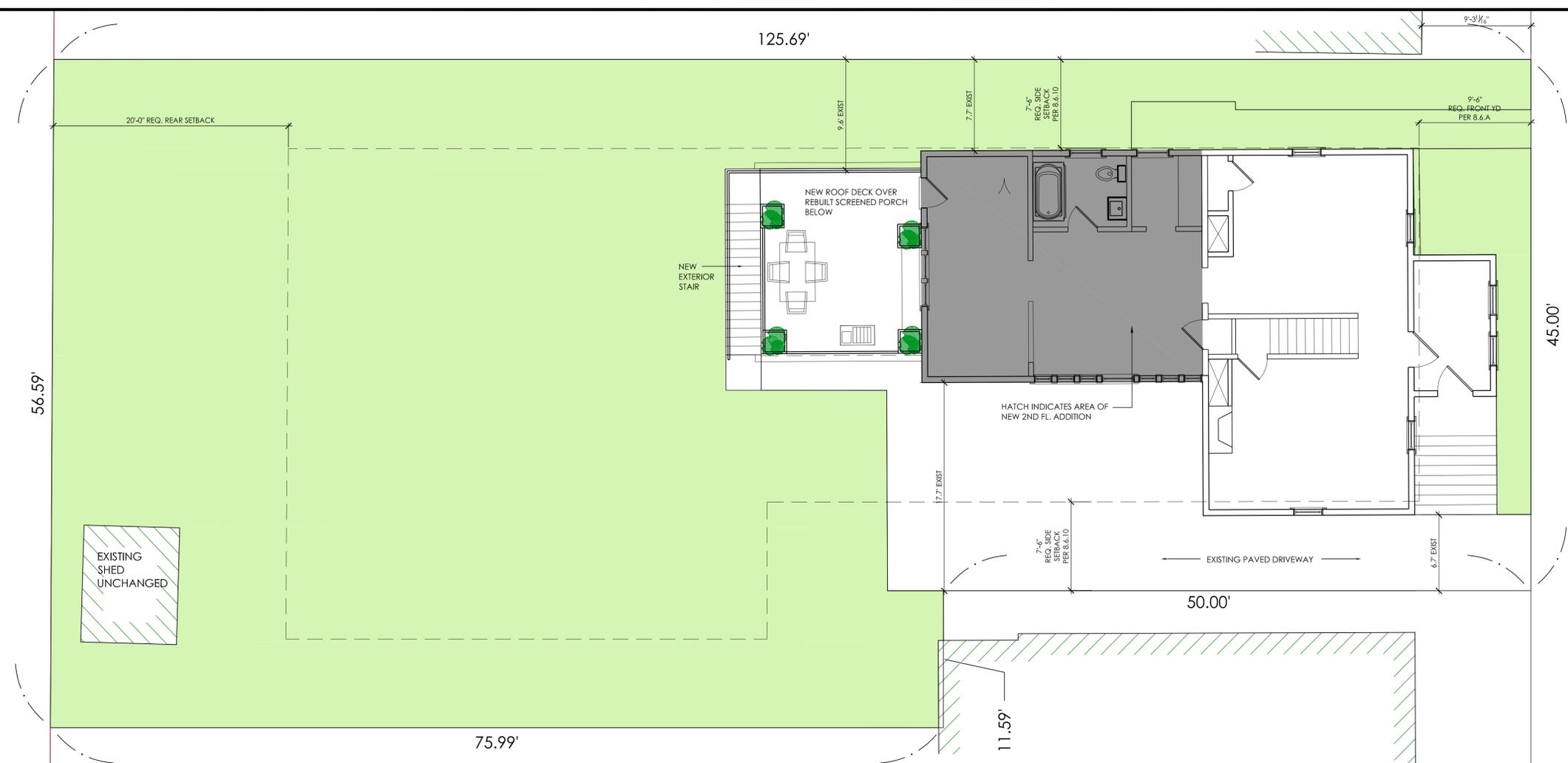
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SITE PLAN KEY

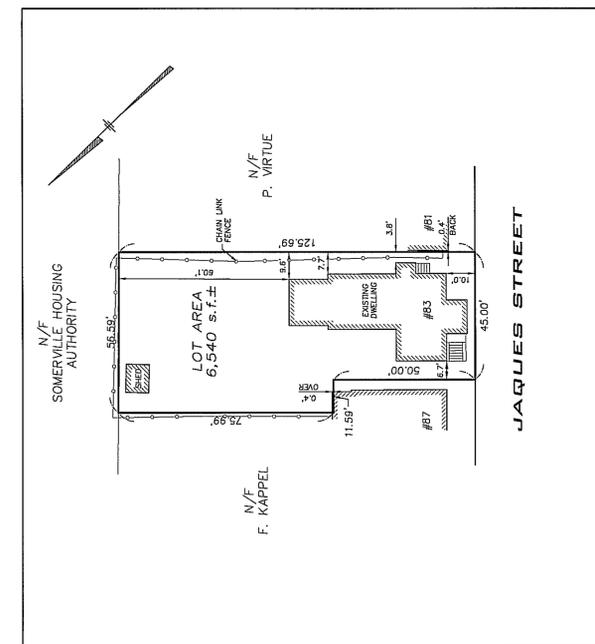
AREA SHOWN THIS INDICATES LANDSCAPE AREA THAT IS ALSO PERVIOUS

AREA SHOWN THIS INDICATES NEW ADDITION COMPLYING W/ SETBACK REQUIREMENTS

83 JAQUES STREET ZONING SUMMARY				01.11.14
ZONE RB	ALLOWED	EXIST	PROPOSED	
MINIMUM LOT SIZE	7,500	6540 SF	UNCHANGED	
LOT AREA PER DU	1500	6540 SF	UNCHANGED	
MAX GROUND COVERAGE	50%	22% (11478)	22% (1442 SF)	
LANDSCAPE AREA	25%	66% (4328)	66% (4392)	
FAR	1.0	0.25	0.33	
GFA	N/A	1657	2132	
HEIGHT (STORIES/FT)	3/40'	2/30.9'	UNCHANGED	
MIN. FRONT YARD	15'	10'	UNCHANGED	
MIN. SIDE YD (LEFT)	7.5' PER FTNOTE 10	7.7'	UNCHANGED	
MIN. SIDE YARD (RIGHT)	7.5' PER FTNOTE 10	6.7'	UNCHANGED	
MIN. REAR YARD	20'	50.1'	UNCHANGED	
MIN. FRONTAGE	50'	45'	UNCHANGED	
PERVIOUS AREA	35%		65.9% (4392)	

SECTION 8.6 FOOTNOTE 10
 Reduction of side yards for narrow lots: For each foot by which a lot is less than fifty (50) feet wide on the effective date of this Ordinance, one (1) inch may be deducted from the required width of each side yard and two (2) inches from the required width of both side yards, provided that no side yard shall be less than five (5) feet. No building projections, as enumerated in footnote 6 above, shall be allowed in the minimum five (5) foot side yard.

PROPOSED SITE PLAN



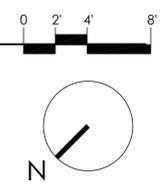
CERTIFIED PLOT PLAN OF LAND
 83 JAQUES STREET
 SOMERVILLE, MASS.

PREPARED BY:
 RICHARD J. MEDE, JR., P.L.S.
 15 HALL ST., MEDFORD, MA, 02155
 781-395-4466 fax: 781-395-8052
 SCALE: 1" = 30'

TITLE REF: BK 43474 PG 561
 DATE: JULY 25, 2013
 FILE No. 18584

NOTE: TIES SHOWN TO PROPERTY LINES TAKEN FROM CORNER BOARD.
 I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY.

RICHARD J. MEDE, JR., P.L.S. DATE: 07/25/2013



revisions

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client
 Jake & Cathy Wilson
 83 Jaques Street
 Somerville, MA 02145

PROPOSED SITE PLAN
 83 JAQUES STREET, SOMERVILLE MA

BOYES-WATSON ARCHITECTS

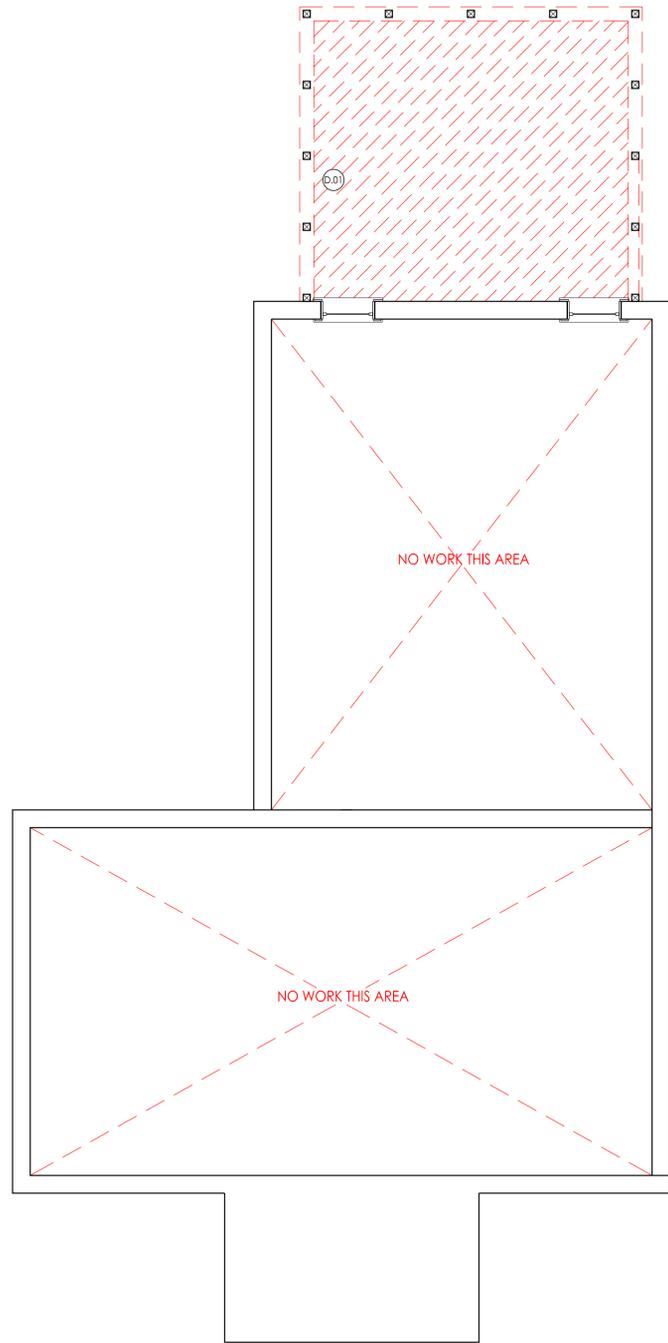
1117y Bow Street
 Somerville, MA 02143
 architects@boyeswatson.com phone: (617) 629-8200
 fax: (617) 629-8201

job number
 18380

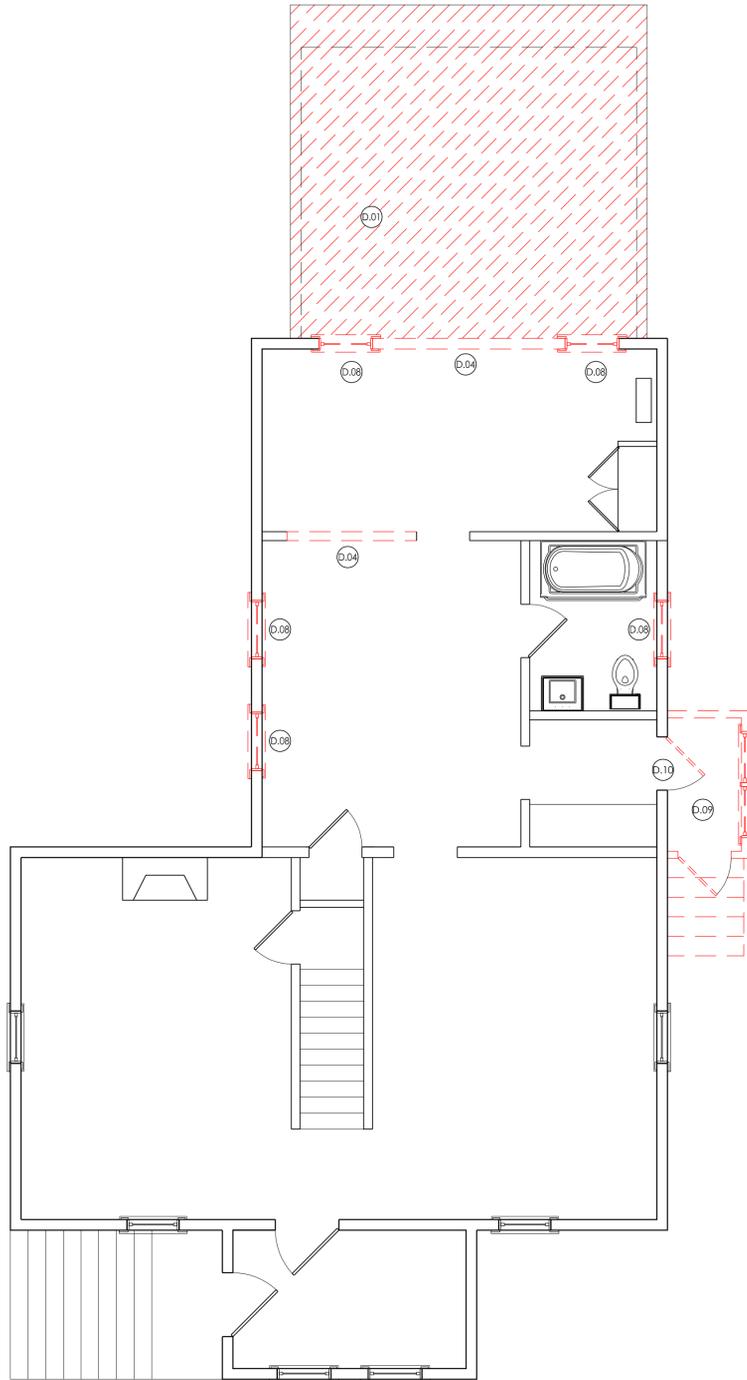
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date issued
 03.11.14

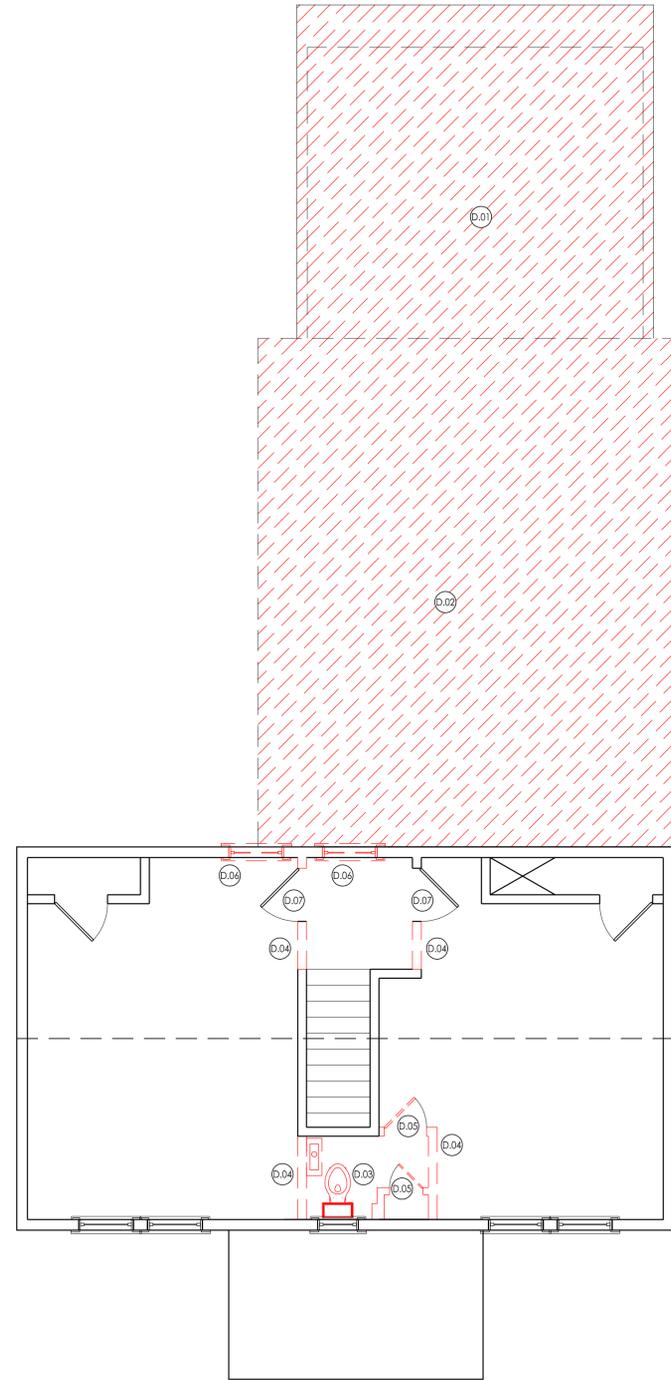
sheet no.
L101



BASEMENT SELECTIVE REMOVAL PLAN



FIRST FLOOR SELECTIVE REMOVAL PLAN



SECOND FLOOR SELECTIVE REMOVAL PLAN

PLAN KEY	
	INDICATES EXISTING TO BE REMOVED

#	NOTE
D.01	COMPLETELY REMOVE EXISTING SCREENED IN PORCH INCLUDING ROOF AND ASSOCIATED FRAMING
D.02	REMOVE EXISTING ROOF AS REQUIRED TO ACCOMMODATE NEW SECOND FLOOR ADDITION AND ALL STRUCTURAL REQUIREMENTS
D.03	REMOVE EXISTING BATHROOM INCLUDING ALL PLUMBING FIXTURES, ELECTRICAL AND FINISHES
D.04	REMOVE EXISTING WALL TO ACCOMMODATE NEW PLAN
D.05	REMOVE EXISTING DOOR & FRAME AS REQ.
D.06	REMOVE EXISTING EXTERIOR WALL TO PROVIDE NEW ACCESS PROPOSED ADDITION
D.07	RELOCATE EXISTING DOOR & OPENING TO ACCOMMODATE NEW PLAN
D.08	REMOVE EXISTING WINDOW AS REQ. TO ACCOMMODATE NEW PLAN
D.09	COMPLETELY REMOVE EXISTING ENCLOSED SIDE PORCH & STAIR
D.10	REMOVE EXISTING EXTERIOR DOOR, PREP OPENING TO RECEIVE NEW WINDOW PER PLAN

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client
 Jake & Cathy Wilson
 83 Jaques Street
 Somerville, MA 02145

file
COVER SHEET
 project
83 JACQUES STREET, SOMERVILLE MA



job number
18380

scale
1/4" = 1'-0"

date issued
03.11.14

sheet no.
D101

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AS BUILT REAR ELEVATION
1/4" = 1'-0"



AS BUILT SIDE ELEVATION
1/4" = 1'-0"



AS BUILT FRONT ELEVATION
1/4" = 1'-0"



AS BUILT SIDE ELEVATION
1/4" = 1'-0"

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stamp

client
Jake & Cathy Wilson
83 Jacques Street
Somerville, MA 02145

AS BUILT ELEVATIONS
83 JACQUES STREET, SOMERVILLE MA

BOYES-WATSON ARCHITECTS

thirty bow street
somerville, ma 02143
architects@boyeswatson.com
phone: (617) 629-8200
fax: (617) 629-8201

job number
18380

scale
1/4" = 1'-0"

date issued
03.11.14

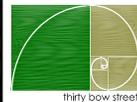
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client
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 83 Jaques Street
 Somerville, MA 02145

PROPOSED FLOOR PLANS
 83 JAKUES STREET, SOMERVILLE MA

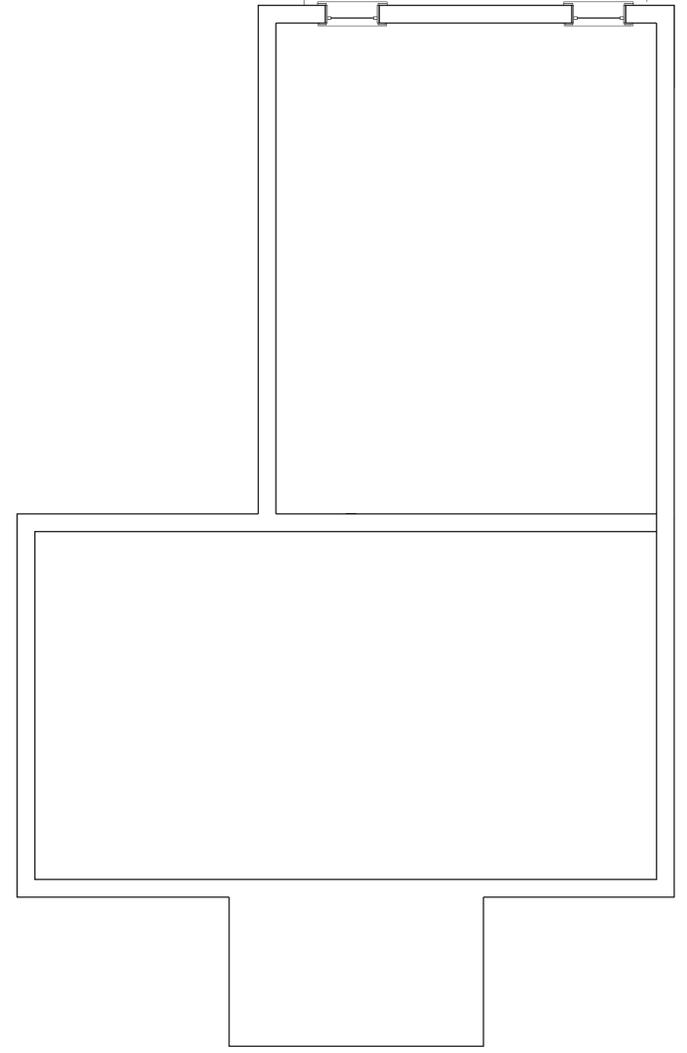
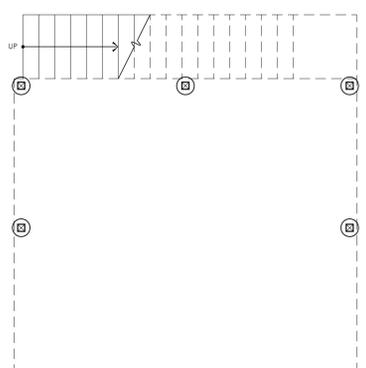
BOYES-WATSON ARCHITECTS

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 somerville, ma 02143
 architects@boyeswatson.com phone: (617) 629-8200
 fax: (617) 629-8201

job number
18380

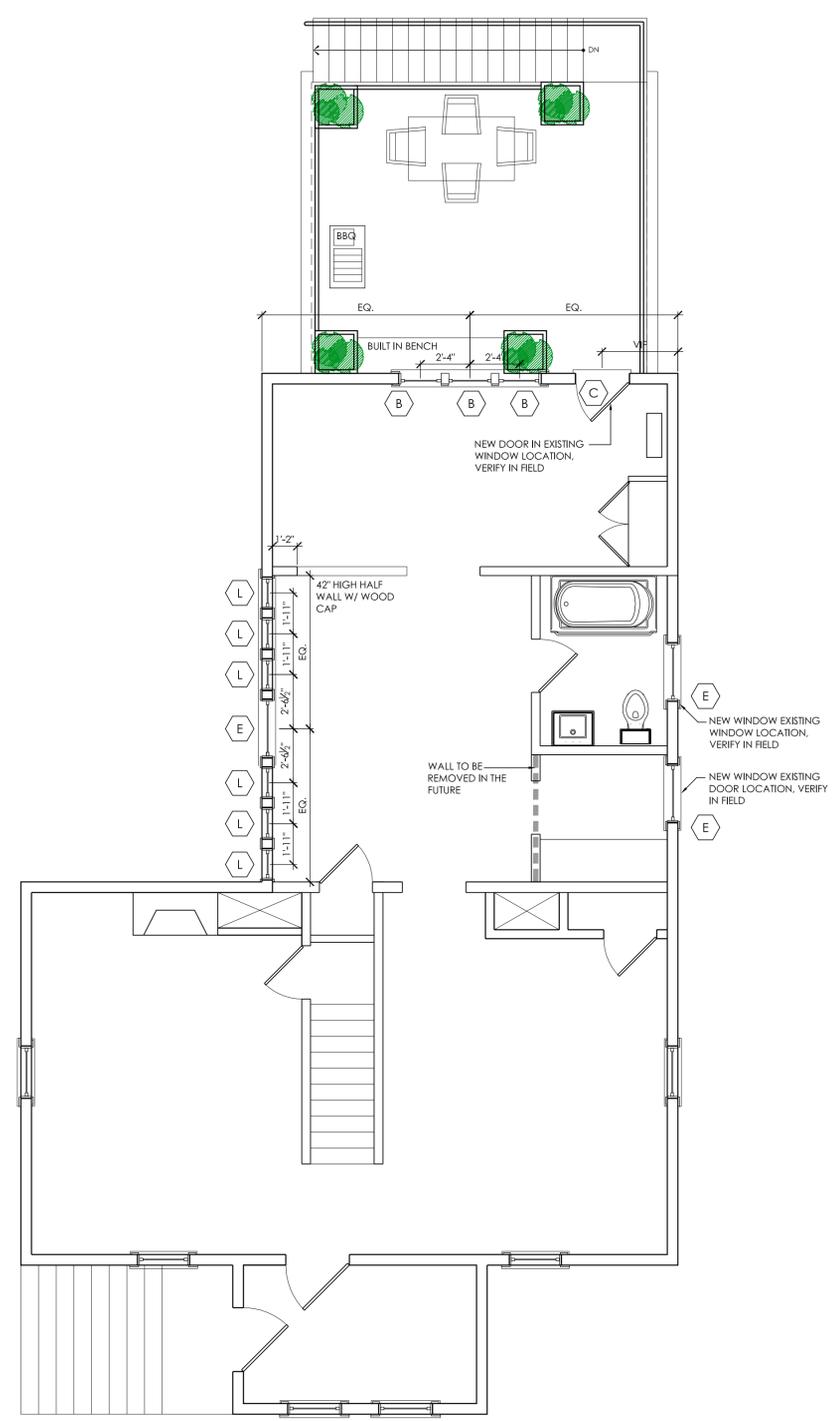
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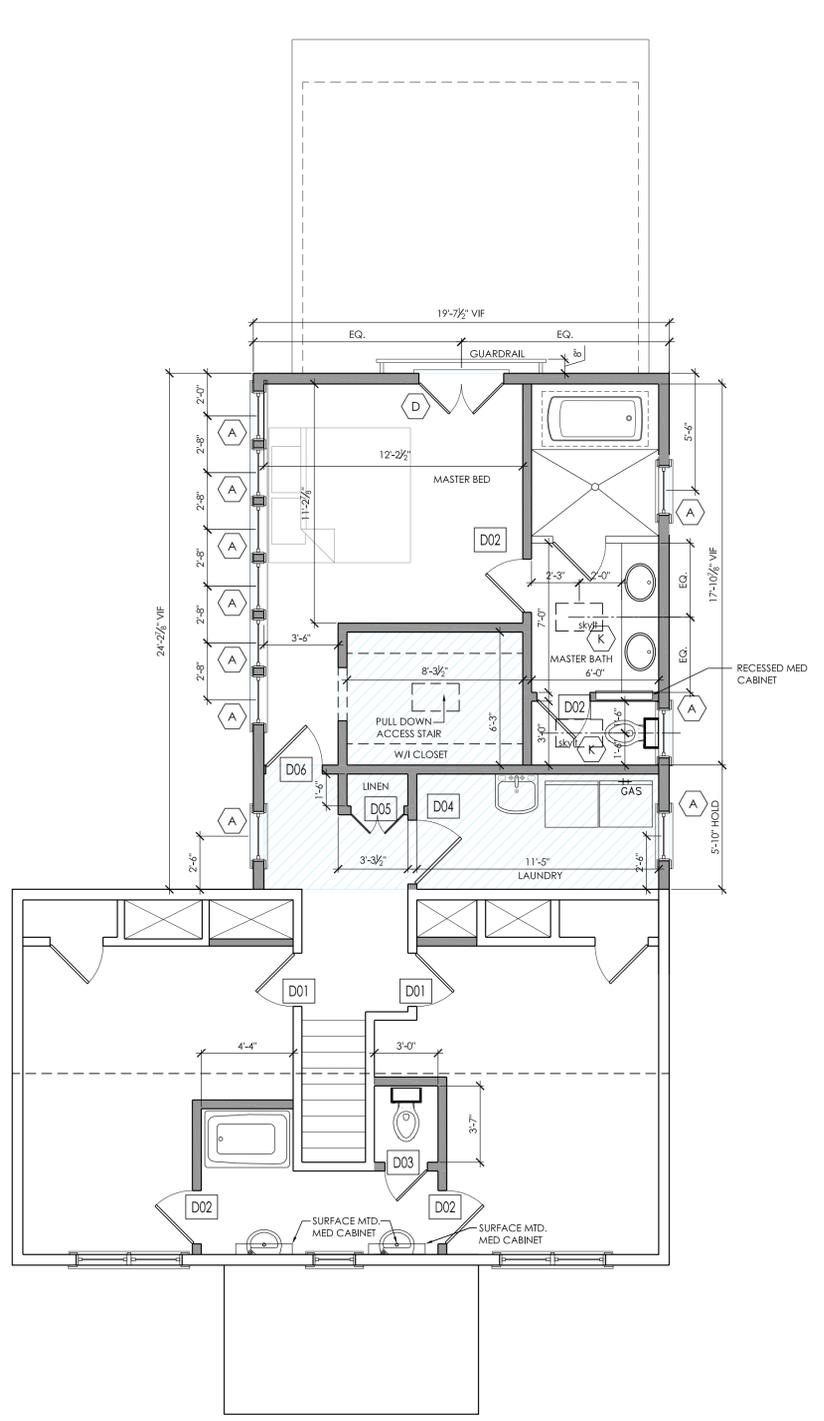
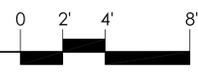
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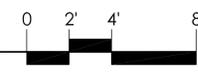
PROPOSED BASEMENT PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



PLAN KEY

- WALLS SHOWN THIS ARE NEW PARTITIONS
- AREA SHOWN THIS INDICATES LOWER CEILING AT ADDITION WITH MECHANICAL / STORAGE PLENUM ABOVE

83 JAKUES STREET			
	EXIST	PROP	TOTAL
BASEMENT	1250	0	1250
FIRST FL	1110	0	1110
SECOND FL	547	475	1022
GFA TOTAL	1657	475	2132

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 83 Jaques Street
 Somerville, MA 02145

WINDOW & DOOR ELEVATIONS, DETAILS & SCHEDULE
 83 JAQUES STREET, SOMERVILLE MA

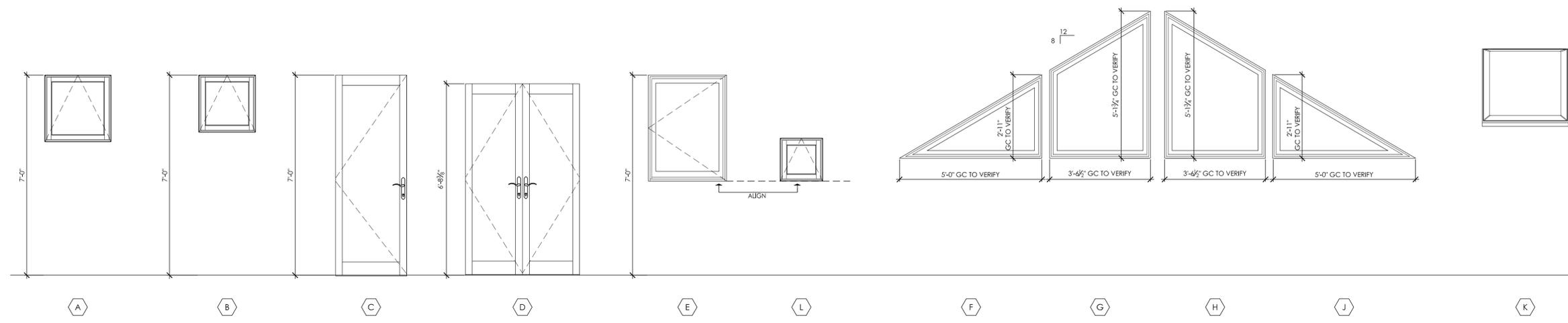
BOYES-WATSON ARCHITECTS
 1111y Dow Street
 Somerville, MA 02143
 architects@boyes-watson.com
 phone: (617) 629-8200
 fax: (617) 629-8201

job number
18380

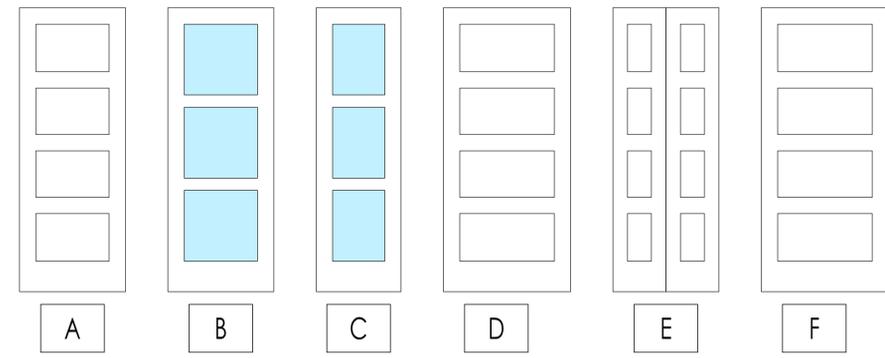
scale
AS NOTED

date issued
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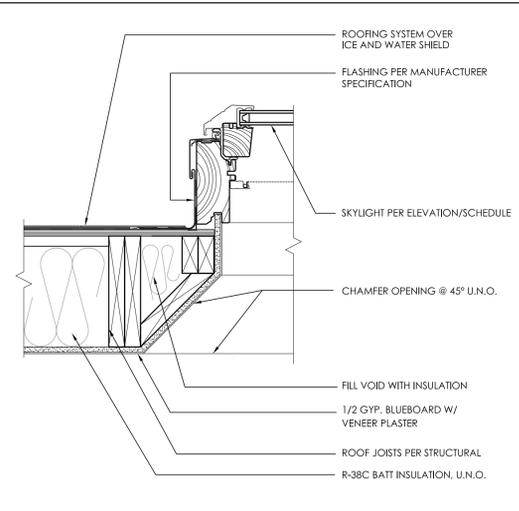
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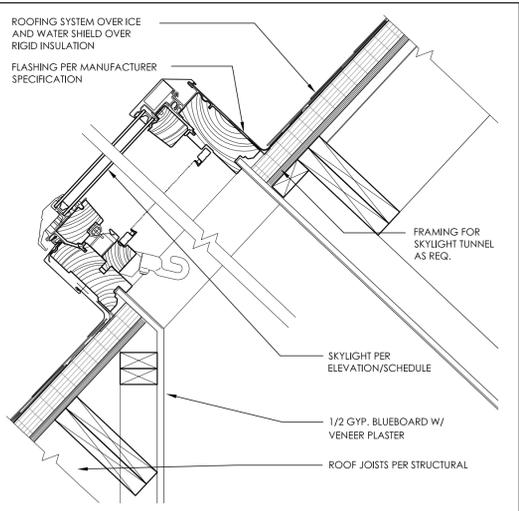
KEY	Count	MFR	MODEL	FRAME-SZ	R.O.	HEAD	WIN-TYPE	REMARKS
A	12	MARVIN	WUAWN2828	2'-4" X 2'-4 1/16"	2'-5" X 2'-4 9/16"	SEE ELEV.	ALUMINUM CLAD WOOD AWNING WINDOW	
B	3	MARVIN	WUAWN2424	2'-0" X 2'-0 1/16"	2'-1" X 2'-0 9/16"	7'-0"	ALUMINUM CLAD WOOD AWNING WINDOW	
C	1	MARVIN	CUIFD3070	3'-1 7/16" X 7'-2"	3'-2 7/16" X 7'-2 1/2"	-	ALUMINUM CLAD WOOD INSWING FRENCH DOOR	
D	1	MARVIN	CUIFD4070	4'-0 5/8" X 7'-2"	4'-1 5/8" X 7'-2 1/2"	-	ALUMINUM CLAD WOOD INSWING FRENCH DOOR	
E	1	MARVIN	WUCA3244E	2'-8" X 3'-8 1/16"	2'-9" X 3'-9 9/16"	SEE ELEV.	ALUMINUM CLAD WOOD CASEMENT WINDOW	
F	1	MARVIN	CUSTOM	VIF	VIF	-	ALUMINUM CLAD WOOD FIXED WINDOW	NEW CUSTOM CLEARSTORY WINDOW, SIZED AFTER ROUGH FRAMING
G	1	MARVIN	CUSTOM	VIF	VIF	-	ALUMINUM CLAD WOOD FIXED WINDOW	NEW CUSTOM CLEARSTORY WINDOW, SIZED AFTER ROUGH FRAMING
H	1	MARVIN	CUSTOM	VIF	VIF	-	ALUMINUM CLAD WOOD FIXED WINDOW	NEW CUSTOM CLEARSTORY WINDOW, SIZED AFTER ROUGH FRAMING
J	1	MARVIN	CUSTOM	VIF	VIF	-	ALUMINUM CLAD WOOD FIXED WINDOW	NEW CUSTOM CLEARSTORY WINDOW, SIZED AFTER ROUGH FRAMING
K	2	VELUX	VES MO4	-	30-1/16" X 37-7/8"	N/A	ELEC VENTING DECK MTD SKYLIGHT	
L	6	MARVIN	WUAWN1616	1'-4" X 1'-4 1/16"	1'-5" X 1'-4 9/16"	-	ALUMINUM CLAD WOOD AWNING WINDOW	ALIGN SILL WITH 'E' WIN. UNIT VIF
X	17							EXISTING WINDOW TO REMAIN



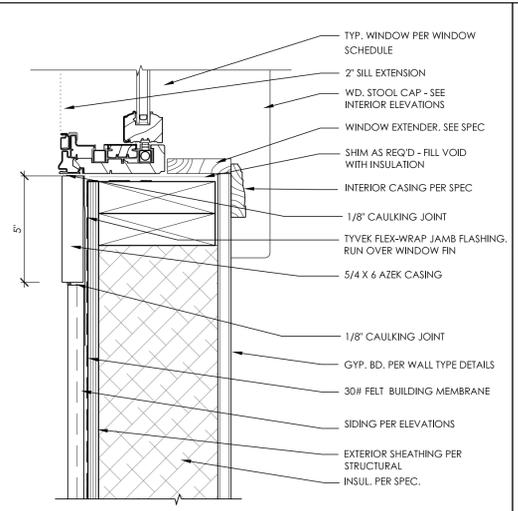
DR-NO	Count	DR-ELEV	DR-TYPE	DR-FRAME	DR-WIDTH	DR-HEIGHT	DR-THICK	DR-MFR	DR-MTL	DR-NOTES
D01	2	A	SWING	WD	2'-6"	6'-8"	1-3/4"	SUPA	SCM	#400 SCM DOOR W SQUARE STICKING + F2 FLAT PANEL
D02	4	B	SWING	WD	2'-6"	6'-8"	1-3/4"	SUPA	SCM	#L300 GLASS PANEL DOOR W WHITE LAMI GLAZING
D03	1	C	SWING	WD	2'-0"	6'-8"	1-3/4"	SUPA	SCM	#L300 GLASS PANEL DOOR W WHITE LAMI GLAZING
D04	1	D	SWING	WD	3'-0"	6'-8"	1-3/4"	SUPA	SCM	#400 SCM DOOR W SQUARE STICKING + F2 FLAT PANEL
D05	1	E	DBL. SWING	WD	2'-6"	6'-8"	1-3/4"	SUPA	SCM	#400 SCM DOOR W SQUARE STICKING + F2 FLAT PANEL
D06	1	F	SWING	WD	2'-8"	6'-8"	1-3/4"	SUPA	SCM	#400 SCM DOOR W SQUARE STICKING + F2 FLAT PANEL



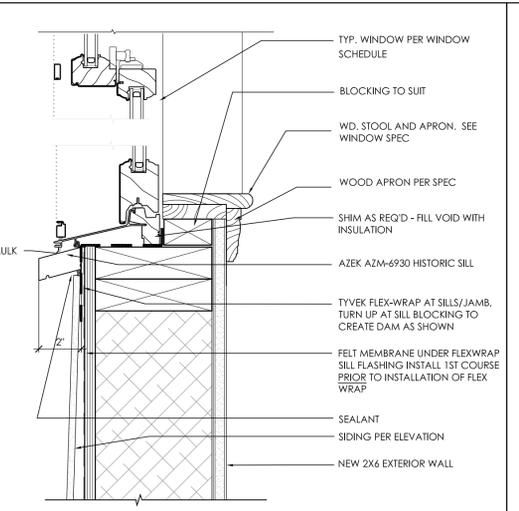
5 SKYLIGHT DETAIL - JAMB
 Scale: 1-1/2"=1'-0"



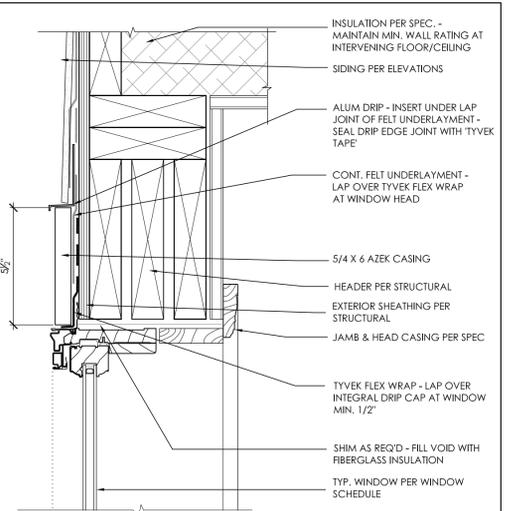
4 SKYLIGHT DETAIL - HEAD AND SILL
 Scale: 1-1/2"=1'-0"



3 TYPICAL WINDOW JAMB
 Scale: 3"=1'-0"



2 TYPICAL WINDOW SILL
 Scale: 3"=1'-0"



1 TYPICAL WINDOW HEAD
 Scale: 3"=1'-0"

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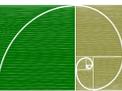
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client
 Jake & Cathy Wilson
 83 Jacques Street
 Somerville, MA 02145

file
EXTERIOR DETAILS
 project
83 JACQUES STREET, SOMERVILLE MA

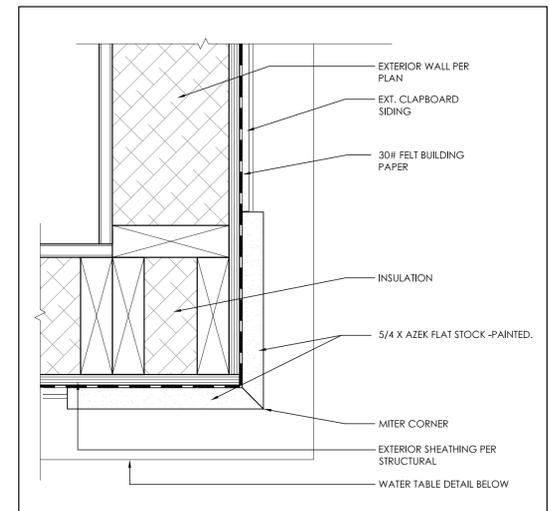
BOYES-WATSON ARCHITECTS

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 fax: (617) 629-8201

job number
18380

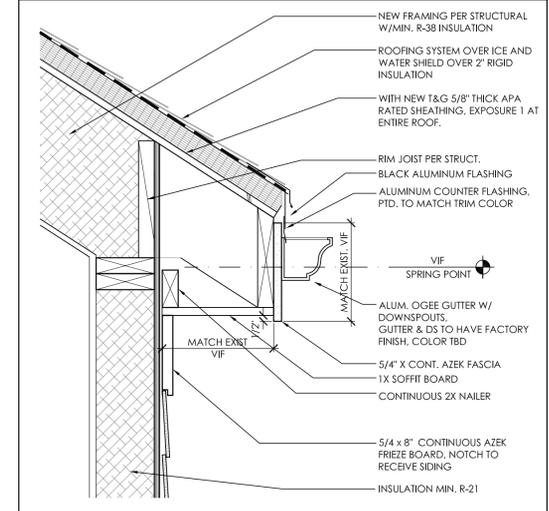
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date issued
03.11.14

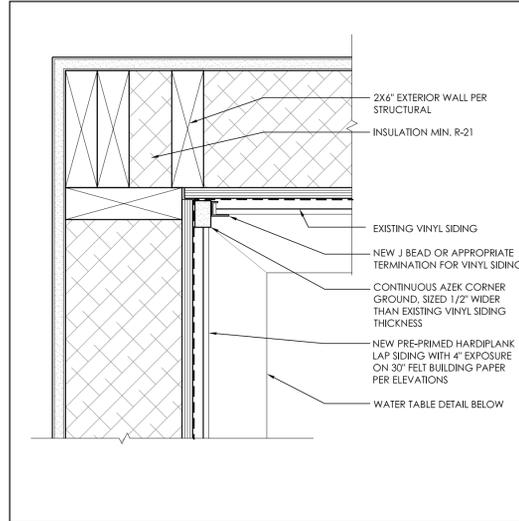
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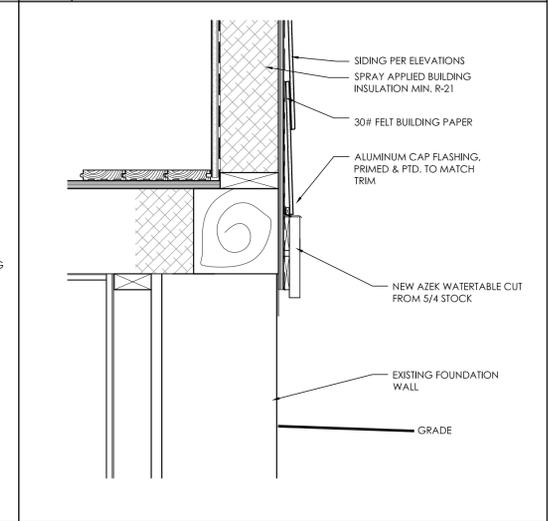
3 SIDING AT EXTERIOR CORNER
 Scale : 3" = 1'-0"



2 NEW EAVE
 COMMENTS:
 Scale : 1-1/2" = 1'-0"



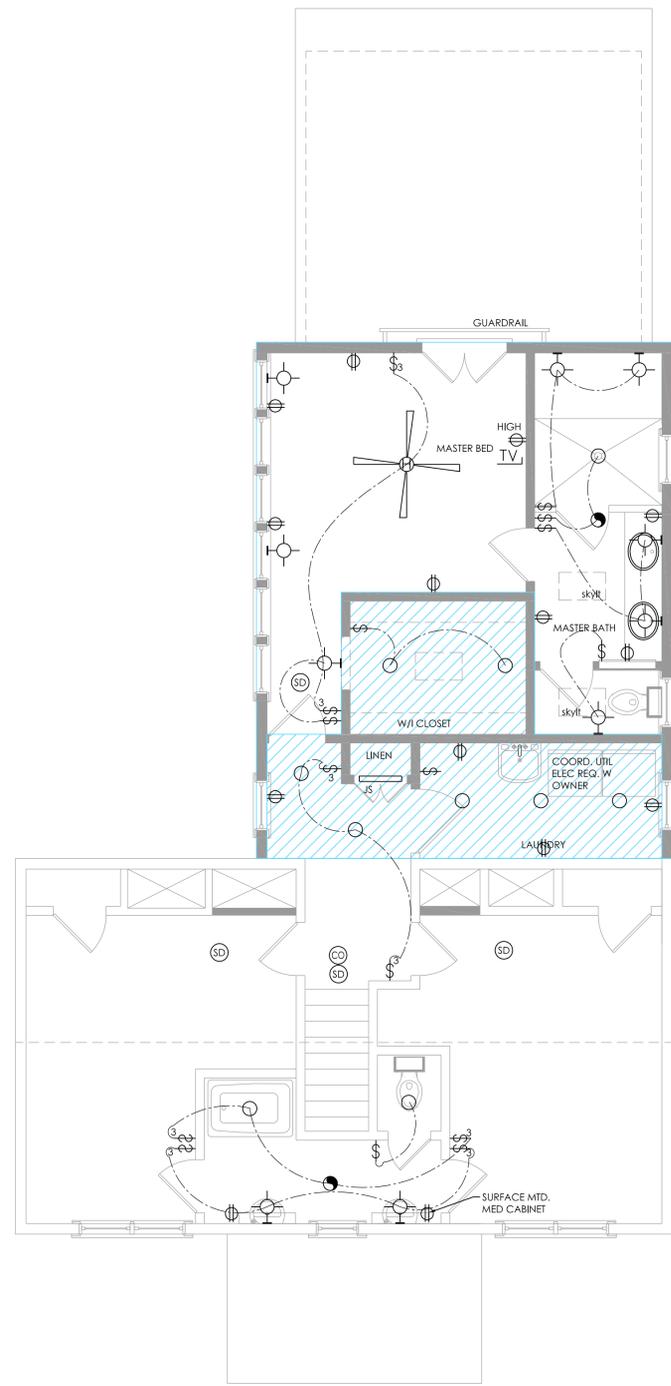
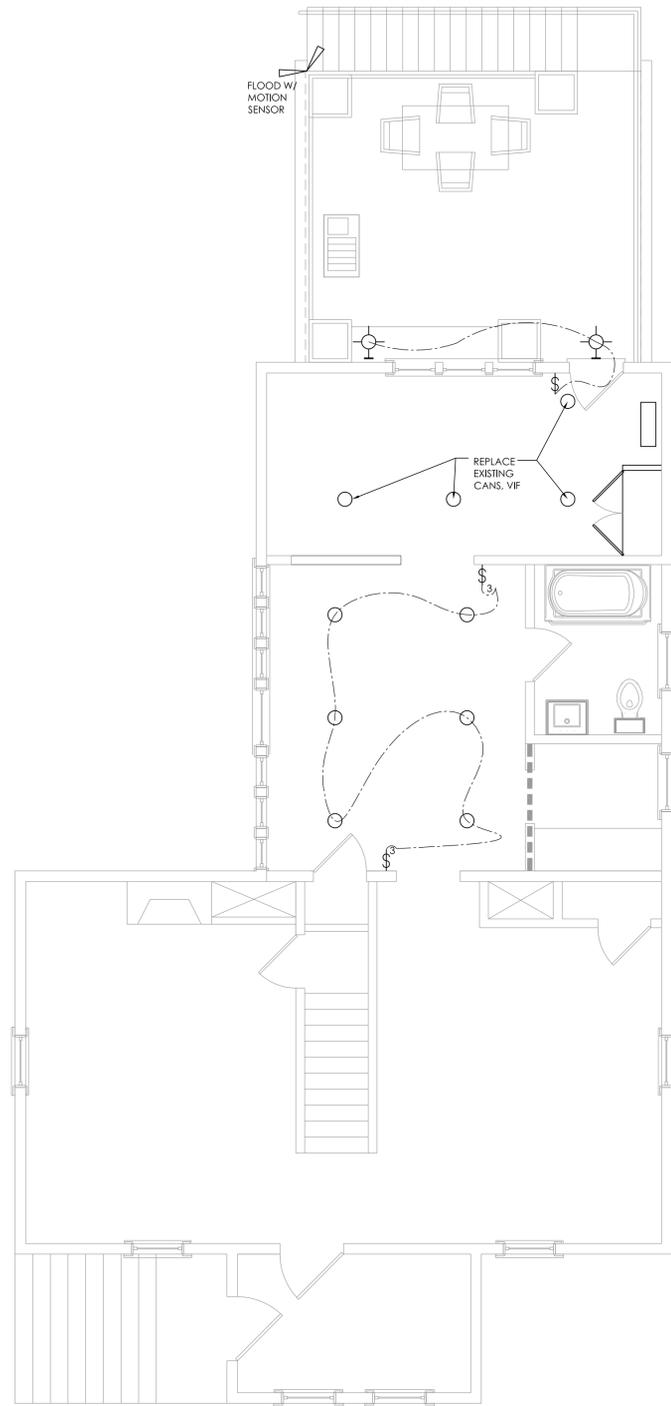
4 INTERIOR CORNER GROUND DETAIL
 COMMENTS:
 Scale : 3" = 1'-0"



1 WATERTABLE DETAIL
 Scale : 1-1/2" = 1'-0"

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ELECTRICAL KEY	
⌚	SINGLE POLE SWITCH, AT 48" A.F.F., U.N.O.
⌚ _D	DIMMER SWITCH
⌚ ₃	3 WAY SWITCH, AT 48" A.F.F., U.N.O.
⌚ ₄	4 WAY SWITCH, AT 48" A.F.F., U.N.O.
⊕	110V DUPLEX RECEPTACLE, AT 18" A.F.F., U.N.O.
⊕ _{CLG}	LIGHT FIXTURE-CEILING MOUNTED ALL CLG. MTD. ELECTRICAL BOXES TO ACCOMMODATE FUTURE CEILING FAN / LIGHT COMBO
⊕ _W	LIGHT FIXTURE-WALL MOUNTED
○	RECESSED ROUND LIGHT FIXTURE (THERMAL PROTECTED)
⊕ _{EX}	EXHAUST FAN (FAN ONLY, NO LIGHT)
—	FLUORESCENT TUBE FIXTURE
◀	CATS DATA / TELEPHONE JACK
TV	CABLE TELEVISION JACK
VP	VAPOR PROOF SEALED FIXTURE FOR WET LOCATIONS - BATHS, SHOWERS ETC. TYPICAL (NOT NOTED ON DRAWINGS)
WP	WATERPROOF FIXTURE SUITABLE FOR OUTDOOR LOCATIONS
	HATCHING DENOTES AREA OF DROPPED CEILING TO ACCOMMODATE MECHANICAL EQUIPMENT. GC TO COORDINATE & CARRY ALL REQUIRED FRAMING AND STRAPPING AS REQ.



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stamp

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PROPOSED ELECTRICAL PLANS
 project
83 JAQUES STREET, SOMERVILLE MA

BOYES-WATSON ARCHITECTS

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18380

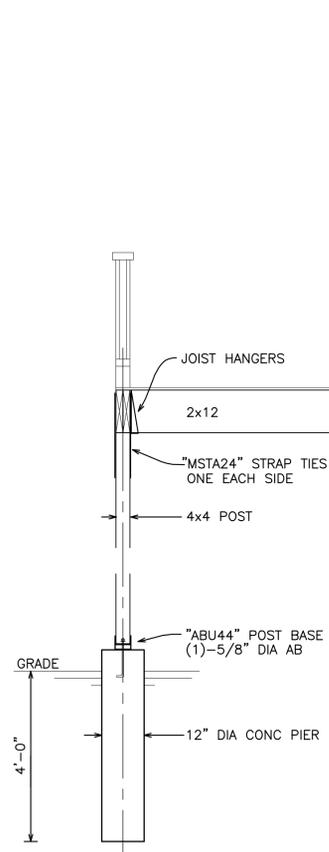
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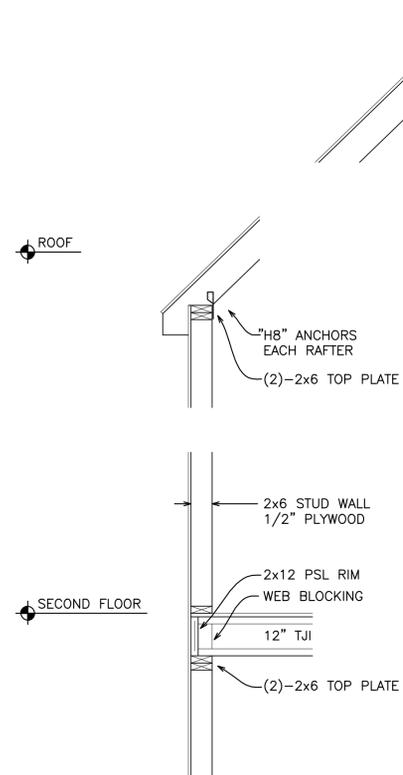
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GENERAL NOTES:

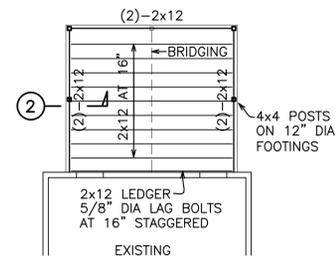
1. ALL WORK SHALL COMPLY WITH THE MASSACHUSETTS STATE BUILDING CODE EIGHTH EDITION (780 CMR).
2. COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS
3. DETAILS ARE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS APPLICABLE.
4. FOUNDATIONS SHALL BEAR ON UNDISTURBED, VIRGIN, INORGANIC SOIL WITH A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF. IF UNSUITABLE MATERIAL IS FOUND AT OR BELOW THE FOOTING BEARING LEVEL, THE CONTRACTOR SHALL REMOVE ALL SUCH MATERIAL AND REPLACE WITH COMPACTED STRUCTURAL FILL.
5. CONCRETE WORK AND REINFORCING STEEL SHALL COMPLY WITH "THE BUILDING CODE FOR REINFORCED CONCRETE" (ACI 318).
6. CONCRETE SHALL BE 4000 PSI AT 28 DAYS, 3/4" AGGREGATE, 4" MAX SLUMP.
7. REINFORCING STEEL SHALL BE ASTM A615 GRADE 60 FOR BARS AND ASTM A185 FOR WIRE MESH. USE FLAT SHEETS ONLY. PROVIDE 24" MIN LAP SPLICE, 2" CLEAR.
8. PROVIDE REINFORCING STEEL FOR ALL CONDITIONS SIMILAR TO THOSE DETAILED.
9. ANCHOR BOLTS SHALL BE ASTM F1554 GRADE 55.
10. FRAMING LUMBER SHALL BE A MINIMUM SYP OR SPF NO. 1 GRADE, 19%MC. ALL EXTERIOR FRAMING EXPOSED TO WEATHER TO BE PRESSURE TREATED.
11. WOOD "I" JOISTS ARE BY TRUS JOIST OR EQUAL WITH LVL FLANGES AND OSB WEBS. PROVIDE METAL CROSS BRIDGING "TB27" AT THIRD POINTS OF SPAN.
12. LAMINATED VENEER LUMBER (LVL) SHALL HAVE $F_b=2900$ PSI, $E=1900$ KSI. PROVIDE MULTIPLE STUDS UNDER BEAM ENDS, DOWN TO FOUNDATION.
13. PLYWOOD SHALL BE APA RATED, EXPOSURE 1, T&G, 3/4" FOR FLOORS, 5/8" FOR ROOF, AND 1/2" FOR WALLS.
14. METAL CONNECTORS SHALL BE BY SIMPSON STRONG TIE CO. (OR EQUAL), GALVANIZED, SIZED FOR THE MEMBERS JOINED. REFER TO MANUFACTURERS SPECIFICATIONS FOR FASTENERS. PROVIDE CONNECTORS AT ALL JOIST TO BEAM, BEAM TO BEAM, BEAM TO COLUMN, AND COLUMN TO FOUNDATION CONNECTIONS. PROVIDE "HDS4" HOLDDOWNS INTO FOUNDATION AND "FTAS" FLOOR TIES AT SECOND FLOOR WITH DOUBLE 2x6 STUDS AT ALL BUILDING CORNERS.
15. DESIGN LIVE LOADS ARE PER THE MSBC 780 CMR:
 FLOOR LIVE LOAD (RESIDENTIAL) - 40 PSF
 GROUND SNOW - 45 PSF
 ROOF LIVE LOAD - 32 PSF
 WIND SPEED - 105 MPH



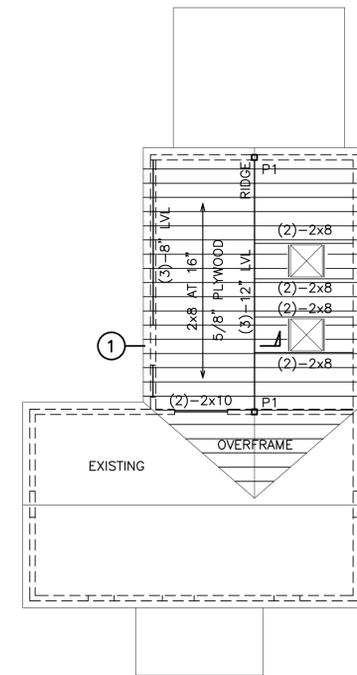
2 SECTION AT PORCH
SCALE: 1/2"=1'-0"



1 WALL SECTION
SCALE: 1/2"=1'-0"

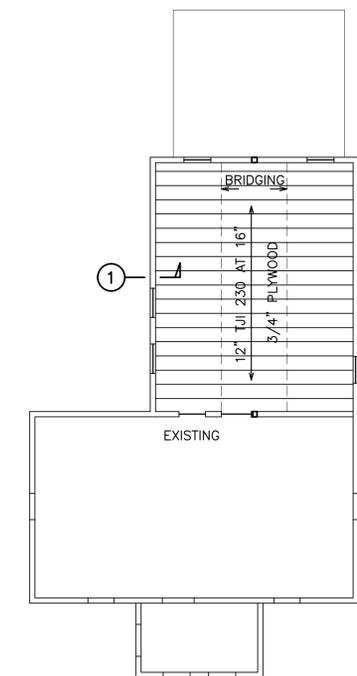


FIRST FLOOR FRAMING PLAN
SCALE: 1/8"=1'-0"



P1 - 6x6 PSL POST DOWN TO FIRST FLOOR

ROOF FRAMING PLAN
SCALE: 1/8"=1'-0"



SECOND FLOOR FRAMING PLAN
SCALE: 1/8"=1'-0"

revisions
1.
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10.

stamp

consultant
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STRUCTURAL PLANS, DETAILS, AND GENERAL NOTES

83 JAQUES STREET

CAMBRIDGE, MA

file project

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job number

scale AS NOTED

date issued 03.11.14

sheet no.

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