

# GENERAL NOTES & SPECIFICATIONS

## CONDITIONS OF CONTRACT

1.1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING SUBCONTRACTORS WITH ALL INFORMATION IN REGARDS TO FULL SCOPE OF THE PROJECT AND THEIR RESPECTIVE TRADES DURING BIDDING AND CONSTRUCTION PHASES.

## GENERAL

2.1. SCOPE OF WORK INCLUDES ALL WORK REQUIRED TO PROVIDE THE OWNERS THE WORK DEFINED IN THE CONSTRUCTION DOCUMENTS AND ALL BASE BUILDING CONSTRUCTION WITHIN THE IDENTIFIED SCOPE IN FULL INTENDED OPERATION.

2.2. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INJURY AND DAMAGE OF ANY KIND RESULTING FROM THIS WORK, TO PERSONS OR PROPERTY .

2.3. RENTAL CHARGES, SAFETY, PROTECTION AND MAINTENANCE OF RENTED EQUIPMENT SHALL BE CONTRACTOR'S RESPONSIBILITY.

2.4. PROJECT SHALL NOT BE COMPLETED UNTIL ALL NECESSARY AFFIDAVITS, CERTIFICATION, AGENCY APPROVALS AND INSURANCE CONDITIONS OF THIS CONTRACT HAVE BEEN FULFILLED TO THE SATISFACTION OF THE OWNER. APPLICABLE REQUIREMENTS OF THE GENERAL CONDITIONS INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO THE FOLLOWING:

- 2.4.1. FINAL CLEANUP.
- 2.4.2. COMPLETION OF ALL PUNCH LIST ITEMS.
- 2.4.3. SUBMISSION OF WAIVERS OF LIEN COVERING THIS CONTRACTOR AND HIS SUBCONTRACTORS AND SUPPLIERS.
- 2.4.4. COMPLETE SET OF TAGS, CHARTS, DIAGRAMS, INSTRUCTION BOOKLETS, ETC. AS REQUIRED FOR MECHANICAL AND ELECTRICAL INSTALLATIONS.
- 2.4.5. SUBMISSION OF ALL BUILDING DEPARTMENT APPROVALS AND CERTIFICATIONS.
- 2.4.6. WARRANTIES IN THE NAME OF THE OWNER, PRODUCT INFORMATION AND COPIES OF SUBMITTALS.

2.5. THIS JOB IS DESIGN/BUILD FOR THE FOLLOWING SYSTEMS: ELECTRICAL, MECHANICAL, PLUMBING. CONTRACTORS ARE REQUIRED TO FINALIZE THE DESIGN OF THEIR RESPECTIVE SYSTEMS FOR FULL AND PROPER OPERATIONS ACCORDING TO THE APPLICABLE LAWS AND SPECIFICATIONS IN THE PROJECT MANUAL, IN ORDER TO SATISFY INTENDED FUNCTION AND DESIGN OF MECHANICAL AND ELECTRICAL DRAWINGS PROVIDED HERE.

2.6. CONTRACTOR TO PROVIDE EMERGENCY ACCESS TO THE BUILDING TWO MEANS OF EGRESS AT ALL TIMES, AREA TO BE CLEARED OF DEBRIS, PARTITIONED OFF AND LIT FOR CONTINUAL ACCESSIBILITY OF TWO EXITS. TWO EXITS NEED TO BE PROVIDED DURING THE CONSTRUCTION AND DEMOLITION.

## DOCUMENTS

3.1. THESE DOCUMENTS HAVE BEEN COMPILED WITH THE BEST AVAILABLE INFORMATION AND ARE NOT INTENDED TO LIMIT THE SCOPE OF WORK. THE CONTRACTOR MAY ENCOUNTER HIDDEN OR COVERED CONDITIONS, NOT INDICATED IN THE DOCUMENTS, REQUIRING ADDITIONAL WORK FOR THE COMPLETION OF THIS CONTRACT. IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INSPECTED THE SITE PRIOR TO BIDDING AND VERIFIED ALL CONDITIONS, DIMENSIONS, AND OTHER INFORMATION HEREIN SUPPLIED.

3.2. ALL DIMENSIONS AND LAYOUTS SHALL BE FIELD VERIFIED BY THE CONTRACTOR/OWNER TO COORDINATED THE ARCHITECTURAL DRAWINGS WITH APPROVED SITE PLAN. ANY INCONSISTENCIES DISCREPANCIES OR AMBIGUITIES SHALL BE REPORTED TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.

3.3. ALL WORKING STANDARDS SHALL REFLECT IRC 2015 & 780 CMR 51.00 9TH EDITION AMENDMENTS OF BUILDING CODE FOR ONE / TWO FAMILY DWELLING ; INTERNATIONAL MECHANICAL CODE, 2015 INTERNATIONAL RESIDENTIAL CODE, 2015 INTERNATIONAL ENERGY CONSERVATION CODE, 248 CMR: MASSACHUSETTS STATE FUEL GAS AND PLUMBING CODE, AND THE 2017 EDITION OF THE NATIONAL ELECTRICAL CODE (NFPA 70)

3.4. CONTRACTOR SHALL REVIEW PLANS AND REPORT ANY INCONSISTENCIES

3.5. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, AND SHALL PAY AND OBTAIN BUILDING PERMITS AND ALL NECESSARY APPROVALS. CONTRACTOR SHALL OBTAIN ALL APPROVALS AND PERMITS FOR CONSTRUCTION FROM THE MUNICIPAL AGENCIES HAVING JURISDICTION, PRIOR TO COMMENCEMENT OF WORK, AT HIS OWN EXPENSE.

3.6. CONTRACTOR SHALL GUARANTEE ALL WORK AGAINST DEFECTS FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.

## TRADES

4.1. THE GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS. SAMPLES OF ALL FINISH MATERIALS SHALL BE SUBMITTED TO OWNER AND/OR DESIGNER FOR APPROVAL, INCLUDING PAINT SAMPLE. ANY FINISHES THAT ARE PURCHASED BEFORE APPROVAL AND ARE SUBSEQUENTLY REJECTED ARE THE RESPONSIBILITY OF THE CONTRACTOR. NO SUBSTITUTIONS WILL BE CONSIDERED FOR PRODUCTS OR METHODS THAT CANNOT BE PROVIDED AS A RESULT OF CONTRACTOR'S FAILURE TO ORDER PRODUCTS IN A TIMELY MANNER, PURSUE THE WORK PROMPTLY, OR TO COORDINATE THE VARIOUS ACTIVITIES PROPERLY.

4.2. THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR DEVIATIONS FROM REQUIREMENTS OF THE CONTRACT DOCUMENTS BY THE OWNER'S AND/OR DESIGNER'S APPROVAL OF SHOP DRAWINGS, PRODUCT DATA, SAMPLES, OR SIMILAR SUBMITTALS UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE OWNER AND/OR DESIGNER IN WRITING OF SUCH DEVIATION AT THE TIMES OF SUBMITTAL AND THE ARCHITECT HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION. THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR ERRORS OR OMISSIONS IN SHOP DRAWINGS, PRODUCT DATA, SAMPLES, OR SIMILAR SUBMITTALS BY THE OWNER'S AND/OR DESIGNER'S APPROVAL THEREOF.

4.3. HVAC CONTRACTOR TO PROVIDE DESIGN-BUILD SERVICES, ALL WORK TO BE IN COMPLIANCE W/ 780 CMR BUILDING CODE 9TH EDITION INCLUDING LAYOUT/INSTALLATION DRAWINGS WITH COMPLETE LISTING AND SIZES OF ALL EQUIPMENT PROPOSED FOR USE. PROVIDE BUILDING DEPARTMENT WITH ANY AND ALL REQUIRED DOCUMENTATION. PLEASE ADD A NOTE THAT THE HVAC CONTRACTOR WILL BE RESPONSIBLE FOR ENSURING THAT ACCEPTABLE ACCA MANUAL J AND S REPORTS HAVE BEEN SUBMITTED TO THE BUILDING OFFICIAL; AND SHALL ALSO BE RESPONSIBLE FOR SUBMITTING AN ACCEPTABLE ACCA MANUAL D, AND ASSOCIATED WORKSHEETS.

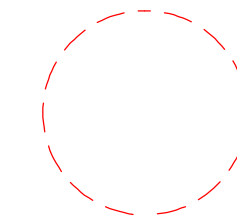
4.4. PLUMBING CONTRACTORS TO PROVIDE DESIGN BUILD SERVICES. ALL WORK TO BE IN COMPLIANCE W/248 CMR OF THE PLUMBING CODE. PROVIDE BUILDING DEPARTMENT WITH ANY AND ALL REQUIRED DRAWINGS, I.E: RISER DIAGRAMS ETC. WITH PERMIT APPLICATION. SUBMIT A COMPLETE PROPOSED FIXTURE SCHEDULE FOR THE OWNER AND/OR DESIGNER FOR REVIEW AND APPROVAL. SEE SITE PLAN FOR LOCATIONS OF REQUIRED TIE-INS. ALL SUPPLY PIPING TO BE TYPE "L" COPPER MINIMUM 1/2" I.D. FOR BRANCH LINES AND MINIMUM 3/4" I.D. FOR ALL TRUNK LINES. INSULATE ALL HOT WATER LINES. ALL DRAINAGE LINES TO BE PVC OF SIZES AS REQUIRED BY CODE. VENT ALL FIXTURES, INCLUDING ANY BOW VENTS. PROTECTION OF TUB IS THIS CONTRACTOR'S RESPONSIBILITY. REVIEW SPECIFICS OF PIPE DISTRIBUTION WITH GENERAL CONTRACTOR AND FRAMING CONTRACTOR. FOLLOW CODE GUIDELINES FOR CUTTING AND NOTCHING FRAMING MEMBERS. SCHEDULE ALL INSPECTIONS IN A TIMELY MANNER. ALL SUPPLY PIPING TO BE FLOWGUARD GOLD® CPVC. PROVIDE & INSTALL PVC PIPING FOR PASSIVE RADON CONNECTIONS TO WELL, PRESSURE SWITCH & TANK BY WELL SERVICES CONTRACTOR. SANITARY PIPING BEYOND 10FT. OF FOUNDATION BY REGISTERED SANITARY INSTALLER (TITLE V). PLUMBING- THE SPEC FOR THE FLOWGUARD CPVC SHOULD REPLACE THE COPPER TYPE "L". MINIMUM SIZES REMAIN.

4.5. ELECTRICAL CONTRACTOR TO PROVIDE DESIGN & BUILD SERVICES , ALL WORK TO BE IN COMPLIANCE W/527 CMR & NFPA 70 REQUIREMENTS. COORDINATE UTILITY COMPANY REQUIREMENTS WITH ARCHITECT AND SITE CONTRACTOR. COORDINATE ALL TRENCHING WITH GENERAL CONTRACTOR. SERVICE TO BE DESIGNED FOR 200 AMP WITH CIRCUIT BREAKER PANEL BOARD SIZED ADEQUATELY FOR EACH UNIT. COORDINATE WITH HVAC CONTRACTOR FOR A/C LOAD. REVIEW LAYOUT IN FIELD WITH ARCHITECT AND GENERAL CONTRACTOR TO VERIFY LOCATIONS OF ALL SWITCHING AND LIGHTING . CONTRACTOR MUST GIVE ALLOWANCES FOR LIGHTING IN CONTRACT; OWNER TO SELECT ALL LIGHTING FIXTURES AND APPLIANCES FOR CONTRACTOR TO INSTALL . PROVIDE PERMIT AND SCHEDULE ALL INSPECTIONS IN A TIMELY FASHION. PROVIDE CARBON MONOXIDE, SMOKE AND HEAT DETECTORS PER CODE REQUIREMENTS. ELECTRICAL CONTRACTOR TO PROVIDE AND & INSTALL PANASONIC WHISPERLITE 110CFM OR 80CFM FAN/LIGHT COMBO FIXTURES, WHITE; ONE IN EACH BATHROOM AND LAUNDRY ROOM. . COMPLIANCE WITH MA-AMENDED APPENDIX U IN 780 CMR RE: ROOFTOP SOLAR READINESS. DUCT BY HVAC CONTRACTOR

4.6. IF CONFLICTS OCCUR BETWEEN DWGS AND SPECS OR PRODUCTS, PROCEDURES, ETC., CONTRACT SPECIFICATION WILL PREVAIL .

4.7. THE INTENT OF CONTRACT DOCS & RESPECTIVE DESIGN BUILD DISCIPLINES REPRESENT A COMPLETE INSTALLATION PER INDUSTRY AND TRADE STANDARDS FOR SIMILAR TYPES OF CONSTRUCTION IN THE GEOGRAPHIC REGION.

# LOCUS MAP



ADDITION:

# MULTI - FAMILY BUILDING

103 ALVARADO AVE  
WORCESTER, MA

# LEGEND

SYMBOLS		MATERIALS	
	SECTION		EARTH - LOAM
	DETAIL		EARTH - FILL
	EXTERIOR ELEVATION		GRAVEL
	INTERIOR ELEVATION		SAND
	DOOR INDICATION		CONCRETE
	WINDOW INDICATION		CONCRETE MASONRY
	PARTITION TYPE		BRICK
	VERTICAL REF. POINT		BITUMINOUS CONCRETE
	ROOM NUMBER		INSULATION
			RIGID INSULATION
			WOOD - FRAMING
			WOOD - FINISH
			ZIP PANEL SHEATHING
			ACOUSTICAL TILE
			STEEL
			ALUMINUM
			METAL - SMALL SCALE



# BUILDING SUMMARY

ADDITION AND CHANGE OF OCCUPANCY FROM R-3 TO R-2, TWO FAMILY, MULTI-FAMILY LOW RISE.

THE PROJECT WILL ADD 4 UNITS TO THE TWO FAMILY HOUSE, CREATING NEW 6-UNIT BUILDING WITH NEW PARKING LOT IN THE REAR.

# LIST OF DRAWINGS

Label	Title
T-1	LOCUS MAP, LEGEND, PROJECT NARRATIVE & LIST OF DRAWINGS
T-2	GENERAL NOTES & TYPICAL MOUNTING HEIGHTS
T-3	CODE REVIEW & PATH OF TRAVEL
X-1	EXISTING CONDITIONS - FLOOR PLANS & ELEVATIONS
L-1	SCOPE OF WORK - SITE PLAN
A-1	SCOPE OF WORK - BASEMENT PLAN
A-2	SCOPE OF WORK - FIRST FLOOR PLAN
A-3	SCOPE OF WORK - SECOND FLOOR PLAN
A-4	SCOPE OF WORK - THIRD FLOOR PLAN
A-5	SCOPE OF WORK - ROOF PLAN
A-6	SCOPE OF WORK - RENDERINGS
A-7	SCOPE OF WORK - FRONT & LEFT ELEVATION
A-8	SCOPE OF WORK - REAR & RIGHT ELEVATION
A-9	SCOPE OF WORK - BUILDING SECTION "A"
S-1	SCOPE OF WORK - FIRST FLOOR FRAMING PLAN
S-2	SCOPE OF WORK - SECOND FLOOR FRAMING PLAN
S-3	SCOPE OF WORK - THIRD FLOOR FRAMING PLAN
S-4	SCOPE OF WORK - CEILING FRAMING PLAN
S-5	SCOPE OF WORK - ROOF FRAMING PLAN
B-1	SCOPE OF WORK - FIRST FLOOR BRACING WALL
B-2	SCOPE OF WORK - SECOND FLOOR BRACING WALL
B-3	SCOPE OF WORK - THIRD FLOOR BRACING WALL

PROJECT NAME:  
ADDITION TO:  
**MULTI-FAMILY BUILDING**  
103 ALVARADO AVE  
WORCESTER, MA



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REVISION TABLE		
NO.	DATE	DESCRIPTION

STAMP:  
**PROGRESS SET  
NOT FOR  
CONSTRUCTION**

DRAWING NAME:  
**LOCUS MAP,  
LEGEND,  
PROJECT  
NARRATIVE & LIST  
OF DRAWINGS**

PROJECT NUMBER: 22-115  
DRAWN BY: RH/AA/DD  
SCALE: AS NOTED  
DATE: 10/30/2023

SHEET NUMBER:  
**T-1**

# GENERAL NOTES & SPECIFICATIONS

## 1.0 CONDITIONS OF CONTRACT

- 1.1 THESE DOCUMENTS AND NOTES ARE INTENDED TO BE SUPPLEMENTED BY AN OWNER/CONTRACTOR AGREEMENT AIA A101 OWNER/CONTRACTOR AGREEMENT AND GENERAL CONDITIONS A201.
- 1.2 THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING SUBCONTRACTORS WITH ALL INFORMATION IN REGARDS TO FULL SCOPE OF THE PROJECT AND THEIR RESPECTIVE TRADES DURING BIDDING AND CONSTRUCTION PHASES.

## 2.0 GENERAL

- 2.1 SCOPE OF WORK INCLUDES ALL WORK REQUIRED AS DEFINED IN THE CONSTRUCTION DOCUMENTS .
- 2.2 CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PROTECT THE OWNERS EXISTING PROPERTY FROM DAMAGE DUE DIRECTLY OR INDIRECTLY FROM THE CONTRACTORS WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SUCH DAMAGE.
- 2.3 CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INJURY AND DAMAGE OF ANY KIND RESULTING FROM THIS WORK, TO PERSONS OR PROPERTY .
- 2.4 RENTAL CHARGES, SAFETY, PROTECTION AND MAINTENANCE OF RENTED EQUIPMENT SHALL BE CONTRACTOR'S RESPONSIBILITY.
- 2.5 FINAL PAYMENT SHALL NOT BE MADE UNTIL ALL NECESSARY AFFIDAVITS, CERTIFICATION, AGENCY APPROVALS AND INSURANCE CONDITIONS OF THIS CONTRACT HAVE BEEN FULFILLED TO THE SATISFACTION OF THE OWNER. APPLICABLE REQUIREMENTS OF THE GENERAL CONDITIONS INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO THE FOLLOWING:
- FINAL CLEANUP.
  - COMPLETION OF ALL PUNCH LIST ITEMS.
  - SUBMISSION OF WAIVERS OF LIEN COVERING THIS CONTRACTOR AND HIS SUBCONTRACTORS AND SUPPLIERS.
  - COMPLETE SET OF TAGS, CHARTS, DIAGRAMS, INSTRUCTION BOOKLETS, ETC. AS REQUIRED FOR MECHANICAL AND ELECTRICAL INSTALLATIONS.
  - SUBMISSION OF ALL BUILDING DEPARTMENT APPROVALS AND CERTIFICATIONS.
  - WARRANTIES IN THE NAME OF THE OWNER, PRODUCT INFORMATION AND COPIES OF SUBMITTALS.
- 2.6 THIS JOB IS DESIGN/BUILD FOR THE SPRINKLER SYSTEM. CONTRACTORS ARE REQUIRED TO FINALIZE THE DESIGN OF THEIR RESPECTIVE SYSTEMS FOR FULL AND PROPER OPERATIONS ACCORDING TO THE APPLICABLE LAWS AND SPECIFICATIONS, IN ORDER TO SATISFY INTENDED FUNCTION AND DESIGN OF MECHANICAL AND ELECTRICAL DRAWINGS PROVIDED HERE. PROVIDE AND INSTALL ALL REQUIRED ELEMENTS OF THESE SYSTEMS FOR FULL OPERATION ACCORDING TO THE NOTES HEREIN AND IN ACCORDANCE WITH THE APPLICABLE CODES. PROVIDE DESIGN LAYOUTS AND EQUIPMENT SUBMITTALS TO ARCHITECT AND OWNER FOR REVIEW BEFORE ORDERING OR INSTALLATION. SYSTEMS DESIGN DRAWINGS, MANUFACTURERS PRODUCT SHEETS AND SHOP DRAWINGS FOR ALL REQUIRED SYSTEMS AND PRODUCTS ARE TO BE PROVIDED FOR ARCHITECT'S AND OWNER'S REVIEW WITHIN 15 DAYS AFTER SIGNING OF THE CONTRACT BETWEEN THE OWNER AND GENERAL CONTRACTOR.
- 2.7 CONTRACTOR TO PROVIDE EMERGENCY ACCESS TO THE BUILDING 2 MEANS OF EGRESS AT ALL TIMES, AREA TO BE CLEARED OF DEBRIS, PARTITIONED OFF AND LIT FOR CONTINUAL ACCESSIBILITY OF TWO EXITS. TWO EXITS NEED TO BE PROVIDED DURING THE CONSTRUCTION AND DEMOLITION.

## 3.0 DOCUMENTS

- 3.1 THESE DOCUMENTS HAVE BEEN COMPILED WITH THE BEST AVAILABLE INFORMATION AND ARE NOT INTENDED TO LIMIT THE SCOPE OF WORK. THE CONTRACTOR MAY ENCOUNTER HIDDEN OR COVERED CONDITIONS, NOT INDICATED IN THE DOCUMENTS, REQUIRING ADDITIONAL WORK FOR THE COMPLETION OF THIS CONTRACT. IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INSPECTED THE SITE PRIOR TO BIDDING AND VERIFIED ALL CONDITIONS, DIMENSIONS, AND OTHER INFORMATION HEREIN SUPPLIED. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITIONS OR DISCREPANCIES PRIOR TO BEGINNING THEIR WORK.
- 3.2 ALL DIMENSIONS AND LAYOUTS SHALL BE FIELD COORDINATED BY THE CONTRACTOR WITH THE ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS, ALL SHOP DRAWINGS AND EXISTING CONDITIONS. ANY INCONSISTENCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL RESOLVE AT NO COST TO THE OWNER AND TO THE SATISFACTION OF THE ARCHITECT, ANY AND ALL CONFLICTS BETWEEN THE WORK OF THE VARIOUS TRADES ARISING FROM ERRORS IN COORDINATION BETWEEN TRADES.

## 4.0 CONDITIONS OF WORK

- 4.1 CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, AND SHALL PAY AND OBTAIN BUILDING PERMITS AND ALL NECESSARY APPROVALS. CONTRACTOR SHALL OBTAIN ALL APPROVALS AND PERMITS FOR CONSTRUCTION FROM THE MUNICIPAL AGENCIES HAVING JURISDICTION, PRIOR TO COMMENCEMENT OF WORK, AT HIS OWN EXPENSE.
- 4.2 CONTRACTOR SHALL GUARANTEE ALL WORK AGAINST DEFECTS FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.

## 5.0 DEMOLITION

- 5.1 THE GENERAL CONTRACTOR SHALL PERFORM DEMOLITION WORK AS REQUIRED TO COMPLETE CONSTRUCTION DESCRIBED IN THE DOCUMENTS. BEFORE UNDERTAKING DEMOLITION, ALL SERVICES ARE TO BE MADE SAFE FOR DEMOLITION.

## 6.0 GENERAL CONSTRUCTION PARAMETERS

- 6.1 UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE CLEAR FROM FACE OF FINISHED WALL TO FACE OF FINISHED WALL OR OPENING.
- 6.2 THE CONTRACTOR SHALL VERIFY ALL CONDITIONS. ANY VARIATIONS IN SIZES, FLOOR LEVELS, DUCT OR PIPE LOCATIONS, WINDOW SILL HEIGHTS, OR ANY OTHER EXISTING WHICH MAY BE AT VARIANCE WITH THE ARCHITECTURAL DRAWINGS SHALL BE REPORTED TO THE ARCHITECT BEFORE THE BEGINNING OF CONSTRUCTION
- 6.3 THE GENERAL CONTRACTOR SHALL PROVIDE ALL ACCESS PANELS (FIRE RATED AND SIZED AS REQUIRED), AT WALLS AND CEILINGS WHERE MECHANICAL, PLUMBING OR ELECTRICAL ACCESS IS NECESSARY PER CODE, OR AS REQUIRED BY EQUIPMENT MANUFACTURER'S RECOMMENDATION. ARCHITECT TO APPROVE LOCATION AND SIZE OF ALL ACCESS PANELS NOT SHOWN ON ARCHITECTURAL DRAWINGS.
- 6.4 WALL PENETRATIONS SHALL NOT INTERFERE WITH REQUIRED FIRE RATINGS. ALL FIRE-RATED SHAFT WAYS OR OTHER RATED ELEMENTS WHICH PASS THROUGH THE LIMITS OF THE WORK ARE TO BE MAINTAINED OR COMPLETED IN A PROPERLY RATED MANNER.
- 6.5 PAINT ALL SCOPE, 3 COATS, SATIN FINISH, SAME QUALITY OR SUPERIOR TO BENJAMIN MOORE. (ALKYD IN WET AREAS.), COLORS TO BE APPROVED BY OWNER OR ARCHITECT.
- 6.6 BLOCKING SHALL BE PROVIDED IN WALLS WHERE MOUNTING ANCHORAGE WILL BE REQUIRED. LOCATIONS INCLUDE, BUT ARE NOT LIMITED TO, OPEN AND CLOSED SHELVING, CABINETRY, COUNTERS AND TRIM. ALL WOOD BLOCKING SHALL BE FIRE RETARD ANT TREATED AS REQUIRED BY CODE AND FIRESTOPPED.
- 6.7 ALL WORK TO BE EXECUTED TO FULFILL THE INTENDED DESIGN ACCORDING TO ACCEPTED INDUSTRY STANDARDS FOR THEIR FULL FUNCTIONING AND OPERATION.
- 6.8 ALL WORK TO BE IN CONFORMANCE WITH THE 2015 IBC AND 780 CMR, MASSACHUSETTS, 9TH EDITION SUPPLEMENTS.
- 6.9 ALL DESIGN & BUILD TRADES TO SUBMIT SHOP DRAWINGS 15 DAYS MAX AFTER SIGNING OF CONTRACT. ALL TRADES TO ADHERE TO AMERICAN STANDARD INSTITUTE (ASI) FOR THEIR RESPECTIVE DISCIPLINES, AND RULES AND REGULATIONS OF THEIR TRADE LICENSING AGENCIES.
- 6.10 IF CONFLICTS OCCUR BETWEEN DRAWINGS AND SPECIFICATIONS OR PRODUCTS, PROCEDURES, ETC., THE MORE STRINGENT DETAIL AND HIGHER QUALITY SHALL BE CONSIDERED THE INTENT OF THE CONTRACT DOCUMENTS. ARCHITECTS CONFORMATION IS REQUIRED.
- 6.11 THE INTENT OF CONTRACT DOCUMENTS & RESPECTIVE DESIGN BUILD DISCIPLINES REPRESENT A COMPLETE INSTALLATION PER INDUSTRY AND TRADE STANDARDS FOR SIMILAR TYPES OF CONSTRUCTION IN THE GEOGRAPHIC REGION.

## 7.0 SHOP DRAWINGS/SUBMITTALS

- 7.1 THE GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS. SAMPLES OF ALL FINISH MATERIALS SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL, INCLUDING PAINT SAMPLE. ANY FINISHES THAT ARE PURCHASED BEFORE APPROVAL AND ARE SUBSEQUENTLY REJECTED ARE THE RESPONSIBILITY OF THE CONTRACTOR. NO SUBSTITUTIONS WILL BE CONSIDERED FOR PRODUCTS OR METHODS THAT CANNOT BE PROVIDED AS A RESULT OF CONTRACTOR'S FAILURE TO ORDER PRODUCTS IN A TIMELY MANNER, PURSUE THE WORK PROMPTLY, OR TO COORDINATE THE VARIOUS ACTIVITIES PROPERLY.
- 7.2 THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR DEVIATIONS FROM REQUIREMENTS OF THE CONTRACT DOCUMENTS BY THE ARCHITECT'S APPROVAL OF SHOP DRAWINGS, PRODUCT DATA, SAMPLES, OR SIMILAR SUBMITTALS UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE ARCHITECT IN WRITING OF SUCH DEVIATION AT THE TIMES OF SUBMITTAL AND THE ARCHITECT HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION. THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR ERRORS OR OMISSIONS IN SHOP DRAWINGS, PRODUCT DATA, SAMPLES, OR SIMILAR SUBMITTALS BY THE ARCHITECT'S APPROVAL THEREOF.
- 7.3 HVAC CONTRACTOR TO PROVIDE:
- DESIGN-BUILD SERVICES, ALL WORK TO BE IN COMPLIANCE W/ 780 CMR , INCLUDING LAYOUT/INSTALLATION DRAWINGS WITH COMPLETE LISTING AND SIZES OF ALL EQUIPMENT PROPOSED FOR USE.
  - UPON ACCEPTANCE SUBMIT THESE DRAWINGS TO THE ARCHITECT FOR REVIEW AND APPROVAL.
  - LOCATE TO SCALE ALL EQUIPMENT, PLUS SIZES AND ROUTING OF ALL DUCT WORK OR PIPING.
  - GENERAL CONTRACTOR SHALL COORDINATE THIS LAYOUT WITH FRAMERS, PRIOR TO FRAMING.
  - ACOUSTIC DUCT INSTALLATION FOR SUPPLY AND RETURN DUCTS WITHIN 10'-0" OF CONNECTION TO FORCED-AIR EQUIPMENT OR OTHERS.
  - QUIET OPERATING EXHAUST FANS IN ALL TOILETS AND BATHROOMS, DUCTED TO EXTERIOR. PROVIDE MAKE-UP/COMBUSTION AIR PER CODE REQUIREMENTS, WITH PRE-HEAT.
- 7.4 PLUMBING & SPRINKLER CONTRACTORS TO PROVIDE DESIGN BUILD SERVICES.
- DESIGN BUILD SERVICES.
  - ALL WORK TO BE IN COMPLIANCE W/ 248 CMR OF THE PLUMBING CODE.
  - PROVIDE BUILDING INSPECTOR WITH ANY AND ALL REQUIRED DRAWINGS, I.E. RISER DIAGRAMS ETC. WITH PERMIT APPLICATION.
  - SUBMIT A COMPLETE PROPOSED FIXTURE SCHEDULE FOR THE ARCHITECT'S REVIEW AND APPROVAL.
  - SEE SITE PLAN FOR LOCATIONS OF REQUIRED TIE-INS.
  - ALL SUPPLY PIPING TO BE TYPE "L" COPPER MINIMUM 1/2" I.D. FOR BRANCH LINES AND MINIMUM 3/4" I.D. FOR ALL TRUNK LINES.
  - INSULATE ALL LINES. ALL DRAINAGE LINES TO BE PVC OF SIZES AS REQUIRED BY CODE.
  - VENT ALL FIXTURES, INCLUDING ANY BOW VENTS.
  - PROTECTION OF TUB IS THIS CONTRACTOR'S RESPONSIBILITY.
  - REVIEW SPECIFICS OF PIPE DISTRIBUTION WITH GENERAL CONTRACTOR AND FRAMING CONTRACTOR.
  - FOLLOW CODE GUIDELINES FOR CUTTING AND NOTCHING FRAMING MEMBERS. SCHEDULE ALL INSPECTIONS IN A TIMELY MANNER.
  - PROVIDE AUTOMATIC SPRINKLER FIRE PROTECTION SYSTEM AS REQUIRED PER 2015 IBC SECTION 903 & NFPA 13 CODE.
  - PROVIDE COMPLETE DOCUMENTATION FOR OBTAINING THE BUILDING PERMIT.
- 7.5 DESIGN & BUILD SERVICES. ALL WORK TO BE IN COMPLIANCE W/ 527 CMR & NFPA 90 REQUIREMENTS.
- COORDINATE UTILITY COMPANY REQUIREMENTS WITH ARCHITECT AND SITE CONTRACTOR.
  - COORDINATE ALL TRENCHING WITH GENERAL CONTRACTOR.
  - SERVICE TO BE DESIGNED FOR 200 AMP W/ CIRCUIT BREAKER PANEL BOARD SIZED ADEQUATELY FOR EACH UNIT.
  - COORDINATE WITH HVAC CONTRACTOR FOR A/C LOAD.
  - REVIEW LAYOUT IN FIELD WITH ARCHITECT AND GENERAL CONTRACTOR TO VERIFY LOCATIONS OF ALL SWITCHING AND LIGHTING - SEE DIAGRAMMATIC SWITCHING PLANS.
  - OWNER TO PROVIDE ALL LIGHTING FIXTURES AND APPLIANCES FOR CONTRACTOR TO INSTALL.
  - PROVIDE PERMIT AND SCHEDULE ALL INSPECTIONS IN A TIMELY FASHION.
  - PROVIDE SMOKE AND HEAT DETECTORS AS PER CODE REQUIREMENTS.
- 7.6 ALL DESIGN & BUILD TRADES TO SUBMIT SHOP DRAWINGS 15 DAYS MAX AFTER SIGNING OF CONTRACT. ALL TRADES TO ADHERE TO AMERICAN STANDARD INSTITUTE (ASI) FOR THEIR RESPECTIVE DISCIPLINES, AND RULES AND REGULATIONS OF THEIR TRADE LICENSING AGENCIES.
- 7.7 IF CONFLICTS OCCUR BETWEEN DWGS AND SPECS OR PRODUCTS, PROCEDURES, ETC., THE MORE STRINGENT DETAIL AND HIGHER QUALITY SHALL BE CONSIDERED THE INTENT OF THE CONTRACT DOCUMENTS. ARCHITECTS CONFORMATION IS REQUIRED.
- 7.8 THE INTENT OF CONTRACT DOCS & RESPECTIVE DESIGN BUILD DISCIPLINES REPRESENT A COMPLETE INSTALLATION PER INDUSTRY AND TRADE STANDARDS FOR SIMILAR TYPES OF CONSTRUCTION IN THE GEOGRAPHIC REGION.

## STRUCTURAL FRAMING NOTES

- JOISTS, RAFTERS AND STUDS SHALL GENERAL BE STRUCTURAL NO. 2 HEM-FIR, OR SPRUCE-PINE-FIR, WITH E=1500 KSI. ALIGN BEARING WALL STUDS DIRECTLY UNDER EACH JOIST, RAFTER, AND/OR TRUSS BEARING. ALL MATERIAL SHALL BE KILN-DRIED TO A MAXIMUM MOISTURE CONTENT OF 10 PERCENT. PROVIDE DOUBLE JOISTS BENEATH ALL BEARING WALLS THAT ARE PARALLEL TO FRAMING. COORDINATE WITH HVAC AND ELECTRICAL.
- ZIP PANEL SHEATHING SHEATHING FOR ROOFS SHALL BE 5/8" CDX ZIP ROOF PANEL SHEATHING -- EITHER WITH "H-CLIPS" 12" O.C. OR TONGUE-AND-GROOVE EDGE PROFILES.
- ZIP PANEL SHEATHING SHEATHING FOR WALLS SHALL BE 1/2" CDX ZIP PANEL SHEATHING -- EXCEPT USE 5/8" CDX ZIP PANEL SHEATHING AT MASONRY-VENEERED, EIFS, OR STUCCO-FINISHED WALLS OR SHEAR WALLS.
- SUBFLOORING SHALL BE 3/4" CDX, T&G, APA-RATED "STURD-I-FLOOR" ZIP PANEL SHEATHING. GLUE AND SCREW SUBFLOORING TO JOISTS.
- SOLID TIMBER BEAMS, POSTS, AND HEADERS BUILT-UP WITH 2X MEMBERS SHALL BE STRUCTURAL NO. 2 SPRUCE PINE FIR OR SOUTHERN YELLOW PINE, WITH MINIMUM FB=1500 PSI. SOLID-BLOCK POSTS DOWN TO CONCRETE FOUNDATION WALLS.
- MINIMUM HEADERS FOR STUD BEARING WALLS SHALL CONFORM TO THE FOLLOWING SCHEDULE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS. ZIP PANEL SHEATHING FOR BUILT-UP BEAMS SHALL BE STRUCTURAL NO. 1, IN 8'-0" LENGTHS X FULL DEPTH OF HEADER. JOINT ZIP PANEL SHEATHING AT 1/4 SPAN WHEN REQUIRED. PROVIDE JACK STUDS AND DOUBLE FULL-HEIGHT STUDS AT ALL BEARINGS

MAX. R.O.	ROOF ABOVE	FLOOR + ROOF ABOVE
3'-1"	(2) 2X6'S	(2) 2X8'S W/(1) 1/2" ZIP PANEL SHEATHING
5'-1"	(3) 2X6'S W/ (2) 1/2" PLYWOOD	(2) 2X10'S W/(1) 1/2" ZIP PANEL SHEATHING
7'-1"	(2) 2X10'S W/ 1/2" ZIP PANEL SHEATHING	(2) 2X12'S W/(1) 1/2" ZIP PANEL SHEATHING
9'-1"	(2) 2X12'S W/ 1/2" ZIP PANEL SHEATHING	(2) 9 1/2" X 1 3/4" LVL'S

- ALL LVL'S SHALL MEET THE FOLLOWING DESIGN STRESSES:
- MODULUS OF ELASTICITY E = 2,000,000 PSI
  - FLEXURAL STRESS FB = 3100 PSI
  - COMPRESSION PERPENDICULAR TO GRAIN PARALLEL TO GLUE LINE FC = 750 PSI
  - COMPRESSION PARALLEL TO GRAIN FC II = 2150 PSI
  - HORIZONTAL SHEAR PERPENDICULAR TO GLUE LINE FV = 285 PSI
  - COMPLY WITH ALL MANUFACTURER'S INSTALLATION DETAILS AND WRITTEN RECOMMENDATIONS.

- CUTTING AND NOTCHING: WALLS-BEARING, NOT MORE THAN 25% OF WIDTH OF MEMBER; NON BEARING, NOT MORE THAN 40% OF WIDTH OF MEMBER.
- ALL WOOD MEMBERS TO BE NAILED IN ACCORDANCE W/ MASS CODE 780 CMR APDX. C.
- NAILS- COMMON WIRE, EXCEPT BARBED AT ZIP PANEL SHEATHING, GALVANIZED AT EXPOSED FRAMING. POWER DRIVEN NAILS TO CONFORM 780 CMR APDX. C.

PROJECT NAME: ADDITION TO:

## MULTI-FAMILY BUILDING

103 ALVARADO AVE  
WORCESTER, MA



5 Brussels Street  
Building A, Rear 2nd Floor  
Worcester MA 01610  
(D) 774-262-3187  
(O) 774-243-6161  
Info@acropolisdesign.org

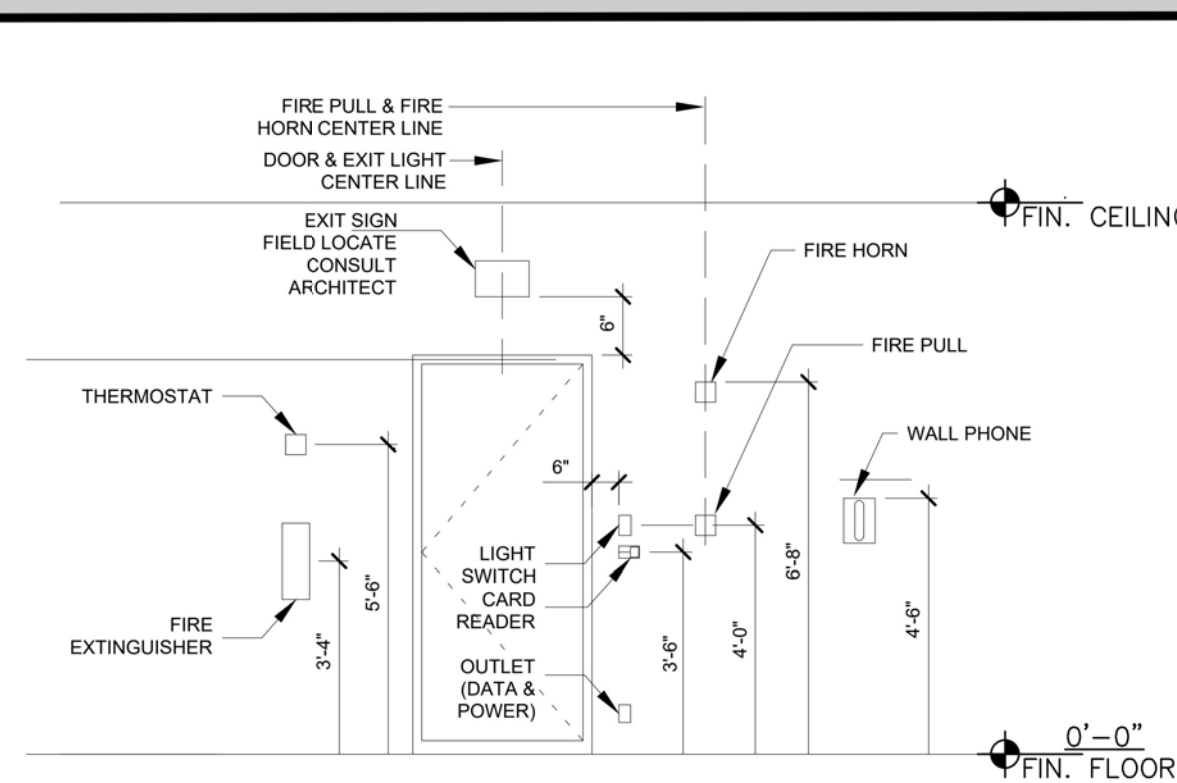


103 Palms Street 01605  
Worcester, MA  
Telephone: 508-888-0888  
E-mail: D2Darchitect@aol.com

REVISION TABLE		
NO.	DATE	DESCRIPTION

STAMP:  
**PROGRESS SET  
NOT FOR  
CONSTRUCTION**

## TYPICAL MOUNTING HEIGHTS



- NOTES:
- ALL MOUNTING HEIGHTS SHALL BE MEASURED FROM FINISHED FLOOR TO CENTERLINE OF DEVICE EXCEPT EXIT SIGNS UNLESS OTHERWISE NOTED.
  - DEVICES SHALL BE INSTALLED ON A COMMON VERTICAL CENTERLINE WHEREVER POSSIBLE.
  - ALL DEVICES SHALL BE INSTALLED AT MOUNTING HEIGHTS AS INDICATED ON THIS DETAIL UNLESS OTHERWISE NOTED, COORDINATE WITH MEP DRAWINGS AND CONSULT DESIGN TEAM WITH ANY CONFLICTS.

DRAWING NAME:  
**GENERAL NOTES  
& TYPICAL  
MOUNTING  
HEIGHTS**

PROJECT NUMBER: 22-115  
SCALE: AS NOTED  
DRAWN BY: RH/AA/DD  
DATE: 10/30/2023

SHEET NUMBER:  
**T-2**

PROJECT NAME:  
**ADDITION TO:**  
**MULTI-FAMILY BUILDING**  
 103 ALVARADO AVE  
 WORCESTER, MA

**ACROPOLIS**  
 DESIGN CONSULTANTS  
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 Info@acropolisdesign.org

**Dimensions**  
 Architecture / Design  
 103 Palms Street 01605  
 Worcester, MA  
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 E-mail: D22Architect@aol.com

**CODE REVIEW - PATH OF TRAVEL -  
 FIRST FLOOR**  
 SCALE: 1/8" = 1'-0"

**CODE REVIEW - PATH OF TRAVEL -  
 SECOND FLOOR**  
 SCALE: 1/8" = 1'-0"

**CODE REVIEW - PATH OF TRAVEL -  
 THIRD FLOOR**  
 SCALE: 1/8" = 1'-0"

**CODE REVIEW - PATH OF TRAVEL -  
 FOURTH FLOOR**  
 SCALE: 1/8" = 1'-0"

REVISION TABLE		
NO.	DATE	DESCRIPTION

STAMP:  
**PROGRESS SET  
 NOT FOR  
 CONSTRUCTION**

DRAWING NAME:  
**CODE REVIEW &  
 PATH OF TRAVEL**

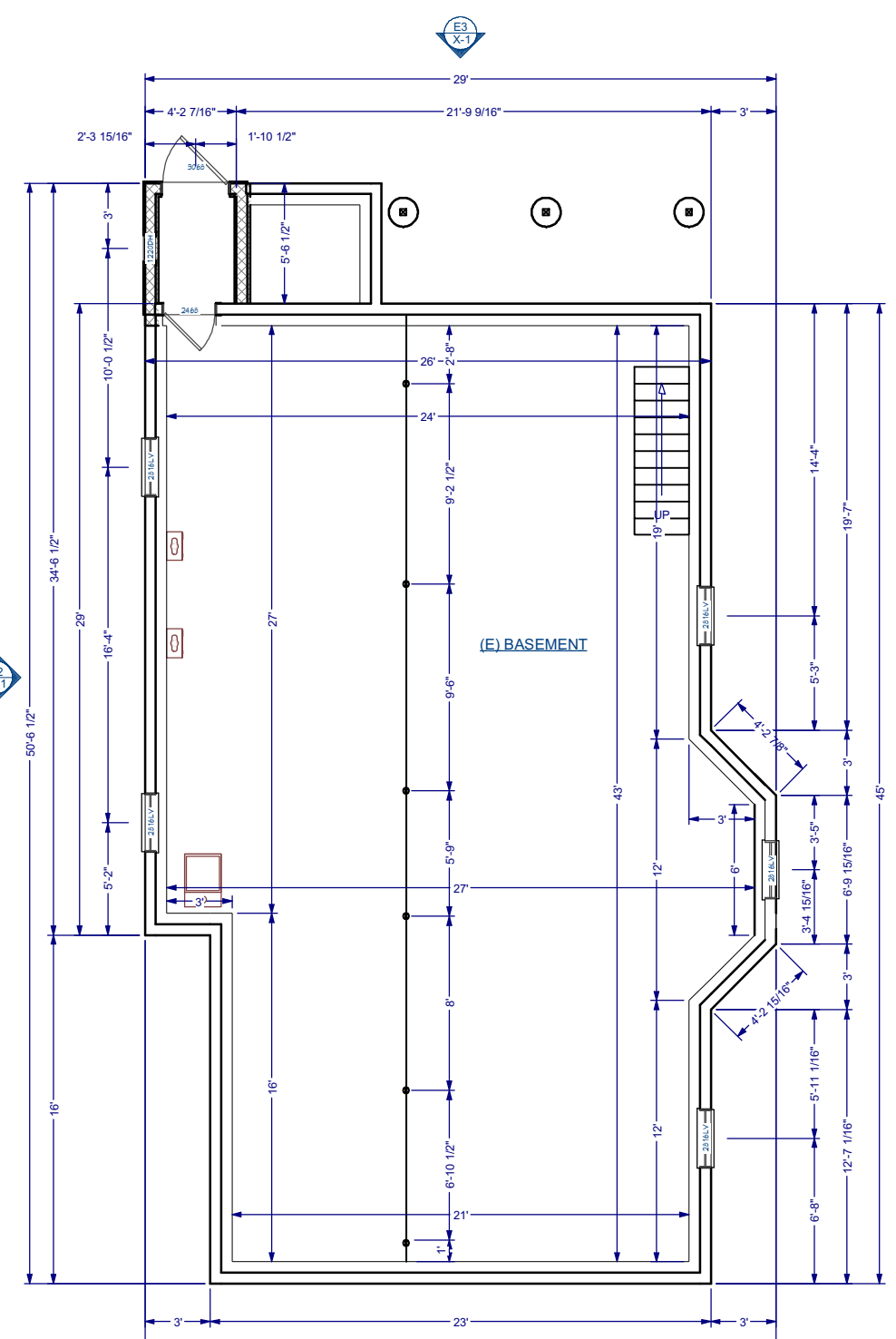
PROJECT NUMBER: 22-115	DRAWN BY: RH/AA/DD
SCALE: AS NOTED	DATE: 10/30/2023

SHEET NUMBER:  
**T-3**

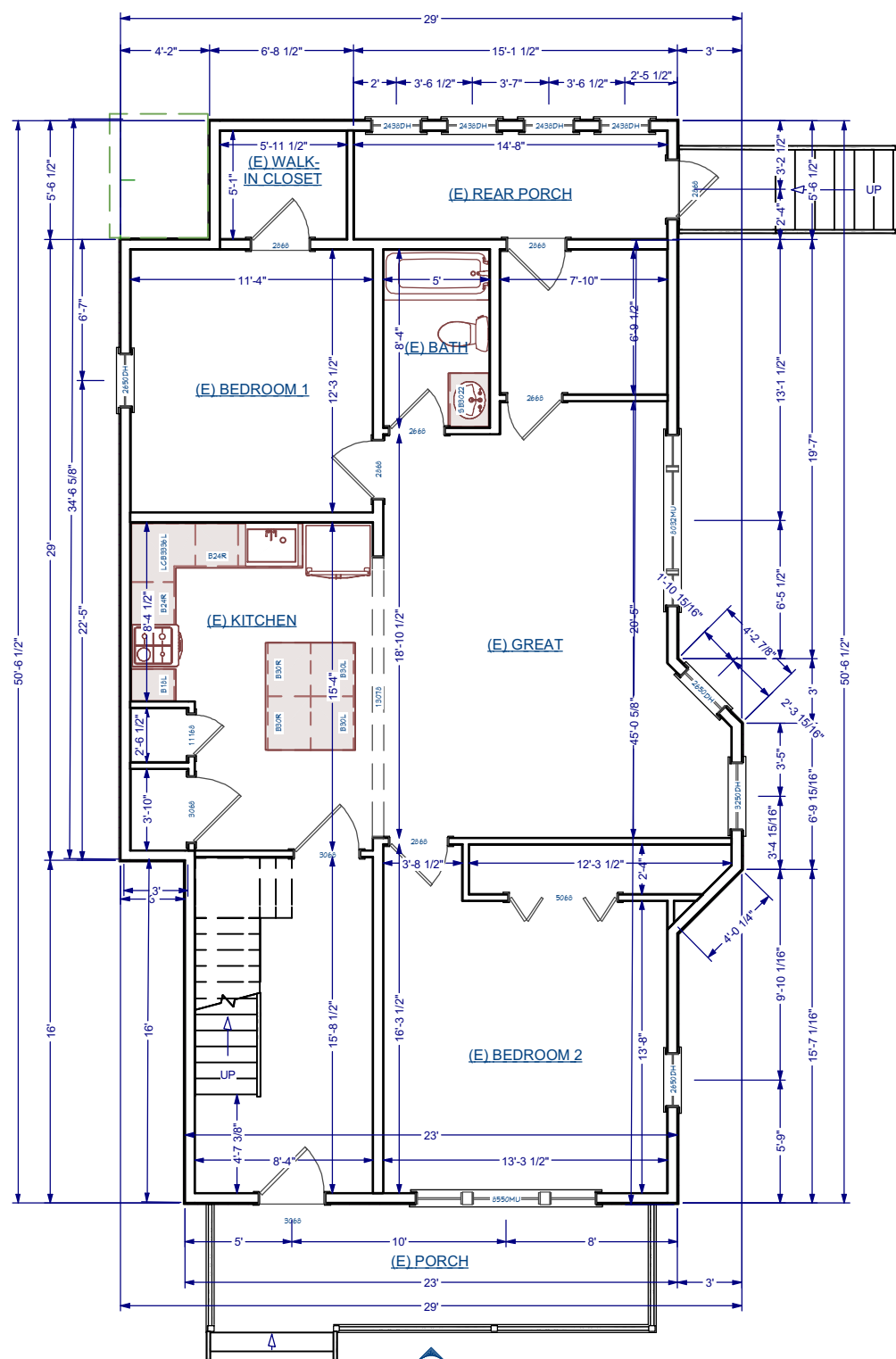
PROJECT NAME:  
**ADDITION TO:  
 MULTI-FAMILY BUILDING**  
 103 ALVARADO AVE  
 WORCESTER, MA

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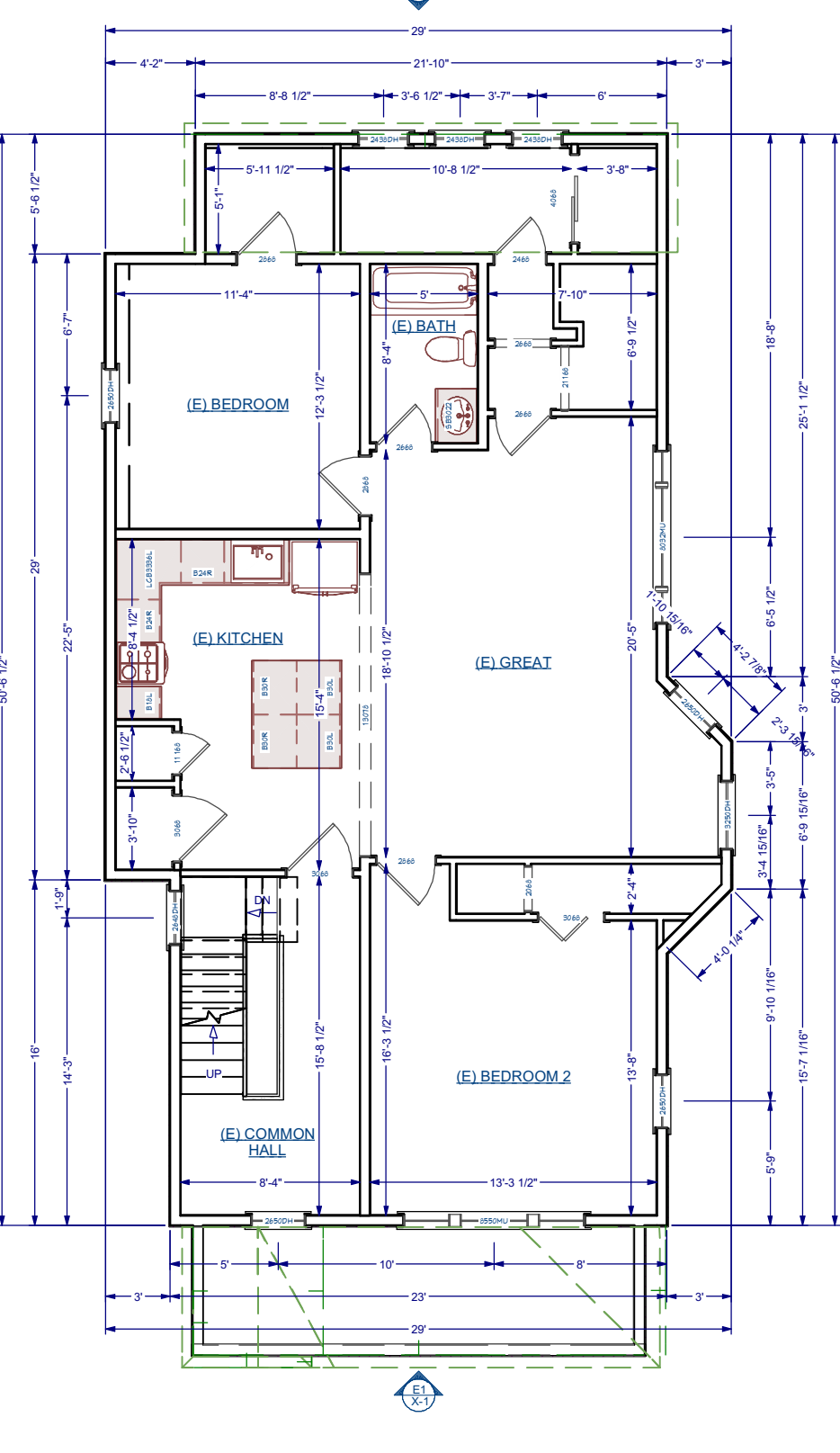
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 Architecture / Design  
 103 Palm Street, 01605  
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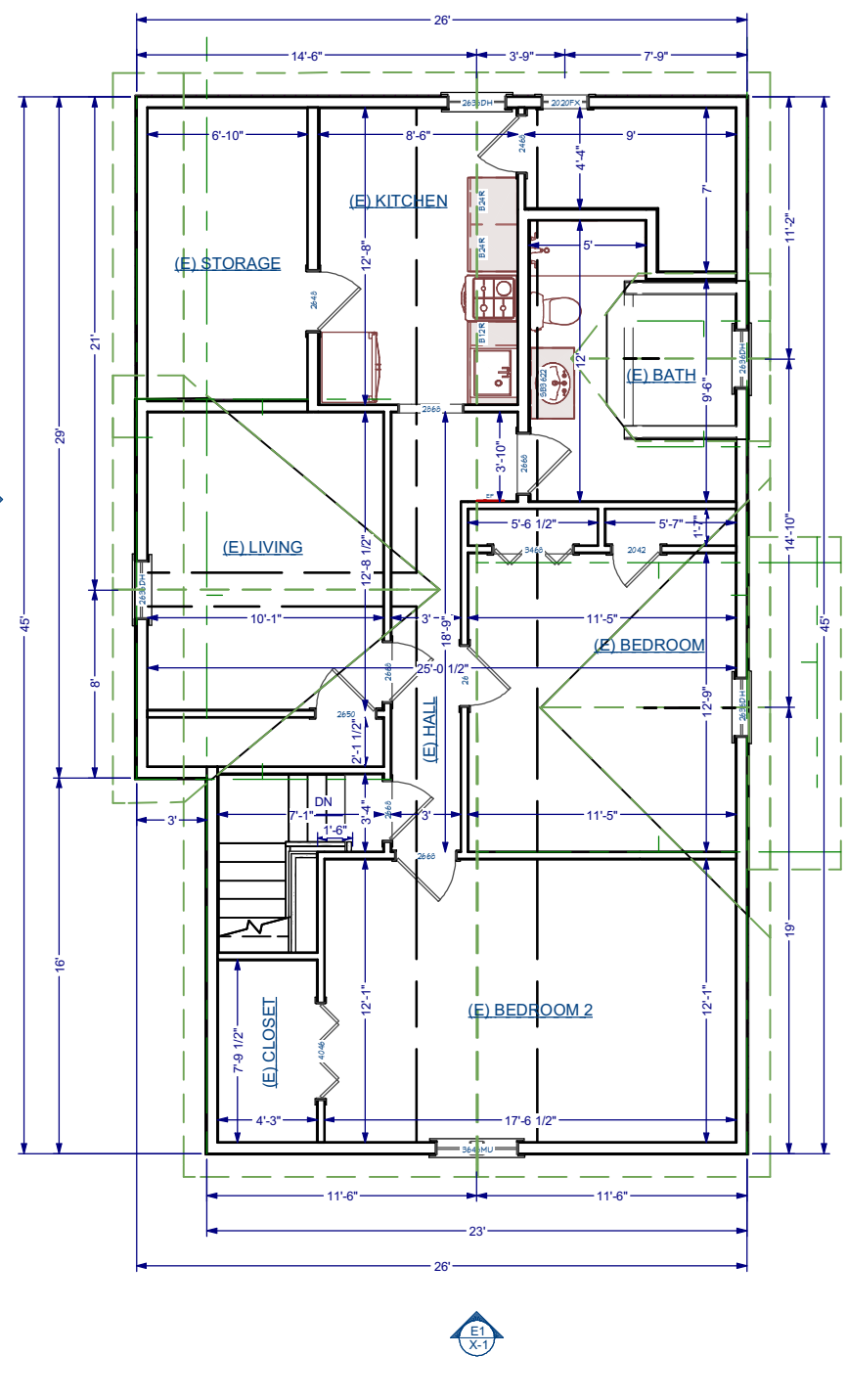
**EXISTING CONDITIONS  
 - BASEMENT PLAN**  
 SCALE: 1/8" = 1'-0"



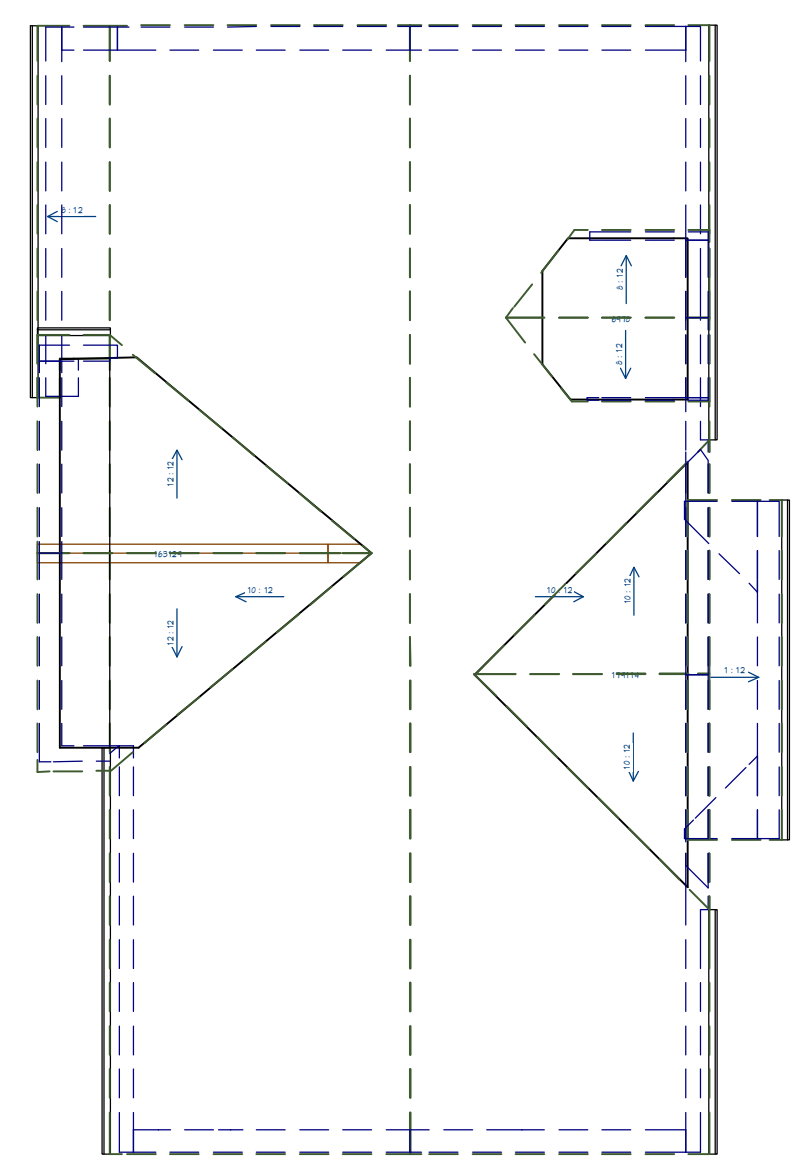
**EXISTING TO CONDITIONS  
 - FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"



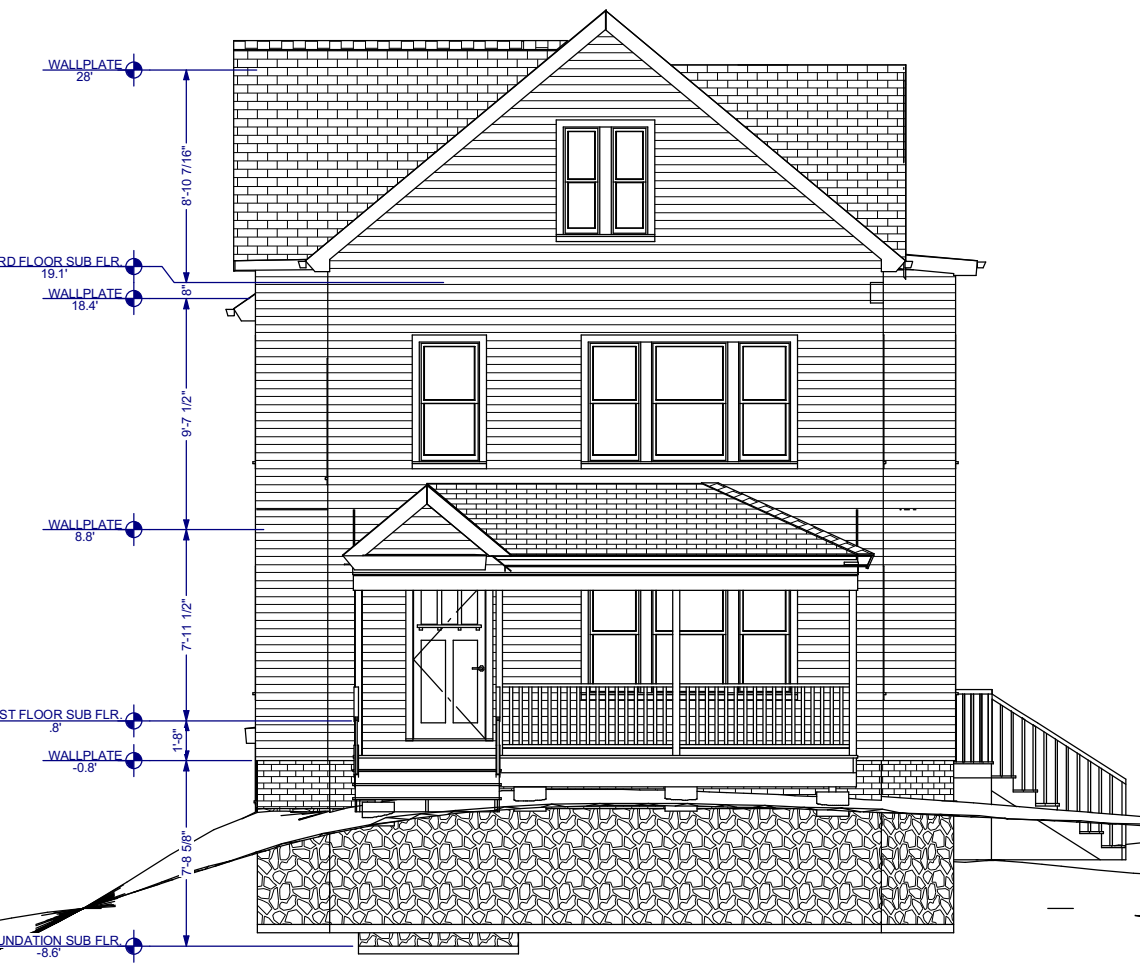
**EXISTING TO CONDITIONS  
 - SECOND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"



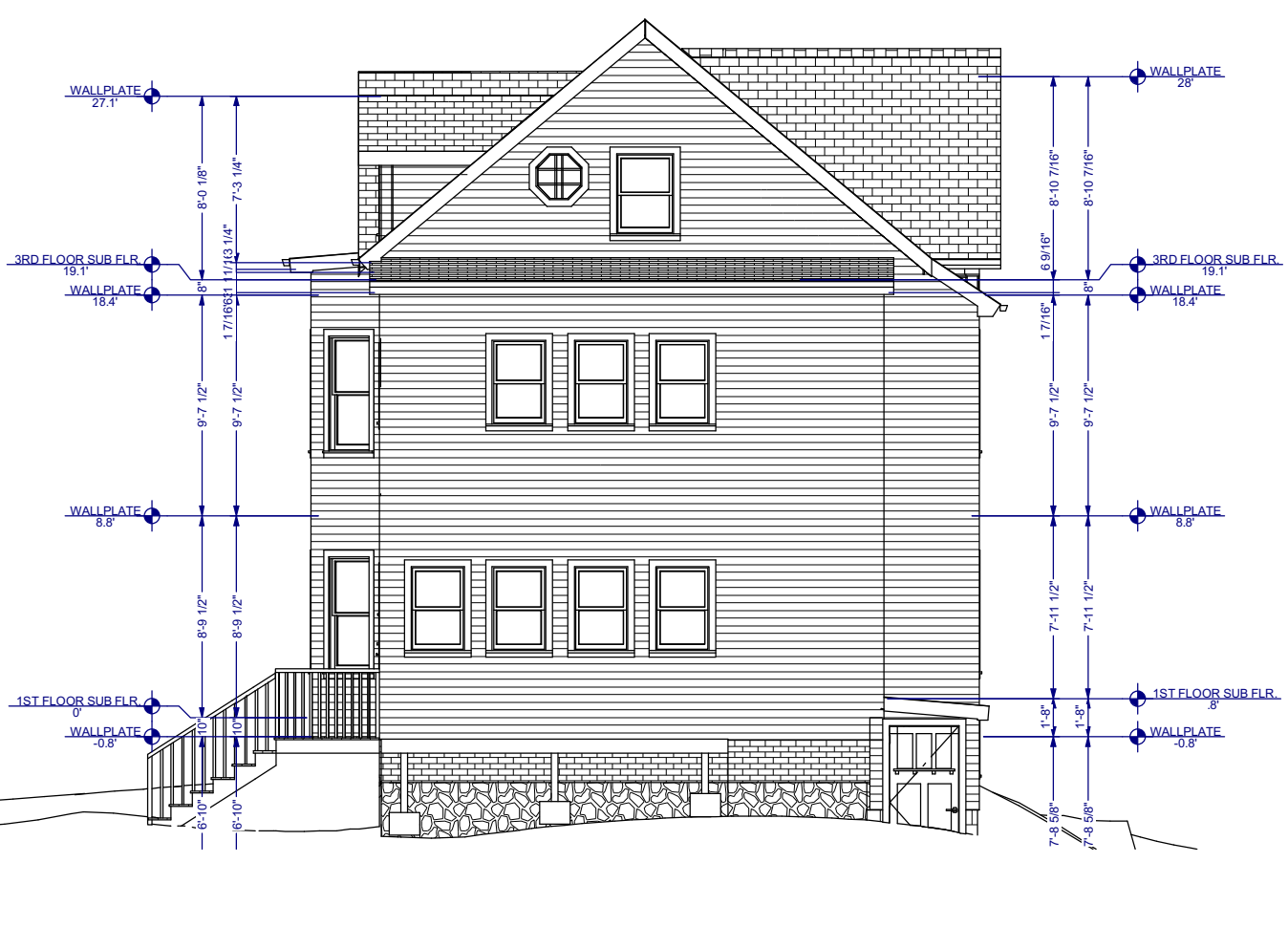
**EXISTING CONDITIONS  
 - THIRD FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"



**EXISTING CONDITIONS  
 - ROOF PLAN**  
 SCALE: 1/8" = 1'-0"



**EXISTING CONDITIONS -  
 FRONT ELEVATION**  
 SCALE: 1/8" = 1'-0"



**EXISTING CONDITIONS -  
 REAR ELEVATION**  
 SCALE: 1/8" = 1'-0"



**EXISTING CONDITIONS - LEFT ELEVATION**  
 SCALE: 1/8" = 1'-0"



**EXISTING CONDITIONS -  
 RIGHT ELEVATION**  
 SCALE: 1/8" = 1'-0"

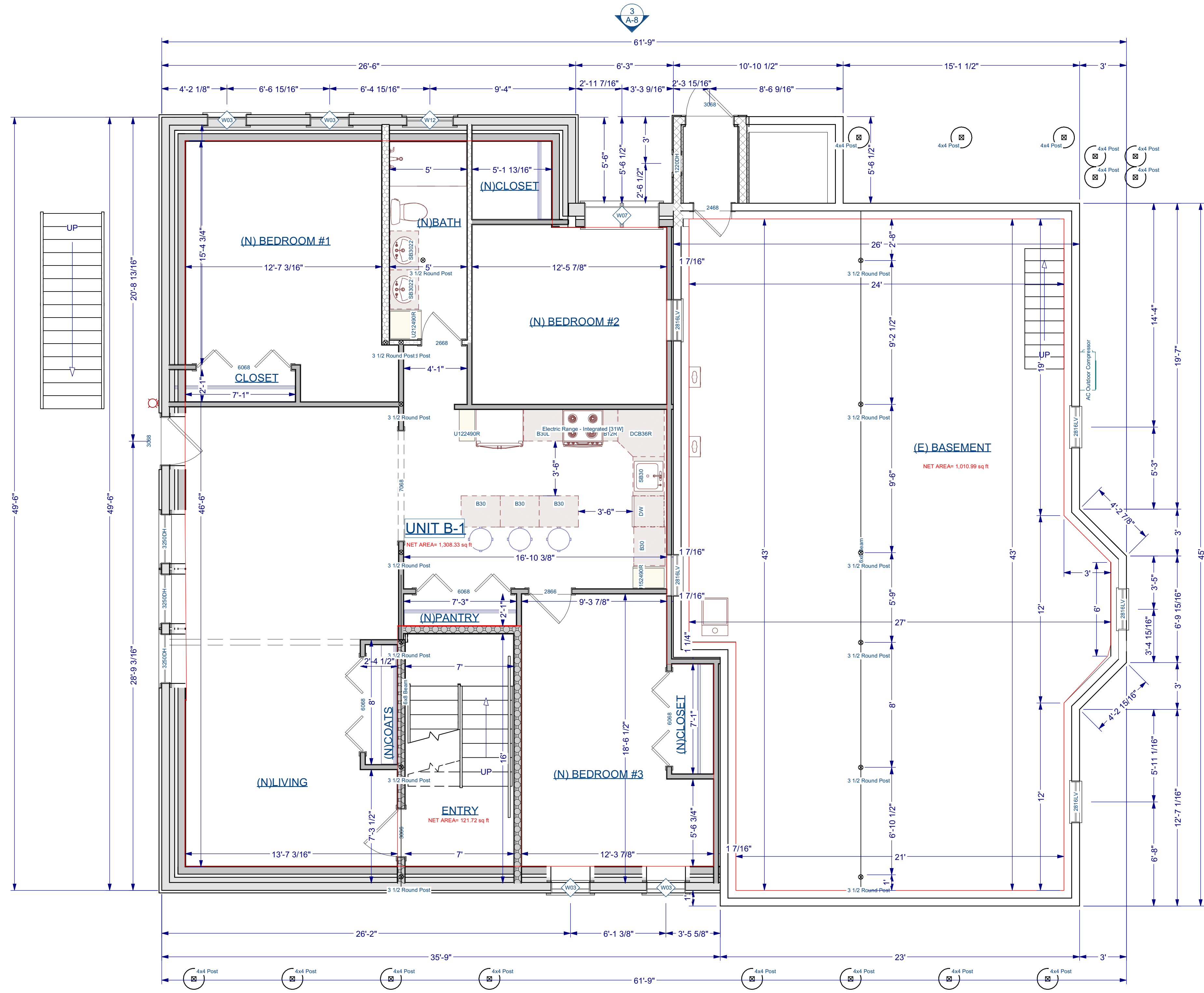
REVISION TABLE	
NO.	DATE / DESCRIPTION

STAMP:  
**PROGRESS SET  
 NOT FOR  
 CONSTRUCTION**

DRAWING NAME:  
**EXISTING  
 CONDITIONS -  
 FLOOR PLANS &  
 ELEVATIONS**

PROJECT NUMBER: 22-115  
 SCALE: AS NOTED  
 DRAWN BY: RH/AA/DD  
 DATE: 10/30/2023

SHEET NUMBER:  
**X-1**



**NOTE:**  
 LOWEST LEVEL UNIT CONSIDERED A BASEMENT, BECAUSE MORE THAN 1/3 OF WALL FACE IS BELOW GRADE.

**SCOPE OF WORK - BASEMENT PLAN**  
 SCALE: 1/4" = 1'-0"

Wall Schedule	
2D Symbol	Wall Type
	Interior Railing
	(E) 2x4 INTERIOR STUD WALL
	(E) BRICK WALL
	(N) 2x4 INTERIOR STUD WALL
	(E) EXTERIOR 2X6 SIDING
	(N) 10" Concrete Stem Wall W/ 2X6 FINISH
	Deck Railing/Fence
	(N) EXTERIOR 2X6 SIDING

- NOTES:**
- ALL SMOKE & CARBON MONOXIDE DETECTORS TO BE HARD WIRED AND OF THE "PHOTOELECTRIC" TYPE AS PER CODE.
  - NEW LIFE SENSOR THROUGHOUT THE BUILDING. EXISTING SENSORS TO BE REMOVED AND REPLACE FOR NEW ONES TIED INTO THE SAME HARDWIRE SYSTEM AS THE NEW ADDITION.
  - ALL BATHROOM SHALL HAVE FANLIGHTS VENTED TO EXTERIOR AS PER CODE.
  - DIMENSIONS ARE FROM FACE TO FACE OF STUD
  - KITCHEN HOOD M1503.4 SIZE - MAKEUP AIR REQUIRED IF ABOVE 400 CFM
  - ALL DETECTION DEVICES MUST BE HARD WIRED AC POWER WITH BATTERY BACKUP

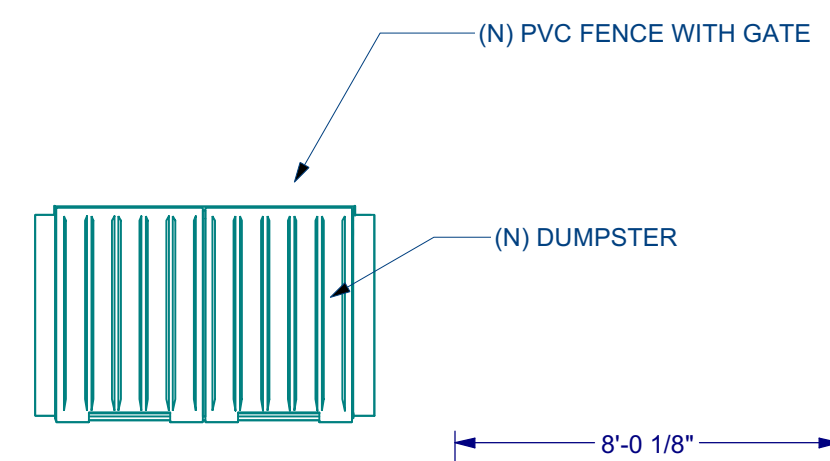
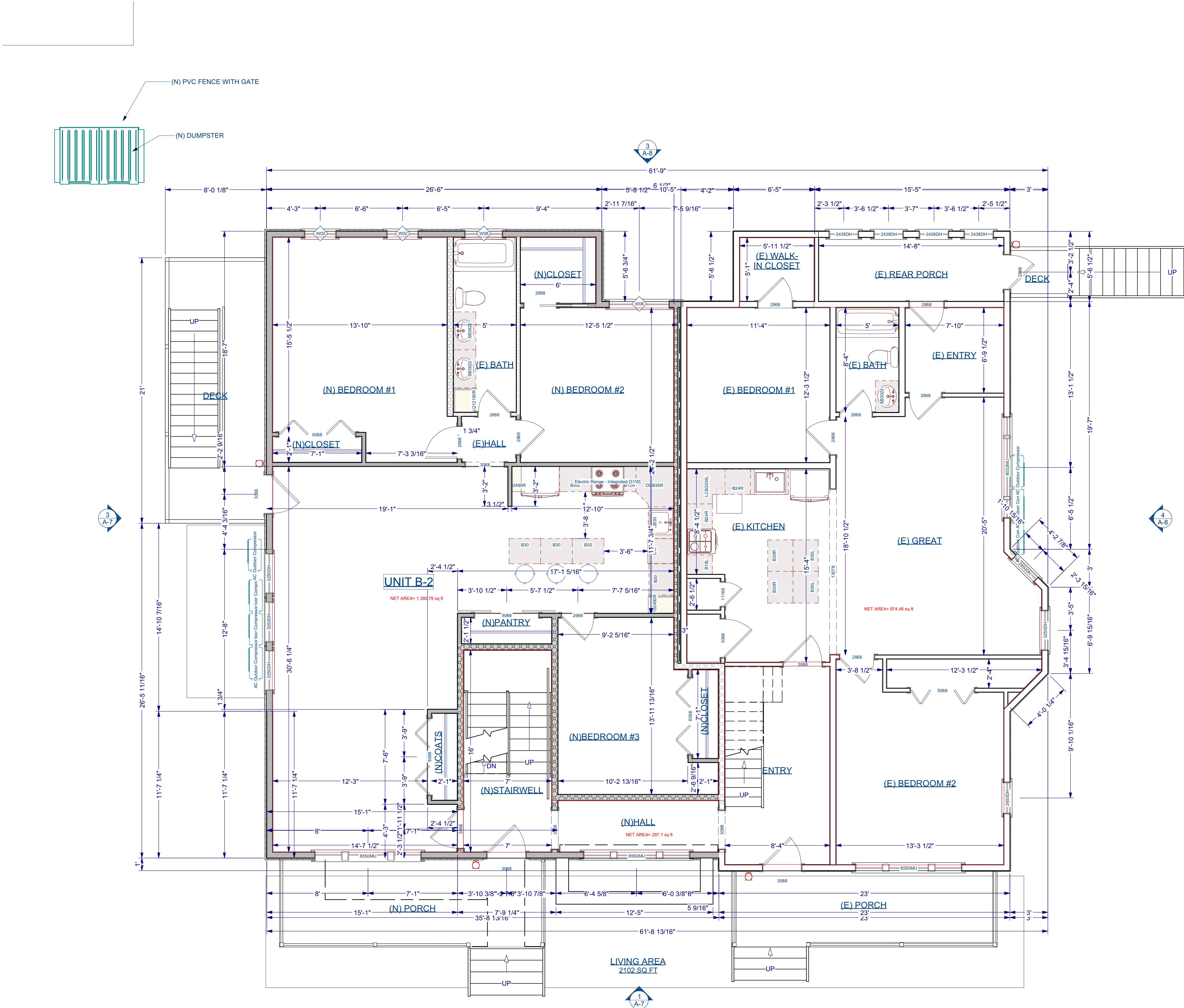
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NO.	DATE	DESCRIPTION

**STAMP:**  
**PROGRESS SET  
 NOT FOR  
 CONSTRUCTION**

DRAWING NAME:  
**SCOPE OF WORK  
 - BASEMENT PLAN**

PROJECT NUMBER: 22-115	DRAWN BY: RH/AA/DD
SCALE: AS NOTED	DATE: 10/30/2023

SHEET NUMBER:  
**A-1**



**SCOPE OF WORK - FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

Wall Schedule	
2D Symbol	Wall Type
	Interior Railing
	(E) 2x4 INTERIOR STUD WALL
	(E) BRICK WALL
	(N) 2x4 INTERIOR STUD WALL
	(E) EXTERIOR 2X6 SIDING
	(N) 10" Concrete Stem Wall W/ 2X6 FINISH
	Deck Railing/Fence
	(N) EXTERIOR 2X6 SIDING

- NOTES:**
- ALL SMOKE & CARBON MONOXIDE DETECTORS TO BE HARD WIRED AND OF THE "PHOTOELECTRIC" TYPE AS PER CODE.
  - NEW LIFE SENSOR THROUGHOUT THE BUILDING. EXISTING SENSORS TO BE REMOVE AND REPLACE FOR NEW ONES TIED INTO THE SAME HARDWIRE SYSTEM AS THE NEW ADDITION.
  - ALL BATHROOM SHALL HAVE FAN/LIGHTS VENTED TO EXTERIOR AS PER CODE.
  - DIMENSIONS ARE FROM FACE TO FACE OF STUD
  - KITCHEN HOOD M1503.4 SIZE - MAKEUP AIR REQUIRED IF ABOVE 400 CFM
  - ALL DETECTION DEVICES MUST BE HARD WIRED AC POWER WITH BATTERY BACKUP

PROJECT NAME:  
**ADDITION TO:  
MULTI-FAMILY  
BUILDING**  
103 ALVARADO AVE  
WORCESTER, MA

**ACROPOLIS**  
DESIGN CONSULTANTS  
774-262-3187  
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**Dimensions**  
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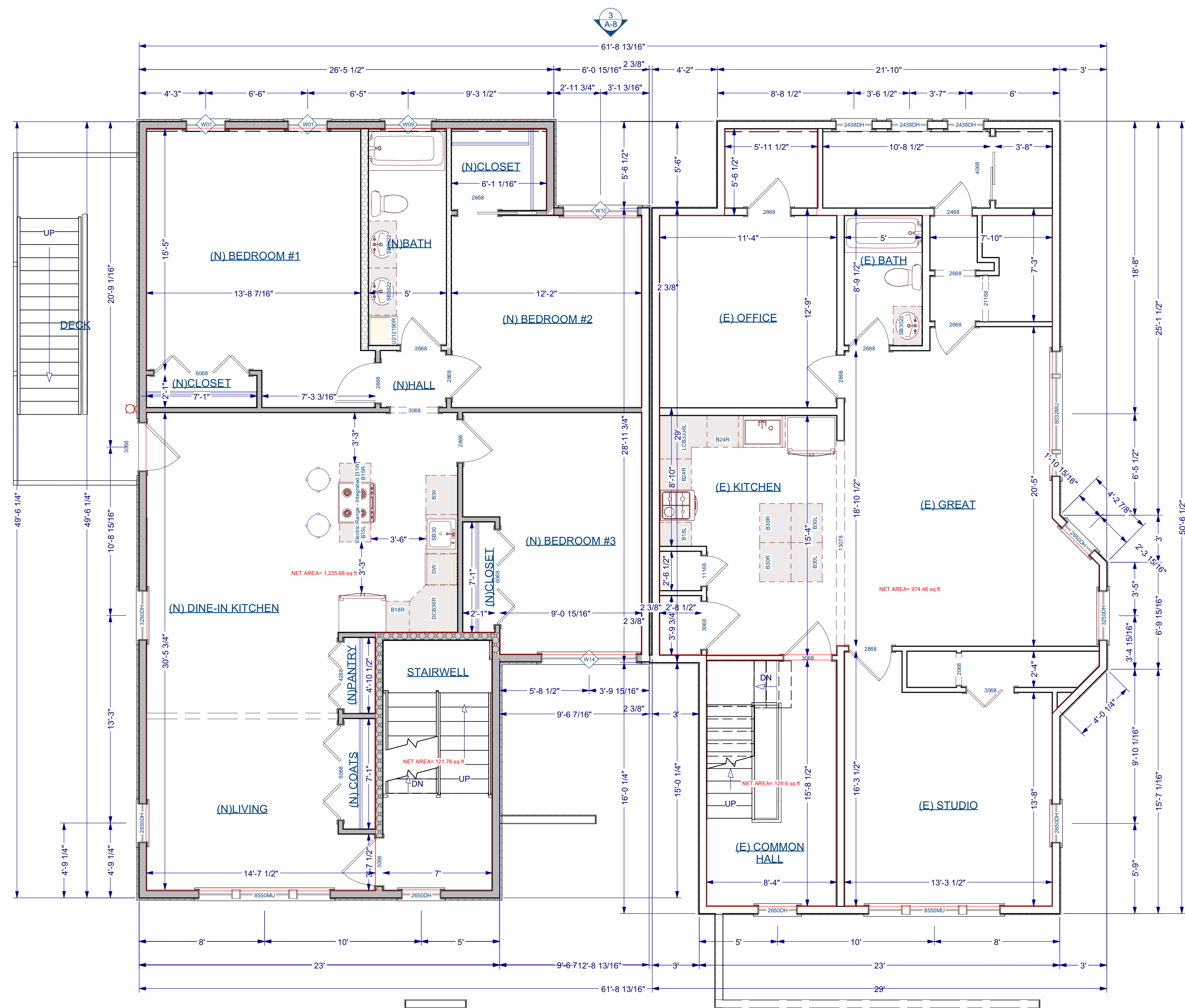
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NO.	DATE	DESCRIPTION

STAMP:  
**PROGRESS SET  
NOT FOR  
CONSTRUCTION**

DRAWING NAME:  
**SCOPE OF WORK  
- FIRST FLOOR  
PLAN**

PROJECT NUMBER: 22-115  
SCALE: AS NOTED  
DRAWN BY: RH/AA/DD  
DATE: 10/30/2023

SHEET NUMBER:  
**A-2**



**SCOPE OF WORK - SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

Wall Schedule	
2D Symbol	Wall Type
	Interior Railing
	(E) 2x4 INTERIOR STUD WALL
	(E) BRICK WALL
	(N) 2x4 INTERIOR STUD WALL
	(E) EXTERIOR 2X6 SIDING
	(N) 10" Concrete Stem Wall W/ 2X6 FINISH
	Deck Railing/Fence
	(N) EXTERIOR 2X6 SIDING

- NOTES:**
- ALL SMOKE & CARBON MONOXIDE DETECTORS TO BE HARD WIRED AND OF THE "PHOTOELECTRIC" TYPE AS PER CODE.
  - NEW LIFE SENSOR THROUGHOUT THE BUILDING. EXISTING SENSORS TO BE REMOVED AND REPLACED FOR NEW ONES TIED INTO THE SAME HARDWIRE SYSTEM AS THE NEW ADDITION.
  - ALL BATHROOM SHALL HAVE FANLIGHTS VENTED TO EXTERIOR AS PER CODE.
  - DIMENSIONS ARE FROM FACE TO FACE OF STUD
  - KITCHEN HOOD M1503.4 SIZE - MAKEUP AIR REQUIRED IF ABOVE 400 CFM
  - ALL DETECTION DEVICES MUST BE HARD WIRED AC POWER WITH BATTERY BACKUP

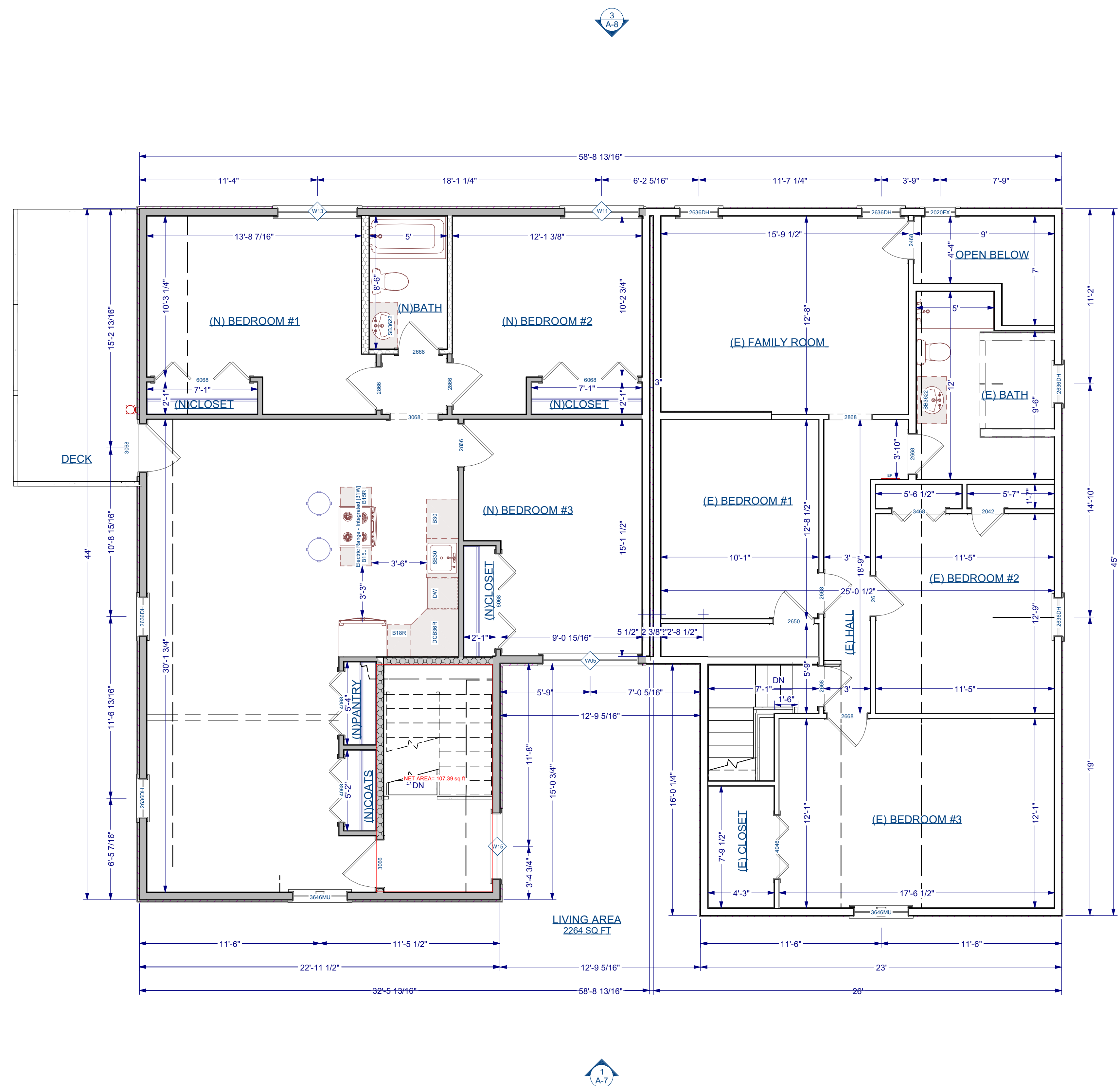
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NO.	DATE	DESCRIPTION

STAMP:  
**PROGRESS SET  
 NOT FOR  
 CONSTRUCTION**

DRAWING NAME:  
**SCOPE OF WORK  
 - SECOND FLOOR  
 PLAN**

PROJECT NUMBER: 22-115	DRAWN BY: RH/AA/DD
SCALE: AS NOTED	DATE: 10/30/2023

SHEET NUMBER:  
**A-3**



**SCOPE OF WORK - THIRD FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

Wall Schedule	
2D Symbol	Wall Type
	Interior Railing
	(E) 2x4 INTERIOR STUD WALL
	(E) BRICK WALL
	(N) 2x4 INTERIOR STUD WALL
	(E) EXTERIOR 2X6 SIDING
	(N) 10" Concrete Stem Wall W/ 2X6 FINISH
	Deck Railing/Fence
	(N) EXTERIOR 2X6 SIDING

- NOTES:**
- ALL SMOKE & CARBON MONOXIDE DETECTORS TO BE HARD WIRED AND OF THE "PHOTOELECTRIC" TYPE AS PER CODE.
  - NEW LIFE SENSOR THROUGHOUT THE BUILDING. EXISTING SENSORS TO BE REMOVE AND REPLACE FOR NEW ONES TIED INTO THE SAME HARDWIRE SYSTEM AS THE NEW ADDITION.
  - ALL BATHROOM SHALL HAVE FANLIGHTS VENTED TO EXTERIOR AS PER CODE.
  - DIMENSIONS ARE FROM FACE TO FACE OF STUD
  - KITCHEN HOOD M1503.4 SIZE - MAKEUP AIR REQUIRED IF ABOVE 400 CFM
  - ALL DETECTION DEVICES MUST BE HARD WIRED AC POWER WITH BATTERY BACKUP

REVISION TABLE		
NO.	DATE	DESCRIPTION

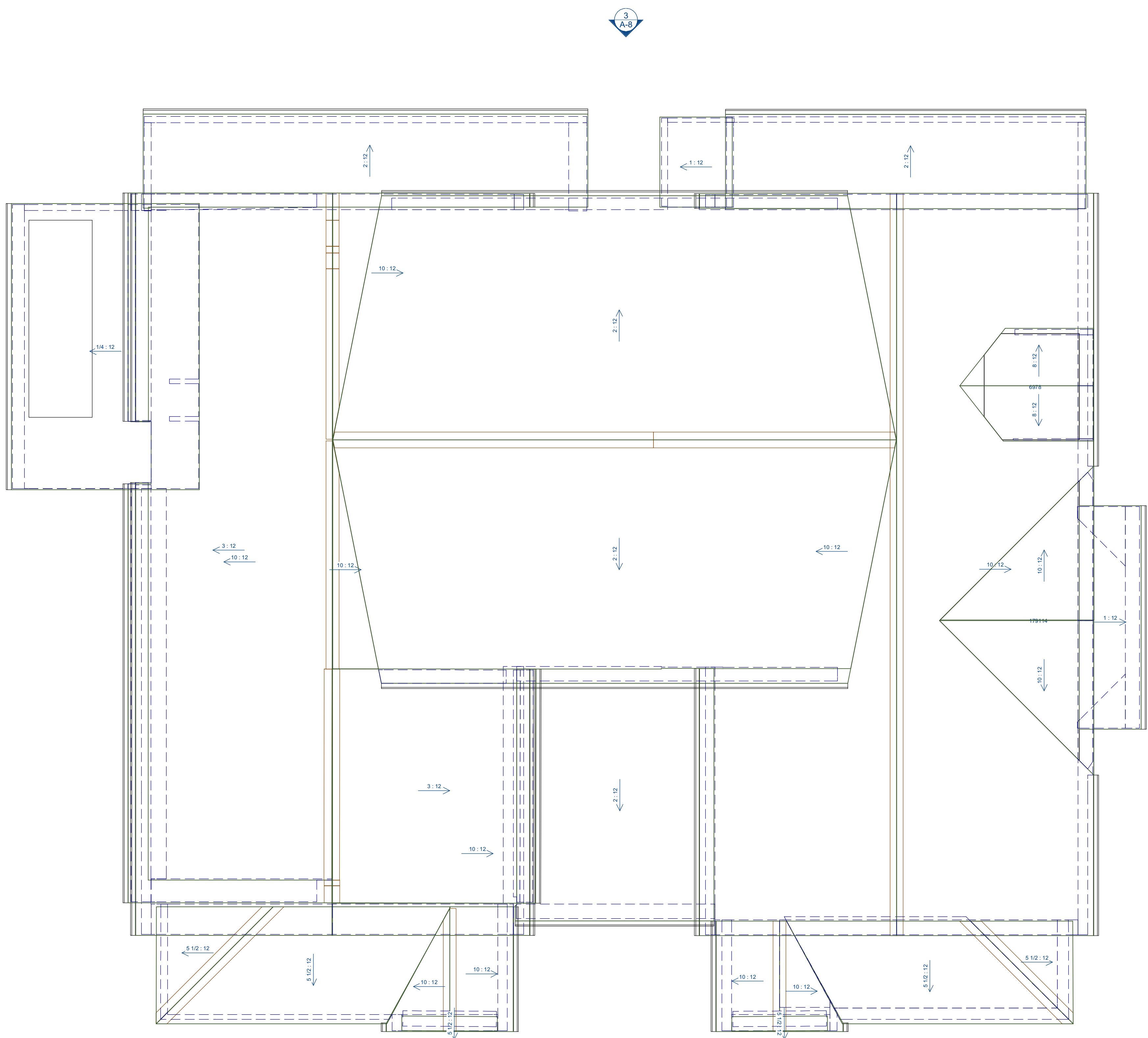
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**PROGRESS SET  
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 CONSTRUCTION**

DRAWING NAME:  
**SCOPE OF WORK  
 - THIRD FLOOR  
 PLAN**

PROJECT NUMBER: 22-115	DRAWN BY: RH/AA/DD
SCALE: AS NOTED	DATE: 10/30/2023

SHEET NUMBER:  
**A-4**





**SCOPE OF WORK - ROOF PLAN**  
 SCALE: 1/4" = 1'-0"

Wall Schedule	
2D Symbol	Wall Type
	Interior Railing
	(E) 2x4 INTERIOR STUD WALL
	(E) BRICK WALL
	(N) 2x4 INTERIOR STUD WALL
	(E) EXTERIOR 2X6 SIDING
	(N) 10" Concrete Stem Wall W/ 2X6 FINISH
	Deck Railing/Fence
	(N) EXTERIOR 2X6 SIDING

- NOTES:**
- ALL SMOKE & CARBON MONOXIDE DETECTORS TO BE HARD WIRED AND OF THE "PHOTOELECTRIC" TYPE AS PER CODE.
  - NEW LIFE SENSOR THROUGHOUT THE BUILDING. EXISTING SENSORS TO BE REMOVE AND REPLACE FOR NEW ONES TIED INTO THE SAME HARDWIRE SYSTEM AS THE NEW ADDITION.
  - ALL BATHROOM SHALL HAVE FANLIGHTS VENTED TO EXTERIOR AS PER CODE.
  - DIMENSIONS ARE FROM FACE TO FACE OF STUD
  - KITCHEN HOOD M1503.4 SIZE - MAKEUP AIR REQUIRED IF ABOVE 400 CFM
  - ALL DETECTION DEVICES MUST BE HARD WIRED AC POWER WITH BATTERY BACKUP

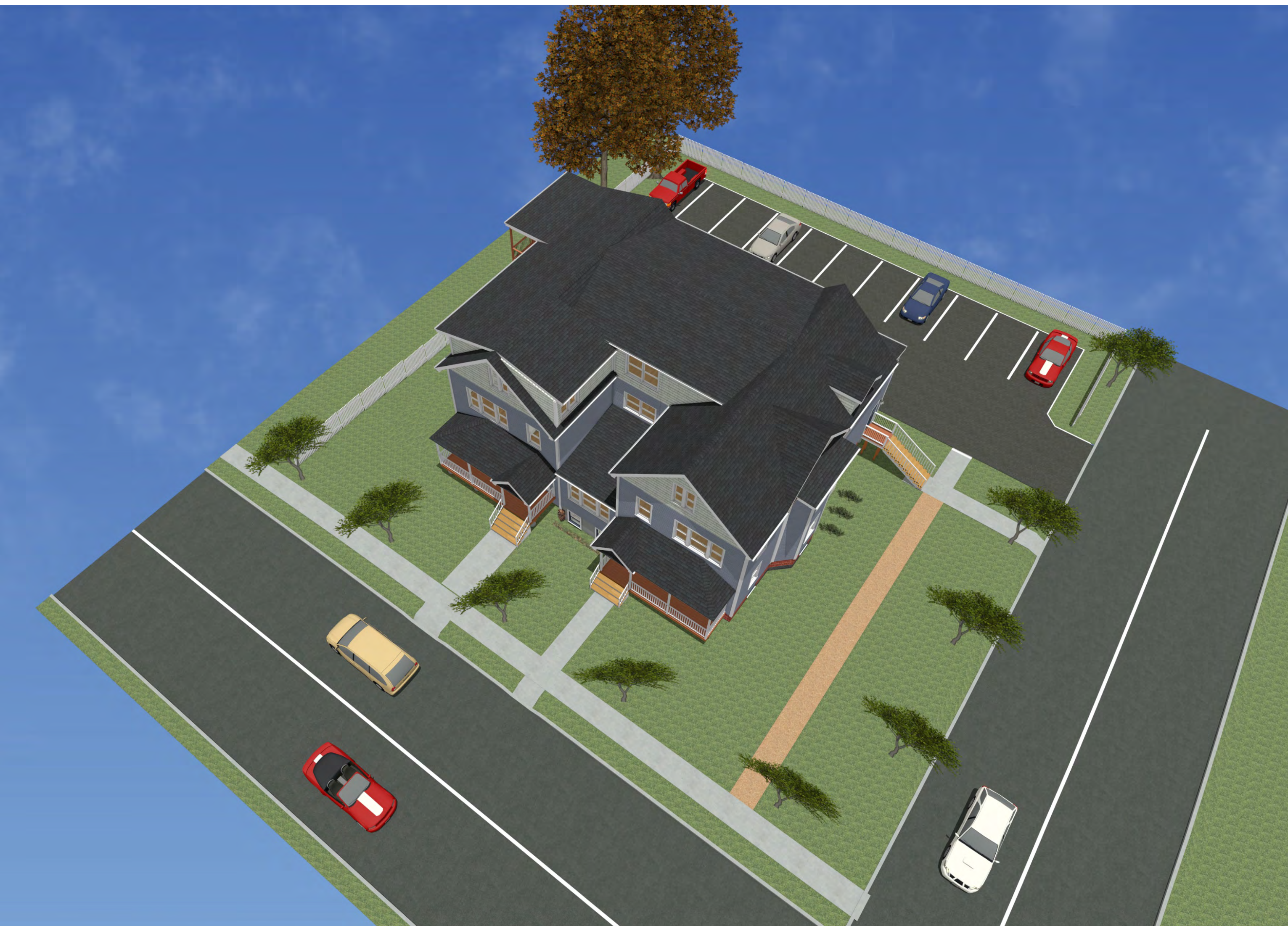
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NO.	DATE	DESCRIPTION

STAMP:  
**PROGRESS SET  
 NOT FOR  
 CONSTRUCTION**

DRAWING NAME:  
**SCOPE OF WORK  
 -ROOF PLAN**

PROJECT NUMBER: 22-115	DRAWN BY: RH/AA/DD
SCALE: AS NOTED	DATE: 10/30/2023

SHEET NUMBER:  
**A-5**



**SCOPE OF WORK - RENDERINGS**  
SCALE: NOT TO SCALE

PROJECT NAME:  
ADDITION TO:  
**MULTI-FAMILY BUILDING**  
103 ALVARADO AVE  
WORCESTER, MA

**ACROPOLIS**  
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**Dimensions**  
Architecture / Design  
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REVISION TABLE		
NO.	DATE	DESCRIPTION

STAMP:  
**PROGRESS SET  
NOT FOR  
CONSTRUCTION**

DRAWING NAME:  
**SCOPE OF WORK  
- RENDERINGS**

PROJECT NUMBER: 22-115  
SCALE: AS NOTED  
DRAWN BY: RH/AA/DD  
DATE: 10/30/2023

SHEET NUMBER:  
**A-6**



**SCOPE OF WORK - FRONT ELEVATION**

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

- DOOR AND WINDOW NOTES:**
- EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPERABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPERABLE AREA LESS THAN 20" WIDE OR 24" HIGH.
  - ALL WALK-THRU DOORS SHALL BE SOLID CORE
  - INTERIOR DOORS SHALL BE PAINTED. ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR TO ORDERING
  - EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPERABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANEL SAFETY GLASS WITH MIN. U-VALUE OF 0.60
- FLOORS AND ROOFS**
- ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THEN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.
  - PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS.
  - SPECIFIC MANUFACTURES AND MODEL NUMBERS SHOWN ON THE PLANS ARE INDICATIONS OF QUALITY ONLY. THE OWNER/BUILDER SHALL NOT BE PROHIBITED FROM SUBSTITUTING MATERIALS AND/OR APPLIANCES OF EQUAL QUALITY/STRENGTHS FROM NON-SPECIFIED MANUFACTURERS.
  - THE OWNER/BUILDER SHALL NOT BE SUBSTITUTING MATERIALS PROVIDED THEY MEET CURRENT BLDG. CODE, AND ARE APPROVED FOR THAT SPECIFIC USE BY THE BUILDING OFFICIAL
- FINISH NOTES:**
- RENDERINGS ARE NOT TO SCALE. ALL RENDERINGS ARE FOR ARTISTIC DEPICTION ONLY. PLAN UPDATES MAY NOT BE REFLECTED IN RENDERINGS. RENDERINGS SHALL NOT BE USED FOR CONSTRUCTION.
  - BASE BOARDS SHALL BE 6" IN ALL ROOMS.
  - FINAL FINISHES SHALL BE CONFIRMED WITH THE HOME OWNER PRIOR TO APPLICATION.
- EXTERIOR NARRATIVE:**
- INSPECT SIDING, IF DAMAGED THEN REMOVE AND REPLACE WITH MATCHING VINYL SIDING.
  - MATCH SIDING ON ALL NEW INFILLED AREAS.
  - REMOVE EXISTING PORCH WINDOWS AND ADD NEW OPENING TO CREATE OPEN PORCH.
  - VERIFY DRAINAGE OF EXISTING PORCH OR INSTALL NEW SCUPPERS.
  - ANY ADDITIONAL SCOPE TO BE REQUIRED SHALL BE COORDINATED WITH DESIGNER.
- WINDOWS NOTE:**
- IF AN OPERABLE WINDOW IS LOCATED LESS THAN 24" ABOVE FINISH FLOOR (A.F.F.), MUST HAVE A WINDOW FALL PROTECTION DEVICE AS PER R312.2



**SCOPE OF WORK - LEFT ELEVATION**

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

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STAMP:  
**PROGRESS SET  
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CONSTRUCTION**

DRAWING NAME:  
**SCOPE OF WORK  
- FRONT & LEFT  
ELEVATION**

PROJECT NUMBER: 22-115  
SCALE: AS NOTED  
DRAWN BY: RH/AA/DD  
DATE: 10/30/2023

SHEET NUMBER:  
**A-7**

