

2 CAZENOVE STREET SINGLE FAMILY RESIDENCE

2 CAZENOVE STREET
BOSTON, MASSACHUSETTS | 02118



GENERAL REQUIREMENTS

- THE CONTRACTOR SHALL STRICTLY CONFORM WITH ALL CODES HAVING JURISDICTION IN THE CONSTRUCTION OF THIS PROJECT, INCLUDING, BUT NOT LIMITED TO: FEDERAL, STATE, CITY, COUNTY, BUILDING, ZONING, ELECTRICAL, MECHANICAL, FIRE, LIFE SAFETY, AND HANDICAP CODES. ALL WORK MUST BE PERFORMED BY LICENSED AND INSURED CONTRACTORS AND SUBCONTRACTORS. INSURANCE CERTIFICATES, IN WRITING, WILL BE PRESENTED TO THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, EXISTING CONDITIONS, AND CODE COMPLIANCE. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS. IF THE CONTRACTOR FINDS ANY DISCREPANCIES IN THE DRAWINGS OR SPECIFICATIONS HE MUST CONTACT THE ARCHITECT FOR VERIFICATION. PITMAN AND WARDLEY ASSOCIATES LLC SHALL BE NOTIFIED IN WRITING OF ANY NON-CONFORMANCES IN THE SITE PLANS OR SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRINGING ANY ERRORS AND OMISSIONS TO THE ATTENTION OF PITMAN AND WARDLEY ASSOCIATES LLC IN WRITING AND SHALL AWAIT WRITTEN INSTRUCTIONS BEFORE PROCEEDING. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IF THEY FAIL TO NOTIFY PITMAN AND WARDLEY PRIOR TO THE CONSTRUCTION AND OR FABRICATION OF WORK.
- SCOPE: THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND LABOR TO COMPLETE THE WORK AS DESCRIBED ON THE DRAWINGS AND SPECIFICATIONS. CONTRACTOR'S SHALL BE RESPONSIBLE FOR ALL PERMITS, COMPLIANCE STATEMENTS, CERTIFICATE OF OCCUPANCY OR OTHER DOCUMENTATION REQUIRED.
- WORK SHALL BE PERFORMED TO THE HIGHEST LEVEL OF STANDARDS OF EACH RESPECTIVE TRADE.
- DEMOLISH AS REQUIRED AND REMOVE ALL DEBRIS FROM THE SITE.
- THE CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND IN A WORKMANLIKE FASHION. THE PROJECT SHALL BE READY FOR OCCUPANCY UPON THE COMPLETION OF WORK IN A "TURN-KEY" CONDITION.
- CONSTRUCTION SHALL BE BY DIMENSIONS DO NOT SCALE OFF OF THESE DRAWINGS.
- SHOP DRAWINGS MAY BE REQUIRED BY THE ARCHITECT FOR ALL STRUCTURAL, MECHANICAL, ELECTRICAL, LIFE SAFETY SYSTEMS, AND SPECIALIZED CONSTRUCTION FROM THE CONTRACTOR AND/OR ALL SUBCONTRACTORS AT NO ADDITIONAL COST. SHOP DRAWINGS SHALL BE SUBMITTED TO PITMAN AND WARDLEY ASSOCIATES LLC FOR REVIEW AND CONFORMANCE WITH THE SYSTEMS AND THEIR INTEGRATION WITH EXISTING SYSTEMS AND CONDITIONS. WORK DONE TO LIFE SAFETY SYSTEMS MAY REQUIRE SEPARATE PERMITS. THESE SHALL BE INCLUDED IN THE BASE BID.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE STRUCTURAL INTEGRITY OF THE BUILDING AT ALL TIMES.
- THE CONTRACTOR SHALL NOTIFY PITMAN AND WARDLEY ASSOCIATES LLC IMMEDIATELY UPON THE DISCOVERY OF ANY ENVIRONMENTALLY HAZARDOUS MATERIALS AND OR CONDITIONS.
- THESE PLANS HAVE BEEN PRODUCED TO MASSACHUSETTS STATE BUILDING CODE ENERGY STANDARDS. ANY ADDITIONAL STRETCH CODE COMPLIANCE SHALL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR.
- ALL DEMOLITION AND REMOVAL OF BUILDING COMPONENTS SHALL BE CARRIED OUT UNDER ACCORDANCE WITH THE EPA'S RENOVATE RIGHT LAWS.

APPLICABLE BUILDING CODES

BUILDING :	780 CMR: MASSACHUSETTS BUILDING CODE (9TH EDITION) (2015 INTERNATIONAL BUILDING CODE, AMENDED) (2015 INTERNATIONAL EXISTING BUILDING CODE, AMENDED)
ENERGY:	2015 INTERNATIONAL ENERGY CONSERVATION CODE, AMENDED
FIRE:	527 CMR: MASSACHUSETTS FIRE PREVENTION REGULATIONS (2015 NFPA-1, AMENDED)
ELECTRICAL:	527 CMR 12.00: MASSACHUSETTS ELECTRICAL CODE (2017 NATIONAL ELECTRICAL CODE, AMENDED)
MECHANICAL:	2015 INTERNATIONAL MECHANICAL CODE
PLUMBING:	248 CMR: MASSACHUSETTS PLUMBING CODE (2014)

BUILDING CODE CRITERIA:

SINGLE FAMILY DWELLING	
BUILDING USE GROUP	R2 (SINGLE FAMILY DWELLING)
CONSTRUCTION CLASSIFICATION	EXISTING TYPE 3B CONSTRUCTION FULLY SPRINKLED

BUILDING SQUARE FOOTAGES:

GARDEN LEVEL	798 SQUARE FEET
PARLOR LEVEL	684 SQUARE FEET
SECOND LEVEL	696 SQUARE FEET
THIRD LEVEL	674 SQUARE FEET
TOTAL GROSS SQUARE FOOTAGE:	2,852 GROSS SQUARE FEET

LIFE SAFETY SYSTEMS:

ALL LIFE SAFETY IS TO BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR. THE SYSTEM SHALL BE APPROVED BY THE LOCAL FIRE DEPARTMENT AND CONNECTED TO THE LOCAL FIRE ALARM SYSTEM.

ELECTRICAL SYSTEMS:

ALL ELECTRICAL SYSTEMS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR

BUILDING CODE CRITERIA

ALL ELECTRICAL SYSTEMS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR

MECHANICAL SYSTEMS:

ALL MECHANICAL SYSTEMS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR

SCOPE OF WORK:

THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE BUT NOT LIMITED TO THE INTERIOR DEMOLITION AND RENOVATIONS OF AN EXISTING SINGLE FAMILY (5) STORY DWELLING. THE NEW WORK SHALL INCLUDE BUT NOT LIMITED TO FRAMING, NEW ELECTRICAL, MECHANICAL AND STRUCTURAL SYSTEMS, INTERIOR PARTITIONS AND FINISHES THROUGHOUT. EXTERIOR WORK SHALL INCLUDE BUT NOT LIMITED TO ROOFING, TRIM, RE-POINTING AND SEALING OF EXISTING BRICK FACADES, AND NECESSARY LANDSCAPING.

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A1	PROPOSED ROOF DECK FLOOR PLAN
A2	PROPOSED BUILDING SECTION

ABBREVIATIONS

AHU	AIR HANDLER UNIT
C/C	CENTER TO CENTER
<	CENTER LINE
CJ	CONTROL JOINT
CONC	CONCRETE
EL	ELEVATION
EQ	EQUAL
FF	FINISHED FLOOR
FL	FLOOR
GWB	GYPSON WALLBOARD
HB	HOSE BIB
NOM	NOMINAL
OC	ON CENTER
P&S	POLE AND SHELF
TBD	TO BE DETERMINED
TIG	TEMPERED INSULATING GLASS
TJI	TRUSS JOIST I-JOIST
T.O.F.	TOP OF FOUNDATION
T.O.W.	TOP OF WALL
TSP	TONS PER SQUARE FOOT
TYP.	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
W/	WITH

ARCHITECT

PITMAN + WARDLEY ASSOCIATES ARCHITECTURE & DESIGN

32 CHURCH STREET
SALEM, MASSACHUSETTS 01970
978-744-8982

PROJECT OWNER

RENAISSANCE REAL ESTATE
44 COLUMBUS AVENUE
SALEM, MASSACHUSETTS | 01970
617-513-0705

PROJECT TEAM

GENERAL CONTRACTOR
CATAMOUNT BUILDERS
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BOSTON, MASSACHUSETTS | 02127
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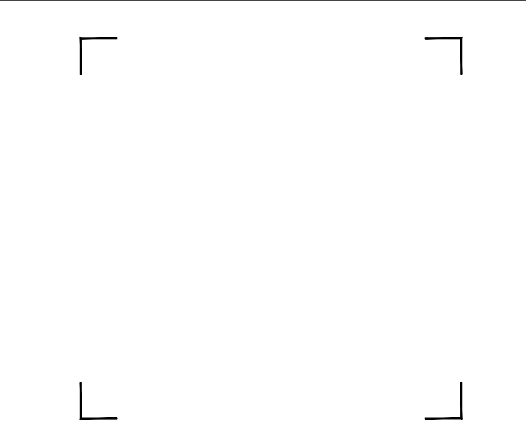
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COVENANT FIRE PROTECTION LLC.
62 W. BROOK STREET
MANCHESTER, NEW HAMPSHIRE | 03101
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DRAWINGS ISSUED JULY 30, 2018

DRAWING TITLE COVER PAGE



DRAWN BY **Z. MILLAY**

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- GENERAL NOTES:
1. WHEN SPECIFIC FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS.
 2. ALL DIMENSIONS ARE TO BE TAKEN FROM NUMERIC DESIGNATIONS ONLY; DIMENSIONS ARE NOT TO BE SCALED OFF THE DRAWINGS.
 3. ALL INTERIOR DIMENSIONS ARE FACE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
 4. ALL GYPSUM BOARD SURFACES ARE TO BE $\frac{1}{2}$ " THICK AT CEILINGS AND $\frac{1}{2}$ " AT INTERIOR WALLS UNLESS OTHERWISE NOTED.
 5. ALL GYPSUM AND PLASTER FINISHES SHOULD BE SMOOTH, CONTINUOUS, FREE OF IMPERFECTIONS, AND HAVE NO VISIBLE JOINTS.
 6. PROVIDE GAS, WATER SPIGOT, OUTLET AND LIGHTING AT ROOF DECK AND PATIO.
 7. ALL CLOSETS SHALL HAVE POLE AND SHELF OR SHELVES AS REQUIRED, UNLESS OTHERWISE NOTED.
 8. ALL REQUIRED LIFE SAFETY DEVICES, INCLUDING SMOKE AND CARBON MONOXIDE DETECTORS, SHALL BE INSTALLED BY THE CONTRACTOR IN COMPLIANCE WITH THE 2015 INTERNATIONAL BUILDING CODE.
 9. CONTRACTOR SHALL COORDINATE LIGHTING AND SPRINKLER REQUIREMENTS WITH ARCHITECT PRIOR TO INSTALLATION.
 10. ALL DOORS SHALL BE FRAMED 5" FROM PARTITION UNLESS OTHERWISE NOTED.

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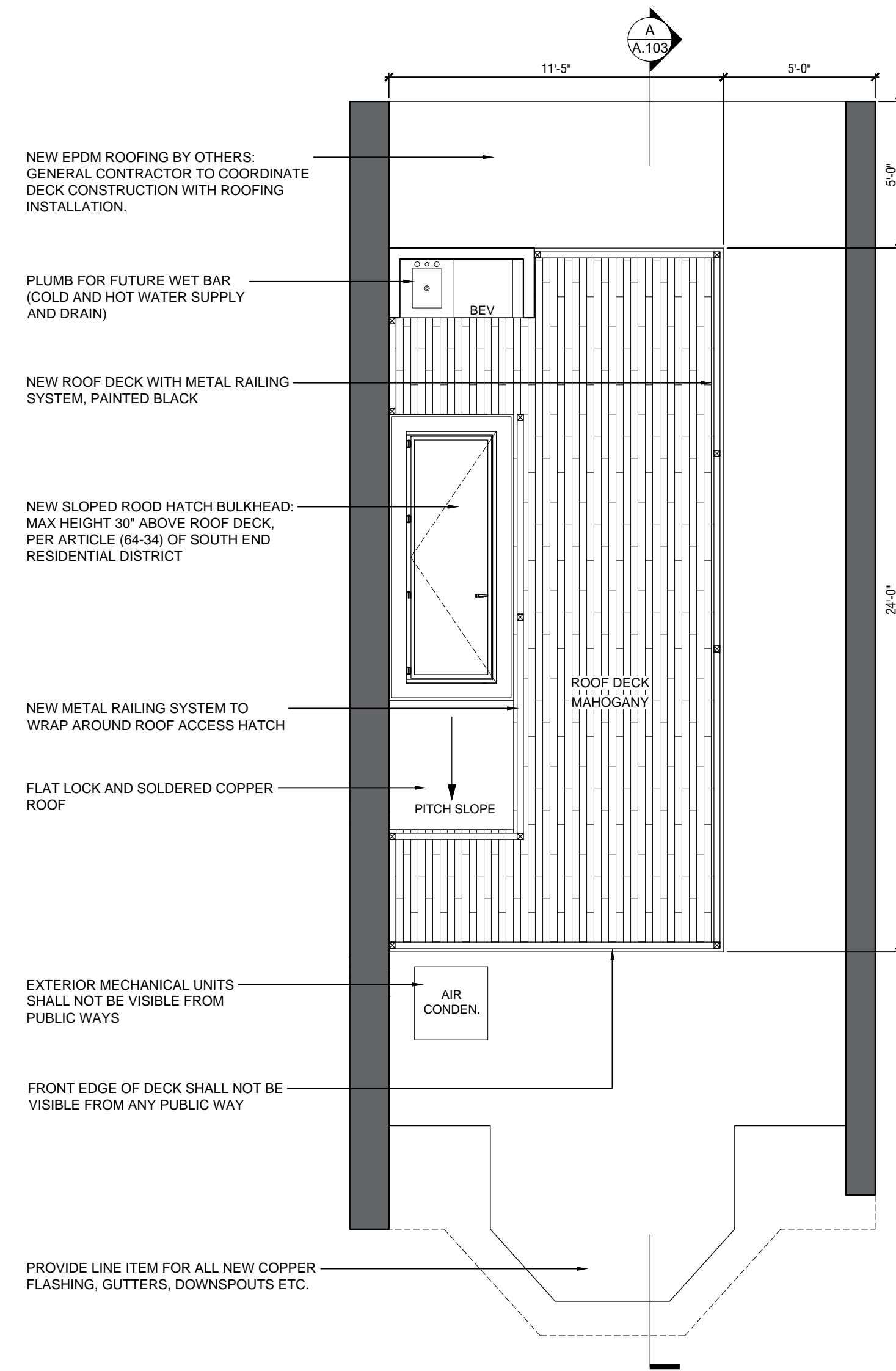
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PROPOSED ROOF DECK PLAN

DRAWN BY Z. MILLAY

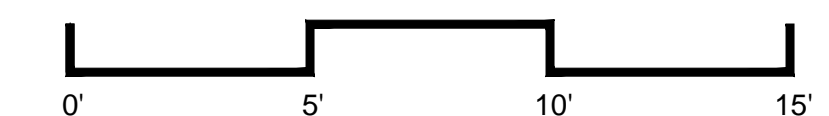
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PROPOSED ROOF DECK PLAN
 SCALE: 1/4" = 1'-0"



VERIFY IN FIELD THAT ROOF DECK AND MECHANICAL UNITS ARE NOT VISIBLE FROM ANY PUBLIC WAY.

NEW METAL RAILING SYSTEM PAINTED BLACK. FINAL DETAILS TO BE DETERMINED IN THE FIELD WITH ARCHITECT AND OWNER.

PROVIDE NEW ROOF ACCESS HATCH BY SUBMITTAL FOR ARCHITECTS REVIEW AND APPROVAL PRIOR TO ORDERING.

PROVIDE NEW RUBBER ROOF WITH ALL ATTACHMENTS AS REQUIRED.

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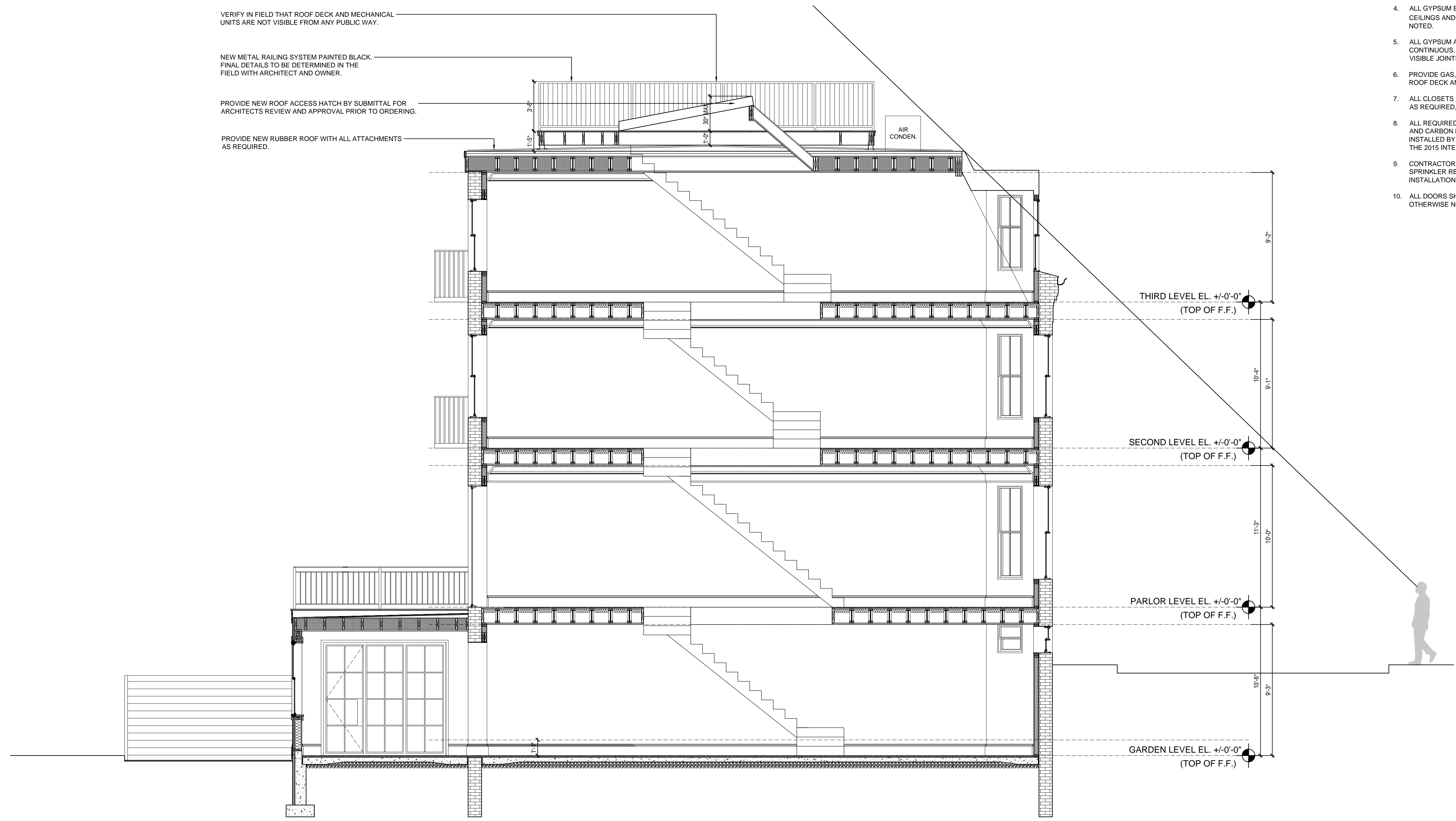
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