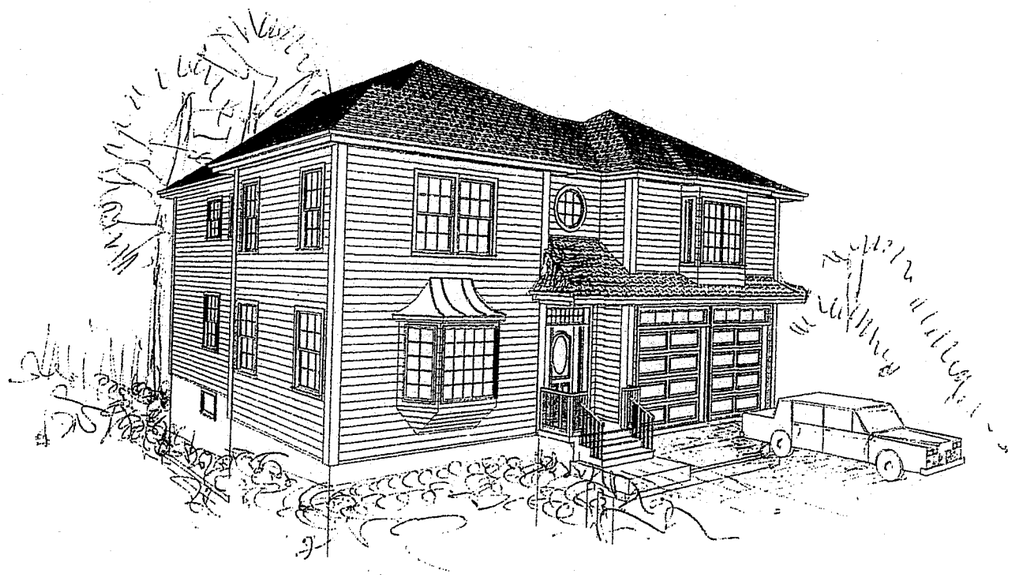
New House Plan

# NEW RESIDENCE AT
# 9 WESTLUND ROAD
# BELMONT MA

NORDESIGN & BUILD, LLC ARCHITECTS
21 HOUGH ROAD, BELMONT MA 02478, 617-283-5299



# NEW RESIDENCE AT 9 WESTLUND ROAD, BELMONT MA

## LIST OF DRAWINGS


NOTES & WALL TYPES

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# GENERAL NOTES

1. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE COMMONWEALTH OF MASSACHUSETTS STATE BUILDING CODE, AND ALL CODES AND ORDINANCES OF THE CITY OF BOSTON, MA.

2. THE GENERAL CONTRACTOR SHALL CAREFULLY EXAMINE THE SITE AND BE THOROUGHLY AWARE OF ALL EXISTING CONDITIONS WITHIN THE SCOPE OF THIS WORK PRIOR TO SUBMITTING A BID. BY THE ACT OF SUBMITTING A BID THE CONTRACTOR SHALL HAVE DEEMED TO HAVE MADE SUCH AN EXAMINATION AND TO HAVE ACCEPTED SUCH CONDITIONS AND TO HAVE MADE ALLOWANCE THEREFORE, IN PREPARING BID. ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND THE CONSTRUCTION DOCUMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT.

3. IN ALL CASES SPRINKLER PIPING MUST BE RUN ON THE WARM SIDE OF INSULATION. UNDER NO CONDITION SHALL SPRINKLER PIPING BE INSTALLED SO THAT IT WILL BE SUBJECT TO FREEZING.

4. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR SCALE THE DRAWINGS TO CONSTRUCT THE WORK.

   NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

   WHERE CONFLICTING NOTES EXIST ON DRAWINGS OF DIFFERENT SCALES, THE CONTRACTOR SHALL ASSUME NOTES ON THE LARGER SCALE DRAWINGS TO BE CORRECT.

5. DIMENSIONS AS SHOWN ARE TO THE FACE OF STUDS OR FOUNDATION.

   CONTRACTOR SHALL KEEP A COPY OF THE PERMIT DRAWINGS AND SHOP DRAWINGS AT THE SITE. ALL MODFICATIONS MADE DURING CONSTRUCTIONS SHALL BE NOTED ON THIS FILED SET.

6. COORDINATE ALL PLUMBING, HVAC, ELECTRAICAL & STRUCTURAL INSTALLATIONS & PLAN LOCATIONS OF ALL ELEMANTS IN ADVANCE TO AVOID CONFLICTS AND UNSIGHLY PROJECTIONS.

7. ALL HANDRAILS AND GUARDRAILS SHALL CONFORM TO THE LATEST EDITION OF THE MASS STATE BUILDING CODE..

8. KITCHEN LAYOUTS SHOWN ARE GENERAL IN NATURE, THE OWNER SHALL PROVIDE DETAILED KITCHEN LAYOUTS SUPPLIED BY CABINET SUPPLIER UNDER SEPARATE CONTRACT.

9. CONTRACTOR SHALL MAINTAIN A CLEAN SITE AND TRASH SHALL BE DISPOSED IMMEDIATELY INTO THE DUMPSTERS

   CONTRACTOR SHALL COMPLY WITH AND IMPLEMENT ALL OSHA REQUIREMENTS & REGULATIONS.

10. ALL EXTERIOR WALLS SHALL BE INSULATED, TO MIN R=21 FOR 5 1/2" STUD OR AS NOTED PER DRAWINGS, ALL ROOF INSULATION SHALL BE AS NOTED ON THE DRAWINGS OR A MIN R=38, BOTH WHETHER SO NOTED OR NOT.

11. FOR PURPOSES OF THIS CONTRACT, WHERE ITEMS ARE NOTED TO BE REMOVED, THE ITEM SHALL ALSO BE LEGALLY DISPOSED WHETHER SO NOTED OR NOT.

13. IF A SKIM COAT GYPSUM VENEER FINISH IS INDICATED, A 3-COAT JOINT TAPED SYSTEM MAY BE SUBSTITUTED, MAINTAIN ALL FIRE RATINGS PER DETAILS AND SCHEDULES

14. AT ALL TILED WALLS; USE CEMENT BACKER BOARD ("DUROCK OR APPROVED EQUAL) AS TILE BACKER INSTALLED ON VAPOR BARRIER & ACCORDING TO MANUFACTURER'S INSTRUCTIONS, MAINTAIN FIRERATING AS INDICATED.

15 TYPICAL CLOSET (UNO PROVIDE AT EACH CLOSET)
   A. 1X4 POPLAR RAIL PAINTED
   B. 3/4" x 11 1/2" MDO SHELF W/ POPLAR EDGE BAND PAINTED
   C. STANDARD STEEL BRACKET AT 32" AFF
   D. MISC SUPPORT HARDWARE AS REQUIRED
   E. UNLESS NOTED OTHERWISE, ALL CLOSETS ARE 2'-0" DEEP.

16. TYPICAL LINEN CLOSET INTERIOR (UNO PROVIDE AT EACH)
   A. SUPPLY EACH W/(4) 3/4" MDO SHELVES ON 1 X 3 POPLAR CLEATS
   B. 3/4" MDO SHELF TO HAVE POPLAR EDGE BANDING, ALL PAINTED.
   C. SPACING FROM FIN FL; FIRST SHELF @ 30" THEN 16" OC VERT.

17. BLOCKING REQUIREMENTS
   A. GENERAL CONTRACTOR SHALL SUPPLY AND INSTALL SOLID BLOCKING AT ALL LOCATIONS REQUIRING SUPPORT FOR FIXTURES, EQUIPMENT, ACCESSORIES, SOFFITS, DRYWALL INTERIOR CORNERS AND SIMILIAR LOCATIONS, WHETHER INDICATED OR NOT. ALL WOOD BLOCKING SHALL SHALL BE FIRE RETARDANT.
   B. GENERAL CONTRACTOR SHALL EVALUATE ALL OF THE DRAWINGS TO DETERMINE THE FULL SCOPE OF WORK FOR BLOCKING REQUIRED FOR A COMPLETE JOB.

18. VENTILATION
   ALL VENTILATION AND EXHAUST DUCTING SHALL BE CONCEALED, WHETHER IN SOFFITS, JOIST PLANE OR CHASES, IN ALL HABITABLE AREAS.

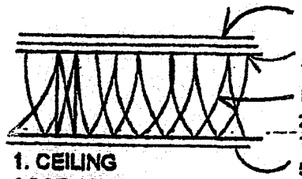
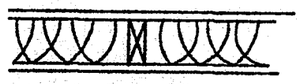
20. ALL INTERIOR NON-FACTRY FINISHED SURFACES WITHIN THE PROJECT LIMIT LINE SHALL RECEIVE (1) COAT OF PRIMER AND (2) COATS OF FINISH PAINT WHETHER SO NOTED OR NOT.

21. TYPICAL GYP. BD CEILINGS
   A. GENERAL CONTRACTOR SHALL INSTALL 2X FIRE BLOCKING AT ALL WALL/SOFFIT JUNCTIONS, AND ALL OTHER LOCATIONS REQUIRED BY LATEST EDITION OF MASS STATE BUILDING CODE FOR CONTINUITY OF FIRE RATING.
   B. ALL PENETRATIONS IN GYP BD, CEILINGS SHALL BE SEALED TIGHTLY WITH UL FIRE RATED SEALANT OR FIRE SAFING TO PROTECT CONTINUITY OF FIRE RATING INDICATED

22. UNLESS OTHERWISE NOTED ALL INTERIOR PARTITIONS ARE TYPE 3

23. DURING EXCAVATIONS IF UNSUITABLE SOIL IS REVEALED IT SHOULD BE REEPORTED TO THE ENGINEER AND SOIL SHOULD BE REPLACED AS NECESSARY.

## WALL & CEILING ASSEMBLIES - NTS

| | | LOCATION |
|---|---|---|
|  1. CEILING ASSEMBLY, 1HR | HARDWOOD FLOOR<br>3/4"T&G PLYWOOD GLUED & SCREWED TO JOISTS<br>FIRE / SOUND BLANKETS<br>2X10 JOISTS @ 16"OC, EXIST.<br>5/8"GWB WITH SKIM COAT PLASTER | GARAGE CEILING |
| 1A. STAIR SOFFIT 2HR | 1" FIRECODE GWB IN H-SHAFT STUD @ 16"OC. & 1/2" FIRE CODE GWBWITH SKIM COAT PLASTER | OPTIONAL STAIR SOFFIT BASEMENT |
|  2. WALL TYPE 1HR RATED ASSEMBLY | 5/8" FIRECODE GWB WITH SKIM COAT PLASTER ON BOTH SIDES CG 2X4 OR 2x6 WOOD STUDS @ 16"OC. 2"FIRE BLANKETS IN BETWEEN. | GARAGE & UNILITY ROOM WALLS |
| 3. WALL TYPE OTHER INTERIOR WALLS | SAME AS IN TYPE 2, BUT WITHOUT FIRE BLANKETS & 1/2" REGULAR GWB INSTEAD OF 5/8" FIRE CODE GWB. | ALL OTHER INTERIOR WALLS |
| 4. EXTERIOR EXPOSED WALLS | 2X3 WOOD STUDS @16" OC AT THE INNER FACE OF EXPOSED FOUNDATION WALLS, 2 1/2" RIGID INSUL. 6mm POLY VAPOR BARRIER, 1/2" GWB WITH SKIM COAT PLASTER | OPTIONAL FOR EXTERIOR BASEMENT WALLS |
| 5. WALL TYPE FOR EXTERIOR WALLS | 1/2" GWB INSIDE WITH SKIM COAT PLASTER ON 2x6 WOOD STUDS @ 16"OC, R-19 FIBERGLASS BLANKET INSULATION IN BETWEEN. 1/2" PLYWOOD SHEATHING, TYVEK AIR BARRIER AND CEMENT BOARD SIDING 5" TO THE WEATHER | ALL EXTERIOR WALLS |
| 6. WALL TYPE 6 | SAME AS TYPE 2 BUT ADD 1/2" PLYWOO SHEATHING BELOW GWB LAYER FOR SHEAR RESISTANCE | SIDE WALLS OF ENTRANCE LOBBY |

FIRE RATED ASSEMBLIES SHALL CONFORM TO UL263 OR ASTM 119 REQUIREMENTS

REGISTERED ARCHITECT
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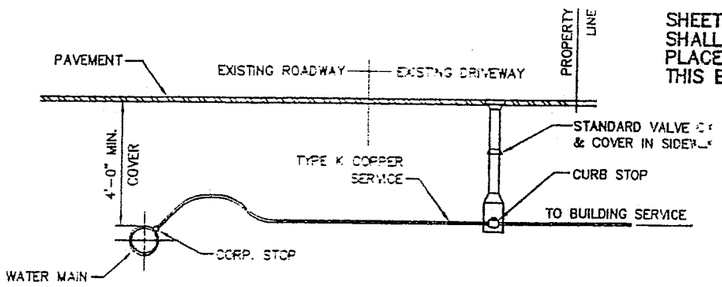
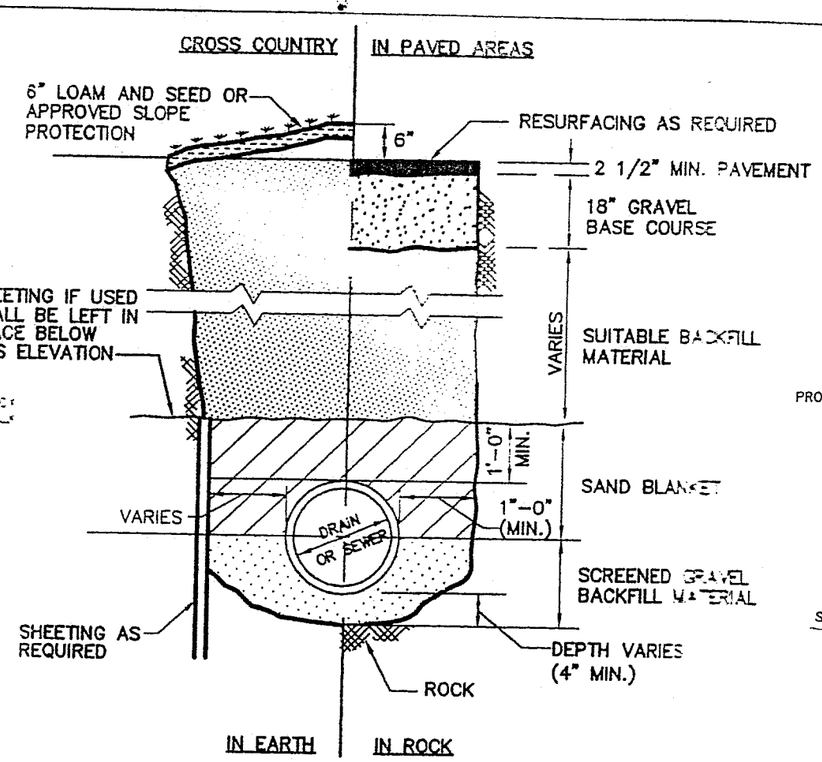
NO. 7493
BELMONT
MASS
COMMONWEALTH OF MASSACHUSETTS



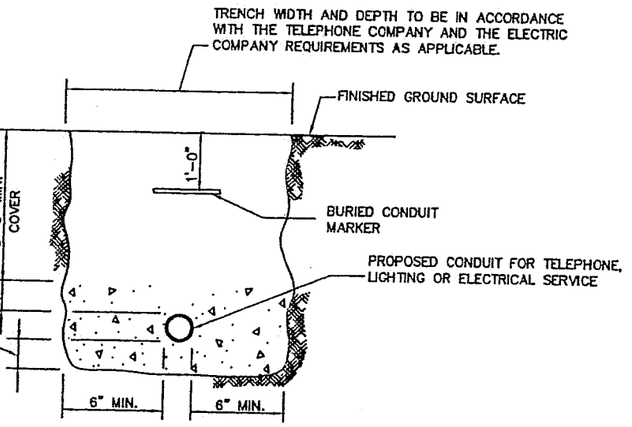

## COPPER SERVICE CONNECTION

SCALE: N.T.S.



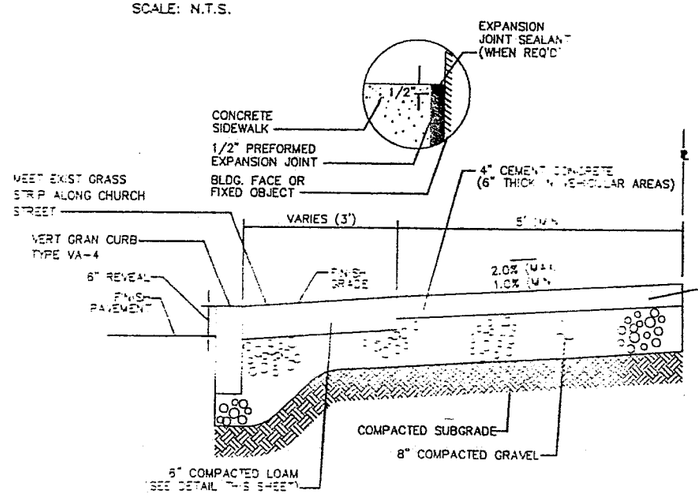

## TYPICAL TRENCH DETAIL

SCALE: N.T.S.




## TYPICAL ELECTRIC/TELEPHONE CONDUIT (U/E&T)

SCALE: N.T.S.




1. SIDEWALK TO HAVE JOINTS 5' O.C. (TYP.) WITH EXPANSION JOINTS 15' ON CENTER.
2. PROVIDE CONTROL JOINTS AT 6' O.C.
3. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB
4. CEMENT CONCRETE SHALL BE 4,000 PSI.
5. PROVIDE 2–1/2"# OF LAMPLACK PER CUBIC YARD OF CONCRETE

## CEMENT CONCRETE SIDEWALK DETAIL

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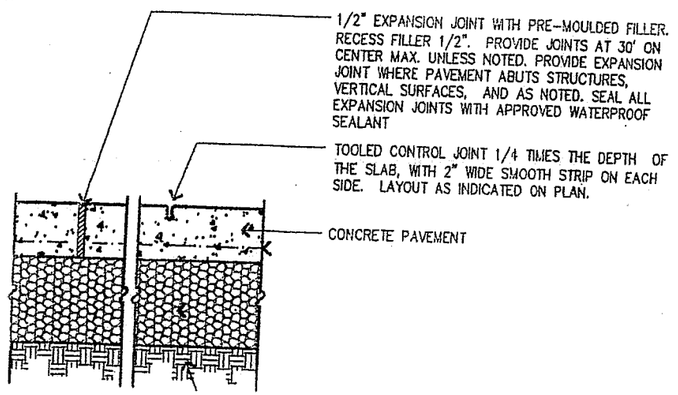
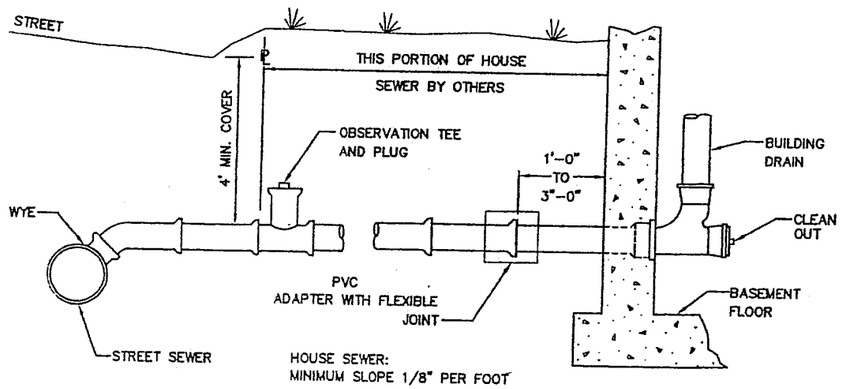


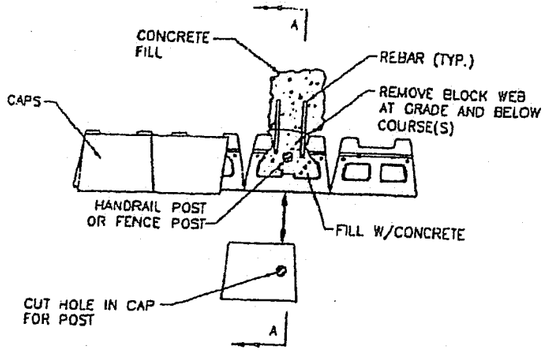

## HOUSE SERVICE

SCALE: N.T.S.

REGISTERED ARCHITECT
NORAYR KHERLOPIAN
NO. 7493
BELMONT, MASS.
COMMONWEALTH OF MASSACHUSETTS

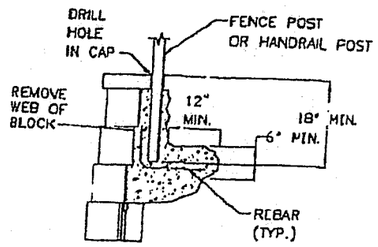
**Expansion and Control Joint Details**

UTILITY DETAILS C-2



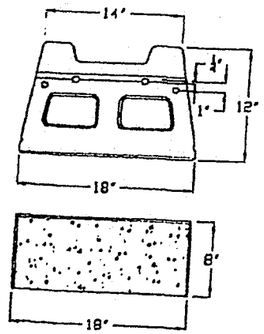

## POST DETAIL– PLAN VIEW

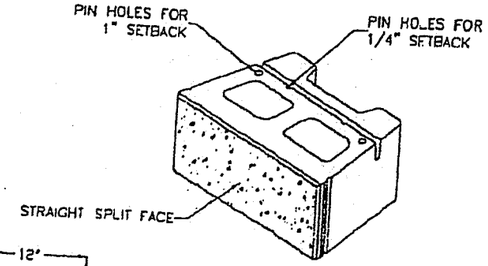
TYPICAL HANDRAIL AND/OR FENCE POST
SCALE: NONE

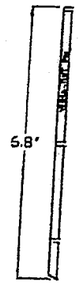



## POST DETAIL– SECTION A–A

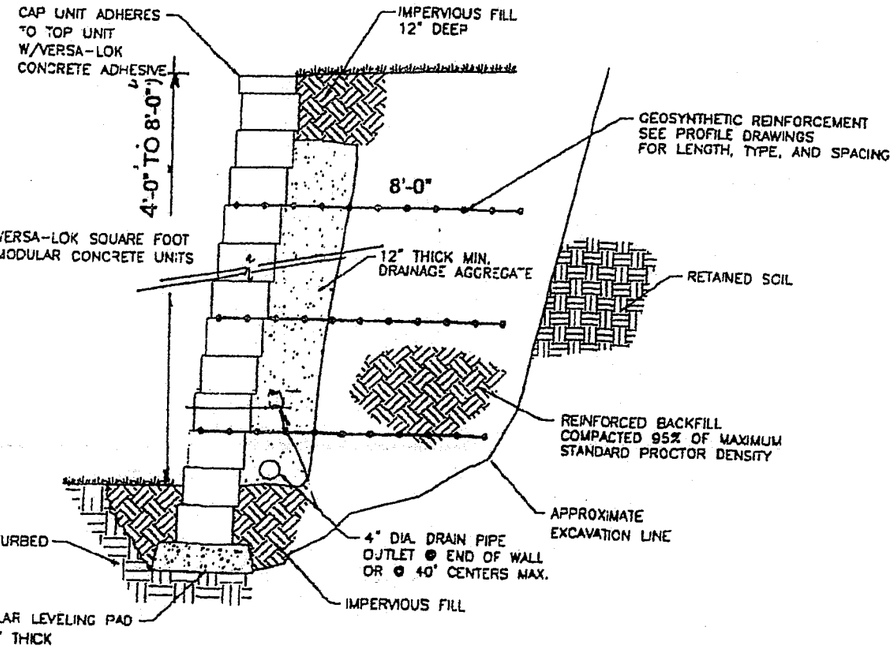
TYPICAL HANDRAIL AND/OR FENCE POST
SCALE: NONE



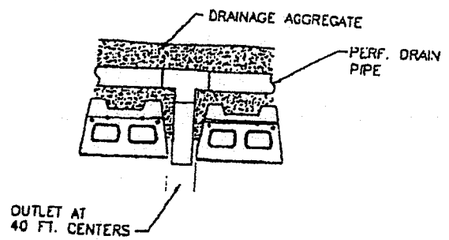




UNIT DIMENSIONS
SCALE: NONE



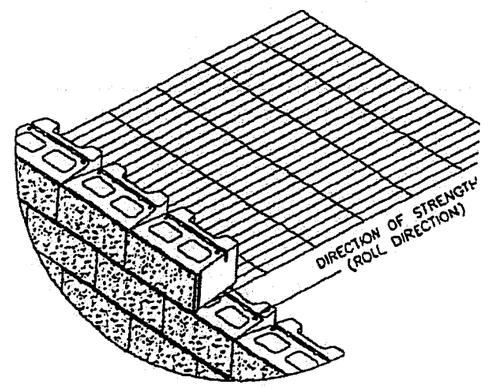

## TYPICAL SECTION – REINFORCED RETAINING WALL

SCALE: NONE




## DRAIN DETAIL

WALLS OVER 3'
SCALE: NONE

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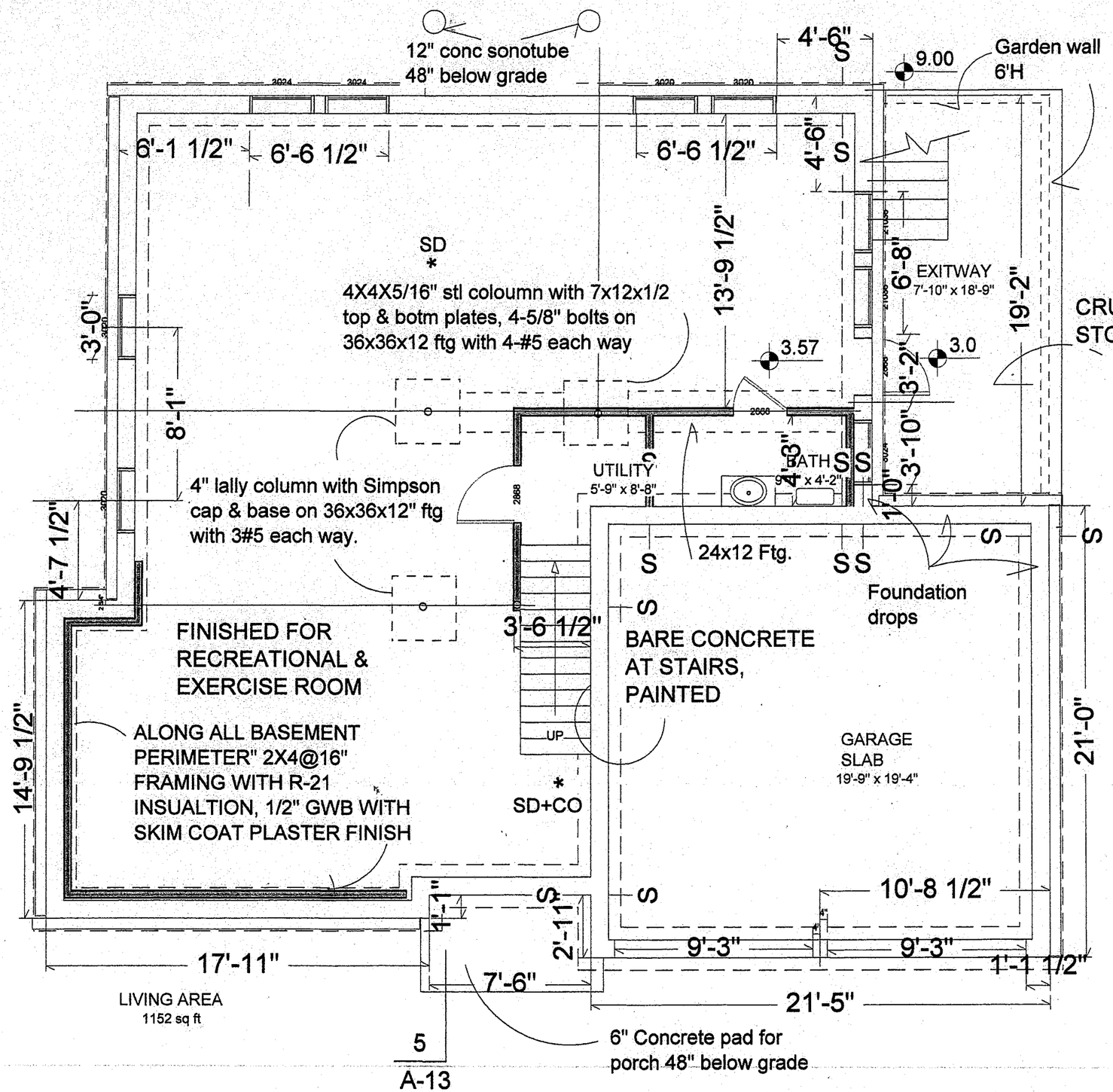
NORAYR KHERLOPIAN
NO 7493
BELMONT, MASS.

| | | | |
|---|---|---|---|
| 9 WESTLUND ROAD<br>BELMONT. MA | NORDESIGN & BUILD ARCHITECTS<br>21 HOUGH RD BELMONT MA 02478<br>617-283-5299 nordezines@yahoo com | GARDEN RETAINING WALL - NTS | C - 3 |




## NOTES:

BASEMENT FINISHED FOR RECREATIONAL & EXERCISE ROOM

Top of Foundation11.74
Top of slab 3.57
Bot. of Footing 2.15
5" 4000psi conc slab with 6x6x6gage WWF on 6mm poly & compacted 12" crushed stone.
10" conc found. walls with 2-#5 bars top & bottom, #5 dowels@18" 6'. Provide exp.joint below entry
Install RX2000 waterstop below slab around foundation perimeter.

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A-1
9/15/15

BASEMENT &
FOUNDATION PLAN
3/16"=1'-0"

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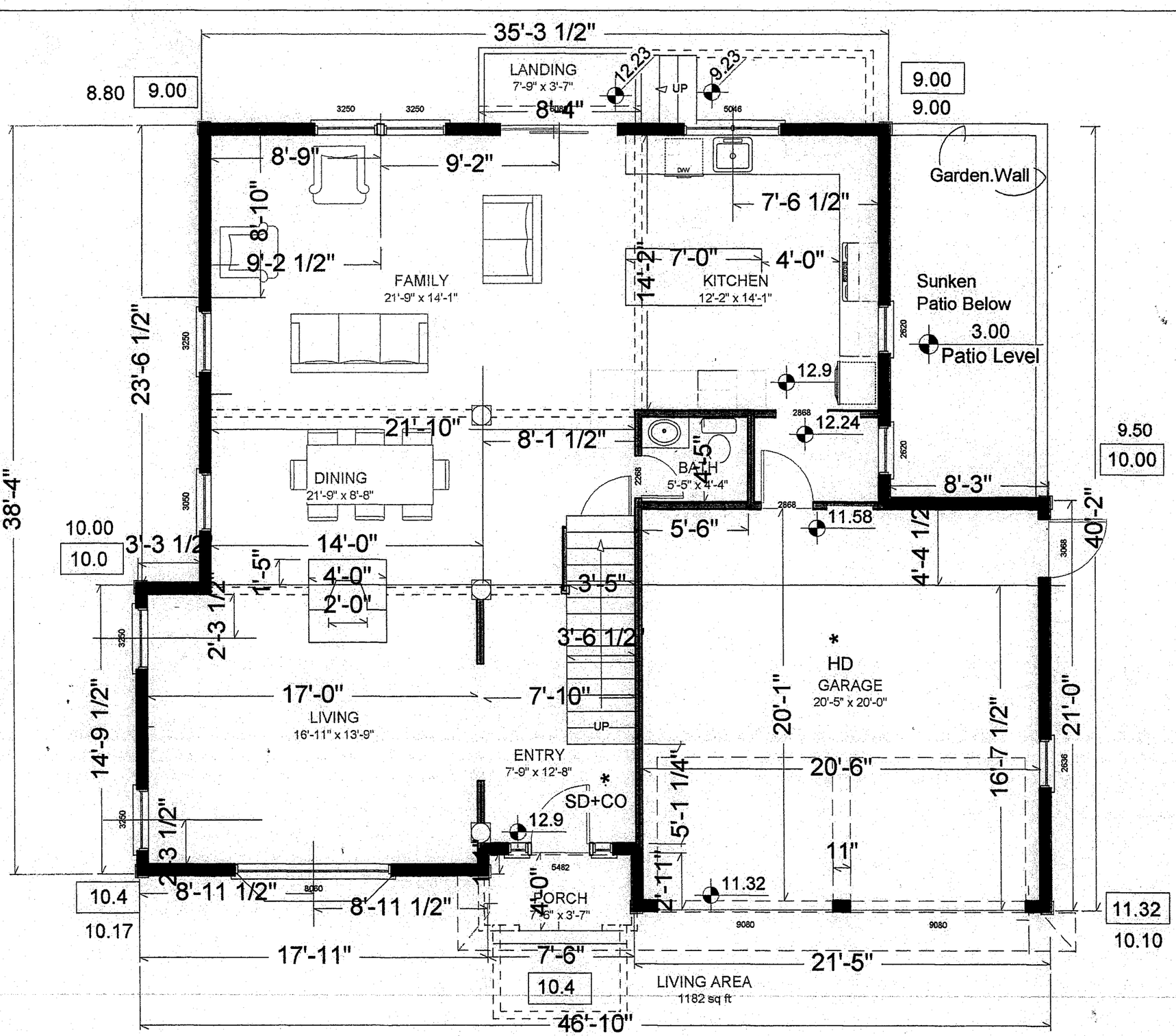


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FIRST FLOOR PLAN
3/16"=1'-0"

A-2
9/15/15

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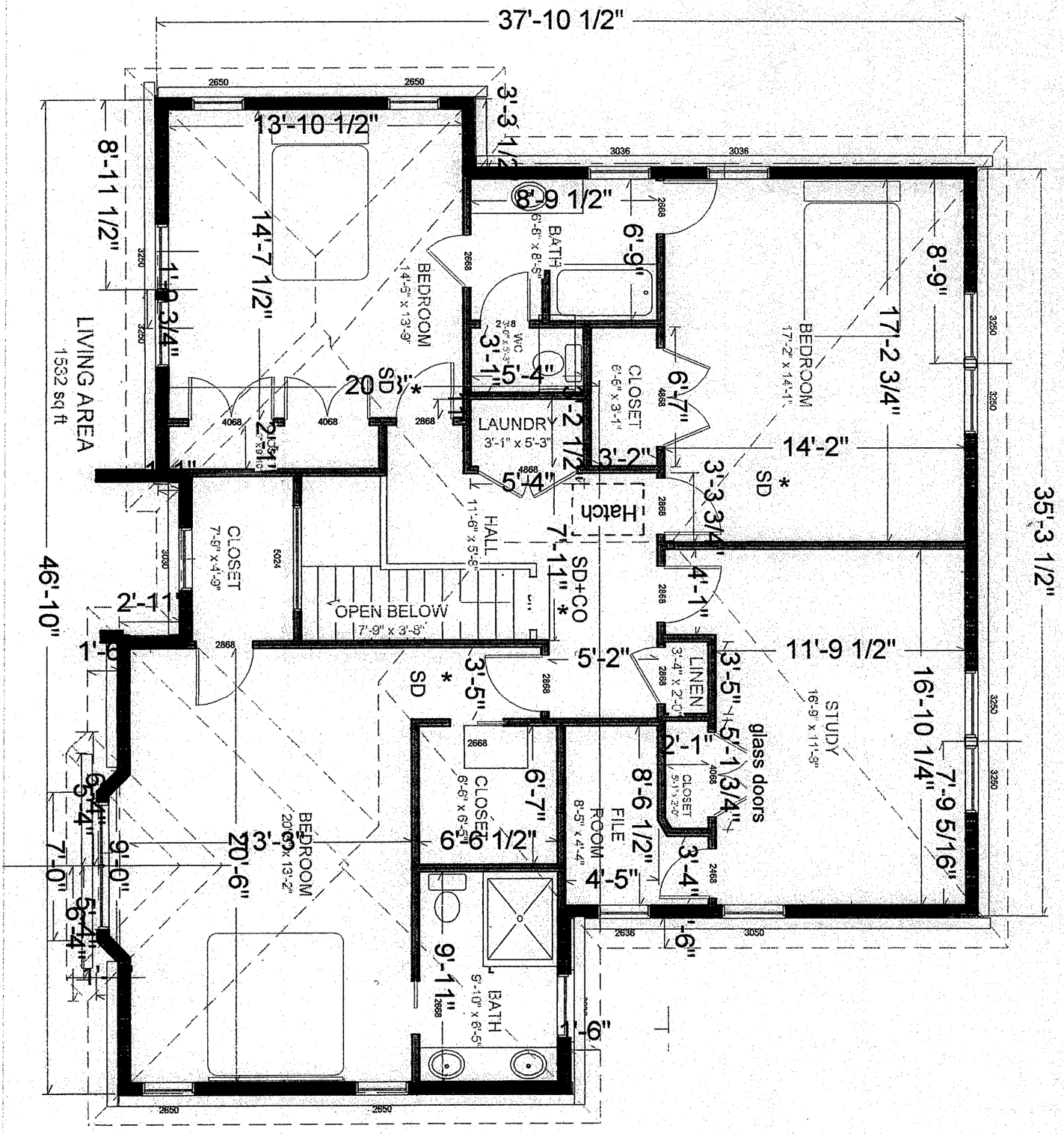


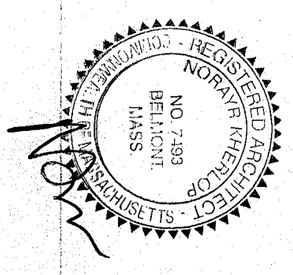


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|---|---|---|---|
| 9 WESTLUND ROAD<br>BELMONT MA | NORDESIGN & BUILD LLC<br>ARCHITECTS<br>21 HOUGH ROAD BELMONT MA<br>02478 617-283-5299 | FIRST FLOOR PLAN<br>3/16"=1'-0" | A-3<br>9/15/15 |