

GENERAL NOTES:

1. CONTRACTOR TO OBTAIN AND PAY FOR ALL PERMITS REQUIRED TO PERFORM THE WORK.
2. COORDINATE AND BE RESPONSIBLE FOR THE PROTECTION OF PERSONS AND PROPERTY FOR THE DURATION OF CONSTRUCTION AS REQUIRED BY AGENCIES AND AUTHORITIES HAVING JURISDICTION.
3. DO NOT DAMAGE BUILDING ELEMENTS AND IMPROVEMENTS INDICATED TO REMAIN.
4. DO NOT INTERRUPT UTILITIES WITHOUT THE WRITTEN PERMISSION OF THE OWNER.
5. REMOVE SALVAGE AND DEBRIS FROM THE SITE AS IT ACCUMULATES. DO NOT STORE, SELL, BURN OR OTHERWISE DISPOSE OF THE DEBRIS ON THE SITE. KEEP ALL PAVEMENTS AND AREAS ADJACENT TO AND LEADING FROM THE SITE CLEAN AND FREE OF MUD, DIRT, AND DEBRIS AT ALL TIMES. ALL MATERIALS SHALL BE DISPOSED OF IN A LEGAL MANNER.
6. SORT DEBRIS FOR RECYCLING TO THE EXTENT POSSIBLE. REMOVE OR ARRANGE FOR THE TRANSPORT OF SORTED MATERIALS SCHEDULED TO BE RECYCLED TO APPROPRIATE OFF-SITE FACILITIES EQUIPPED FOR THE RECYCLING OF SPECIFIC MATERIALS. PROVIDE CONTAINERIZED DUMPSTERS FOR THE SORTING OF DEMO WASTES.
7. CEASE OPERATIONS IF PUBLIC SAFETY OR REMAINING STRUCTURES ARE ENDANGERED. PERFORM TEMPORARILY CORRECTIVE MEASURES UNTIL OPERATIONS CAN BE CONTINUED PROPERLY.
8. ALL INTERIOR DIMENSIONS ARE FROM FACE OF GWB TO FACE OF GWB UNLESS SPECIFICALLY NOTED OTHERWISE. DO NOT SCALE DRAWINGS.
9. HVAC CONTRACTOR TO CONVERT SECOND AND THIRD FLOOR HVAC SYSTEM TO FORCED HOT AIR WITH AIR CONDITIONING. CONDENSOR(S) CAN BE LOCATED IN EAVE STORAGE SPACE. CONTRACTOR TO CONTACT ARCHITECT FOR COORDINATION IF ADDITIONAL DUCT CHASE SPACE IS NEEDED.
10. CONTRACTOR TO COORDINATE THE LOCATION OF ELECTRICAL OUTLETS TO MEET CODE. CONTRACTOR TO SUBMIT SWITCHING LOCATIONS TO OWNER / ARCHITECT FOR APPROVAL. CONTRACTOR TO UPGRADE ELECTRIC PANEL IF NEEDED TO SUPPORT NEW LAYOUT.
11. PAINT AND/OR STAIN ALL EXTERIOR SIDING, DOORS, WINDOWS, AND TRIM AND INTERIOR SURFACES PER OWNERS DIRECTION.
12. ALL INTERIOR WOOD TRIM AND WOOD BASE TO MATCH EXISTING, UNLESS OTHERWISE NOTED.
13. EXISTING HARDWOOD FLOORS IMPACTED BY THE ADDITION TO BE SANDED AND REFINISHED.
14. ALL FLOOR TILE, APPLIANCES, PLUMBING FIXTURES AND LIGHT FIXTURES TO BE FURNISHED BY OWNER, INSTALLED BY CONTRACTOR.
15. ALL INTERIOR AND EXTERIOR WALLS TO BE 2X4 CONSTRUCTION, UNLESS NOTED OTHERWISE.
16. R13 BATT INSULATION TO BE PROVIDED IN ALL BEDROOM AND BATHROOM WALLS. R25 BATT INSULATION TO BE PROVIDED IN ALL BEDROOM AND BATHROOM FLOORS AS NOTED ON PLANS.

17. CONTRACTOR TO SPRAY APPLY ICYNENE INSULATION FORMULA, APPLIED TO A THICKNESS ADEQUATE TO ACHIEVE SPECIFIED R VALUES. ALL FOUNDATION SILL PLATES AND FLOOR / WALL JUNCTION PLATES TO BE CAULKED TO AVOID AIR LEAKAGE. ALL ROUGH OPENINGS FOR EXTERIOR DOORS AND WINDOWS TO BE SIZED TO FURNISH A MINIMUM 1/2" SPACE AROUND THE PERIMETER OF FRAME TO PERMIT INSTALLATION OF FOAM INSULATION. ALL JOINTS BETWEEN EXTERIOR FRAMING MEMBERS TO BE CAULKED TO AVOID AIR LEAKAGE. CEILING VAPOR BARRIER TO BE CAULKED AND STAPLED TO THE TOP PLATES OF INTERIOR PARTITIONS AND TO THE LOWER TOP PLATES OF EXTERIOR WALLS. ROOF ASSEMBLY TO BE NON-VENTED (NO SOFFIT OR RIDGE VENTS) PER MFGR SPECS FOR ICYNENE INSULATION SYSTEM. BUILDING TO BE MECHANICALLY VENTED. ALL VERTICAL WIRING FOR ELECTRIC, CABLE, TELEPHONE, SECURITY, ETC. SHALL BE SECURED TO THE INSIDE OF STUDS EVERY 3'-0" AND 1 1/2" FROM THE GWB SURFACE FOR ALL RUNS. CEILING OUTLETS SHALL BE INSTALLED USING VAPOR BARRIER PANS/ BOXES WHICH ARE CAULKED WITH ACOUSTICAL CAULKING MATERIAL PRIOR TO THE INSTALLATION OF THE ATTIC INSULATION.

WINDOW SCHEDULE:

ALL WINDOWS TO BE VINYL BY OKNA, NEWPRO, OR APPROVED EQUAL. WINDOW SPECIFICATIONS TO BE APPROVED BY OWNER. EXACT DIMENSIONS MAY BE ADJUSTED TO MEET STANDARD SIZING AVAILABLE, WITH OWNER'S CONSENT.

WINDOW A: DOUBLE-HUNG - 2'-3"W X 3'-4"H, SILL AT 3'-49" AFF

WINDOW B: DOUBLE-HUNG - 2'-6"W X 4'-6"H, SILL AT 2'-2" AFF (UNLESS NOTED OTHERWISE) - TILT-WASH TO MEET EGRESS REQUIREMENTS FOR BEDROOMS (MIN 24"H X 20"W AND 5.7 CLEAR OPENING).

DOOR SCHEDULE:

ALL INTERIOR DOORS TO BE SOLID WOOD DOORS TME, SELECTED BY OWNER.

DOOR 1: MUD ROOM TO REAR DECK - 5'-0"W X 6'-8"H SLIDING GLASS DOOR

DOOR 2: NOT USED

DOOR 3: LIVING ROOM TO FAMILY ROOM - 2'-6"W X 6'-8"H WOOD DOOR

DOOR 4: FAMILY ROOM TO REAR DECK - 3'-0"W X 6'-8"H 15 LITE FRENCH DOOR

DOOR 5: FAMILY ROOM TO STORAGE - 2'-6"W X 6'-6"H WOOD DOOR (VIF TO COORDINATE W/ CEILING HEIGHT RESTRICTIONS)

DOOR 6: NOT USED

DOOR 7: STORAGE TO EAVES - CUSTOM 2'-8"W X 3'-0"H WOOD DOOR (VIF TO COORDINATE W/ CEILING HEIGHT RESTRICTIONS)

DOOR 8: FAMILY ROOM TO BEDROOM 3 - 2'-6"W X 6'-8"H WOOD DOOR

DOOR 9: BEDROOM 3 TO BATH ROOM - 2'-6"W X 4'-6"H WOOD DOOR

DOOR 10: CLOSET TO EAVES - CUSTOM 2'-6"W X 3'-0"H WOOD DOOR (VIF TO COORDINATE W/ CEILING HEIGHT RESTRICTIONS)

DOOR 11: BEDROOM 3 TO CLOSET - 2'-6"W X 6'-6"H WOOD POCKET DOOR

DOOR 12: BEDROOM 3 TO CLOSET - 2'-6"W X 6'-6"H WOOD POCKET DOOR

ENERGY AUDIT:

COMPLIANCE DETERMINED BY MASSACHUSETTS STRETCH ENERGY CODE (IECC 2009 W/ MASSACHUSETTS AMENDMENTS 780 CMR 115.11).

PRESCRIPTIVE OPTION FOR RESIDENTIAL ADDITION (401.3):

1. RENOVATION TO COMPLY WITH ENERGY STAR QUALIFIED HOMES THERMAL BYPASS INSPECTION CHECKLIST. INSULATION VALUES AS FOLLOWS: R38 ROOF R-VALUE, R20 WALL R-VALUE.
2. RENOVATION TO COMPLY WITH ENERGY STAR PROGRAM REQUIREMENTS FOR RESIDENTIAL WINDOWS, DOORS, AND SKYLIGHTS - VERSION 5.0. ALL NEW WINDOW GLAZING W/ .30 U FACTOR.
3. HEATING / COOLING DUCTS TO BE SEALED AND TESTED TO MEET REQUIREMENTS OF 401.3.

CONSTRUCTION DOCUMENTS

NOVEMBER 18, 2014

REVISED 9/1/15

PROJECT INFORMATION:

ZONING GR:

REQUIRED:
 FRONT YARD SETBACK: 20'-0"
 REAR YARD SETBACK: 20'-0"
 SIDE YARD SETBACK: 10'-0"
 MAX HEIGHT: 33' AND 2 1/2 STORIES

ACTUAL:
 SEE CERTIFIED PLOT PLAN

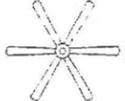
CELLAR IS MORE THAN 60% BELOW GRADE - SEE CERTIFIED PLOT PLAN FOR CALCULATIONS.

HALF STORY IS LESS THAN 60% OF SECOND FLOOR AREA (60% MAX ALLOWED) -SEE SHEET A5 FOR HALF STORY AREA CALCULATIONS.

DRAWING LIST

- | | |
|-----|-------------------------------|
| A1 | COVER SHEET |
| A2 | EXISTING SECOND FLOOR PLAN |
| A3 | EXISTING THIRD FLOOR PLAN |
| A4 | NEW SECOND FLOOR PLAN |
| A5 | NEW THIRD FLOOR PLAN |
| A6 | NEW ROOF PLAN |
| A7 | EXISTING ELEVATIONS |
| A8 | NEW ELEVATIONS |
| A9 | STRUCTURAL NOTES AND SECTIONS |
| A10 | THIRD FLOOR FRAMING PLAN |
| A11 | ROOF FRAMING PLAN |

LIGHTING LEGEND

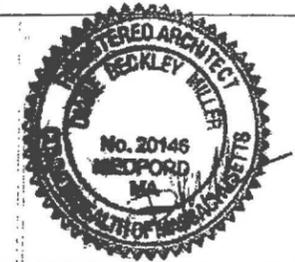
-  RECESSED CAN LIGHT - 5" 75W HALOGEN IN KITCHEN, 7" 150W INCANDESCENT IN ALL OTHER LOCATIONS - AS SELECTED BY OWNER
-  CEILING MOUNTED PENDANT - AS SELECTED BY OWNER
-  CEILING MOUNTED DOME LIGHT - AS SELECTED BY OWNER
-  WALL MOUNTED SCNCES AS SELECTED BY OWNER
-  CEILING FAN WITH INTEGRAL LIGHT - AS SELECTED BY OWNER
-  S.D. SMOKE DETECTOR - NOTE ALL NEW AND EXISTING SMOKE TO BE HARD-WIRED PER CODE
-  S/CO HARD-WIRED SMOKE / CARBON MONOXIDE DETECTOR
-  DATA CONNECTION
-  TELEPHONE / DATA CONNECTION
-  ELECTRIC OUTLET (SPECIFIC LOCATIONS ONLY - ALL OUTLETS AS REQUIRED BY CODE ARE NOT SHOWN ON PLANS)

SYMBOL LEGEND

-  WALL TO BE DEMOLISHED
-  EXISTING WALL TO REMAIN
-  NEW WALL
-  INTERIOR ELEVATION
-  SECTION
-  DOOR TAG
-  WINDOW TAG

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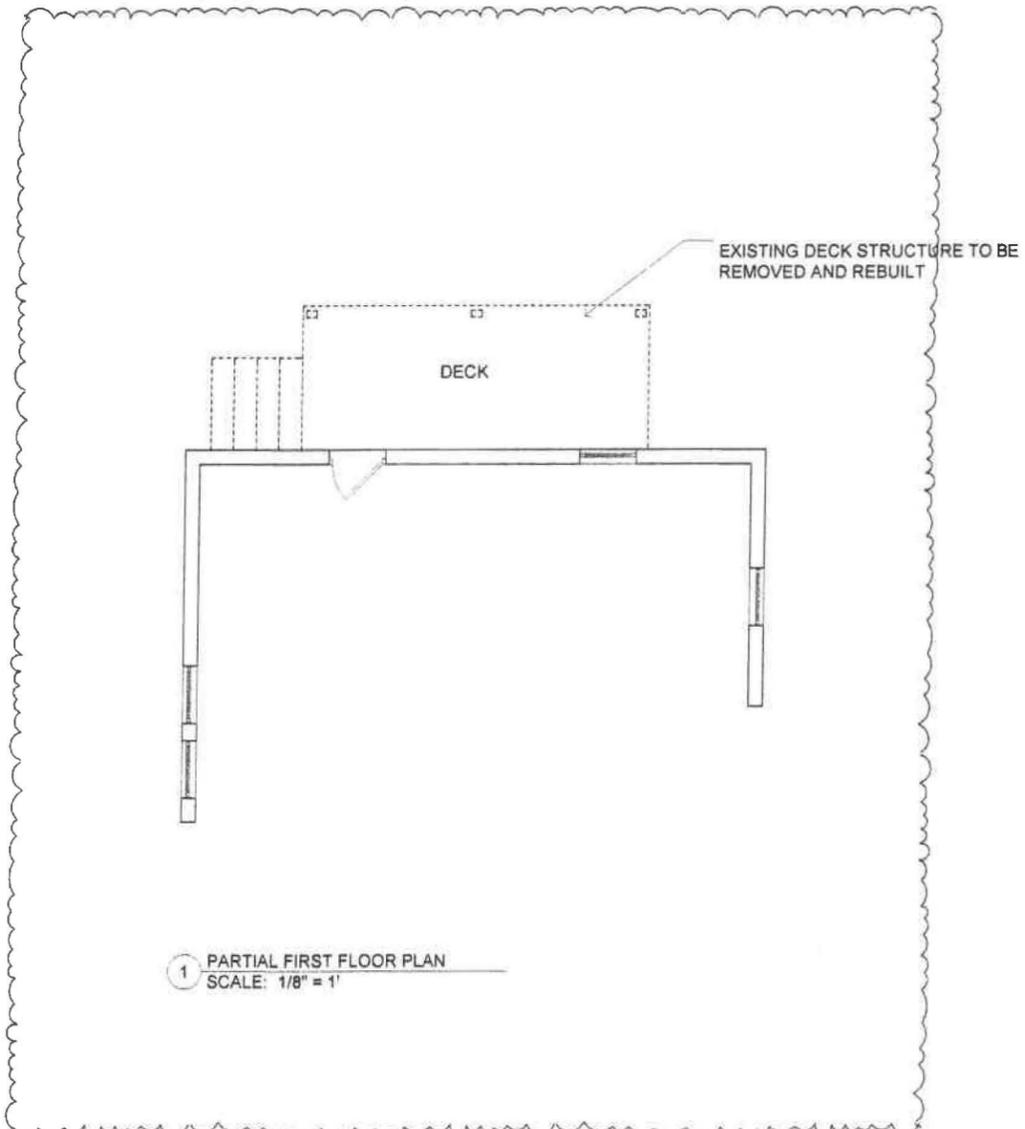


YE AND WENG RESIDENCE
 37 CHANDLER STREET
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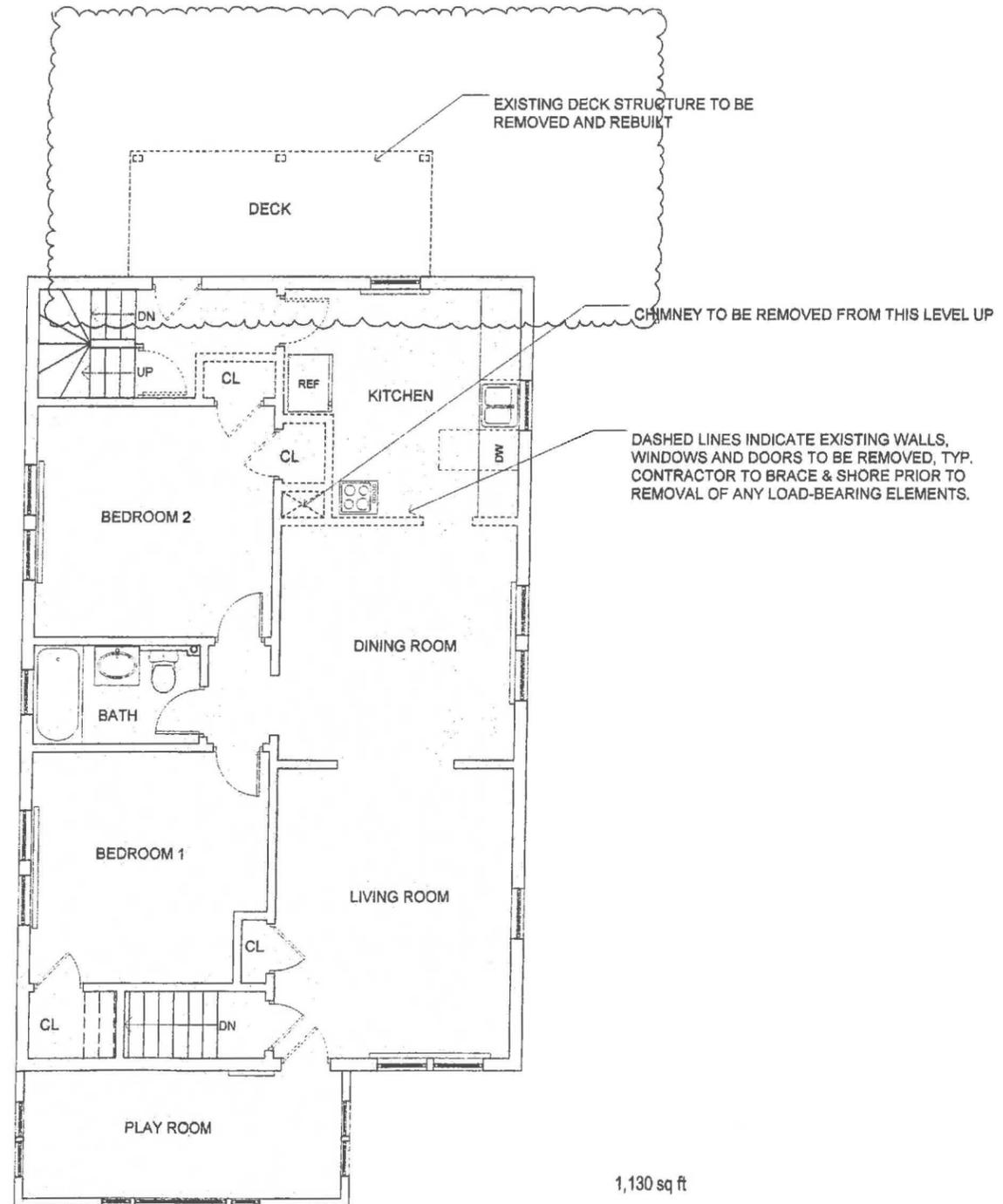
COVER SHEET

Sheet Number:

A1



1 PARTIAL FIRST FLOOR PLAN
SCALE: 1/8" = 1'



1 PLAN
SCALE: 1/8" = 1'

1,130 sq ft

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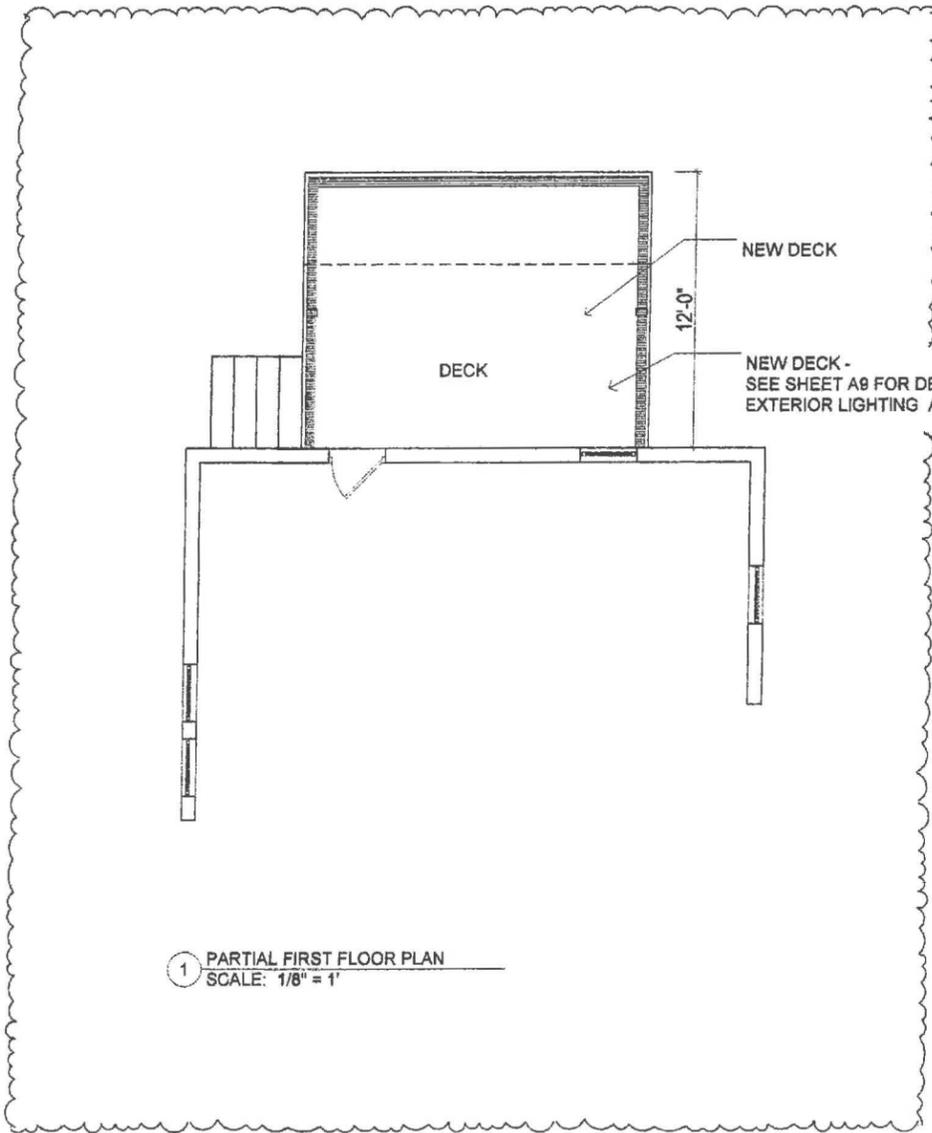


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EXISTING
SECOND FLOOR

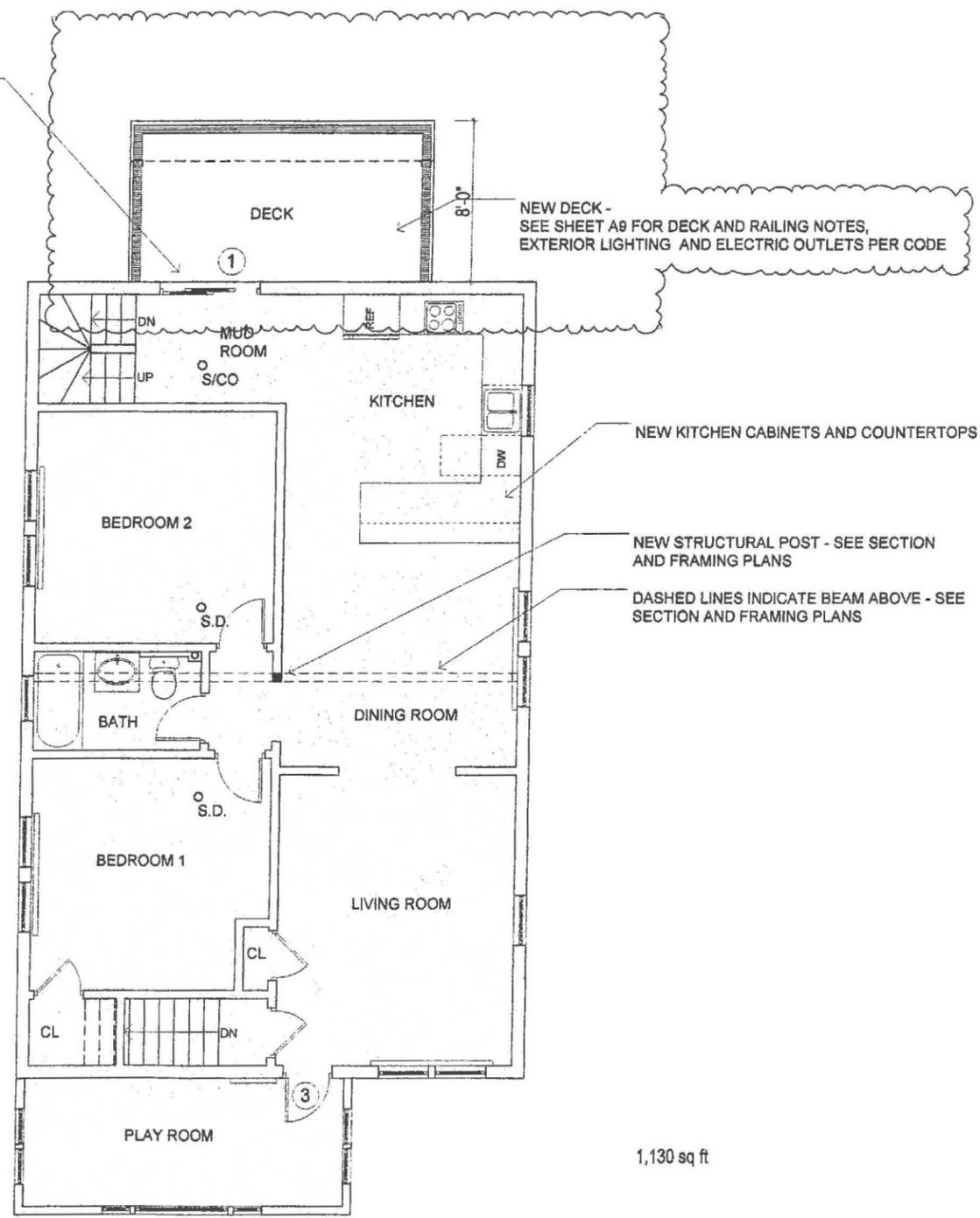
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A2



1 PARTIAL FIRST FLOOR PLAN
SCALE: 1/8" = 1'

NEW SLIDING DOOR



1,130 sq ft

1 PLAN
SCALE: 1/8" = 1'

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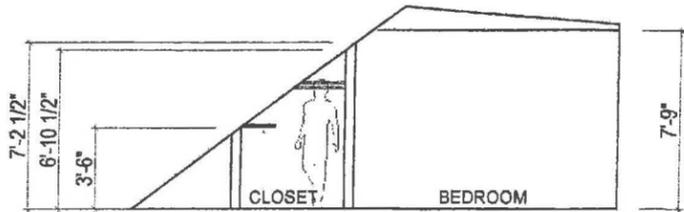


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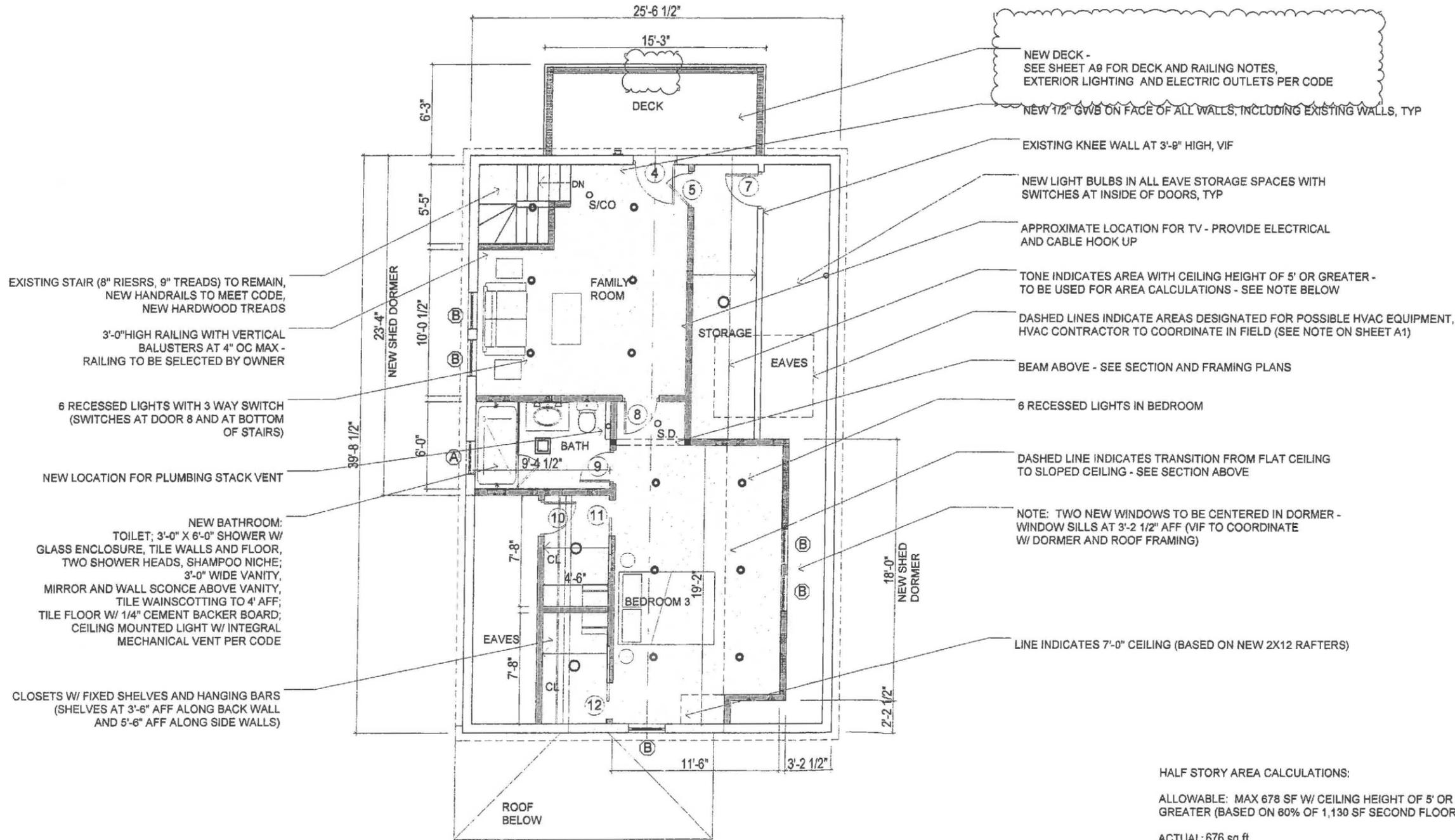
PROPOSED
SECOND FLOOR

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A4



NOTE: EXACT HEIGHTS SHOWN ON THIS SECTION MAY VARY SLIGHTLY WITH FINISH MATERIAL SELECTIONS.



NEW DECK - SEE SHEET A9 FOR DECK AND RAILING NOTES, EXTERIOR LIGHTING AND ELECTRIC OUTLETS PER CODE

NEW 1/2" GWS ON FACE OF ALL WALLS, INCLUDING EXISTING WALLS, TYP

EXISTING KNEE WALL AT 3'-8" HIGH, VIF

NEW LIGHT BULBS IN ALL EAVE STORAGE SPACES WITH SWITCHES AT INSIDE OF DOORS, TYP

APPROXIMATE LOCATION FOR TV - PROVIDE ELECTRICAL AND CABLE HOOK UP

TONE INDICATES AREA WITH CEILING HEIGHT OF 5' OR GREATER - TO BE USED FOR AREA CALCULATIONS - SEE NOTE BELOW

DASHED LINES INDICATE AREAS DESIGNATED FOR POSSIBLE HVAC EQUIPMENT, HVAC CONTRACTOR TO COORDINATE IN FIELD (SEE NOTE ON SHEET A1)

BEAM ABOVE - SEE SECTION AND FRAMING PLANS

6 RECESSED LIGHTS IN BEDROOM

DASHED LINE INDICATES TRANSITION FROM FLAT CEILING TO SLOPED CEILING - SEE SECTION ABOVE

NOTE: TWO NEW WINDOWS TO BE CENTERED IN DORMER - WINDOW SILLS AT 3'-2 1/2" AFF (VIF TO COORDINATE W/ DORMER AND ROOF FRAMING)

LINE INDICATES 7'-0" CEILING (BASED ON NEW 2X12 RAFTERS)

EXISTING STAIR (8" RISES, 9" TREADS) TO REMAIN, NEW HANDRAILS TO MEET CODE, NEW HARDWOOD TREADS

3'-0" HIGH RAILING WITH VERTICAL BALUSTERS AT 4" OC MAX - RAILING TO BE SELECTED BY OWNER

6 RECESSED LIGHTS WITH 3 WAY SWITCH (SWITCHES AT DOOR 8 AND AT BOTTOM OF STAIRS)

NEW LOCATION FOR PLUMBING STACK VENT

NEW BATHROOM: TOILET; 3'-0" X 6'-0" SHOWER W/ GLASS ENCLOSURE, TILE WALLS AND FLOOR, TWO SHOWER HEADS, SHAMPOO NICHE; 3'-0" WIDE VANITY, MIRROR AND WALL SCONCE ABOVE VANITY, TILE WAINSCOTTING TO 4' AFF; TILE FLOOR W/ 1/4" CEMENT BACKER BOARD; CEILING MOUNTED LIGHT W/ INTEGRAL MECHANICAL VENT PER CODE

CLOSETS W/ FIXED SHELVES AND HANGING BARS (SHELVES AT 3'-6" AFF ALONG BACK WALL AND 5'-6" AFF ALONG SIDE WALLS)

1 PLAN SCALE: 1/8" = 1'

HALF STORY AREA CALCULATIONS:
 ALLOWABLE: MAX 678 SF W/ CEILING HEIGHT OF 5' OR GREATER (BASED ON 80% OF 1,130 SF SECOND FLOOR).
 ACTUAL: 676 sq ft (AREA W/ CEILING HEIGHT OF 5' OR GREATER IS DESIGNATED BY TONE)

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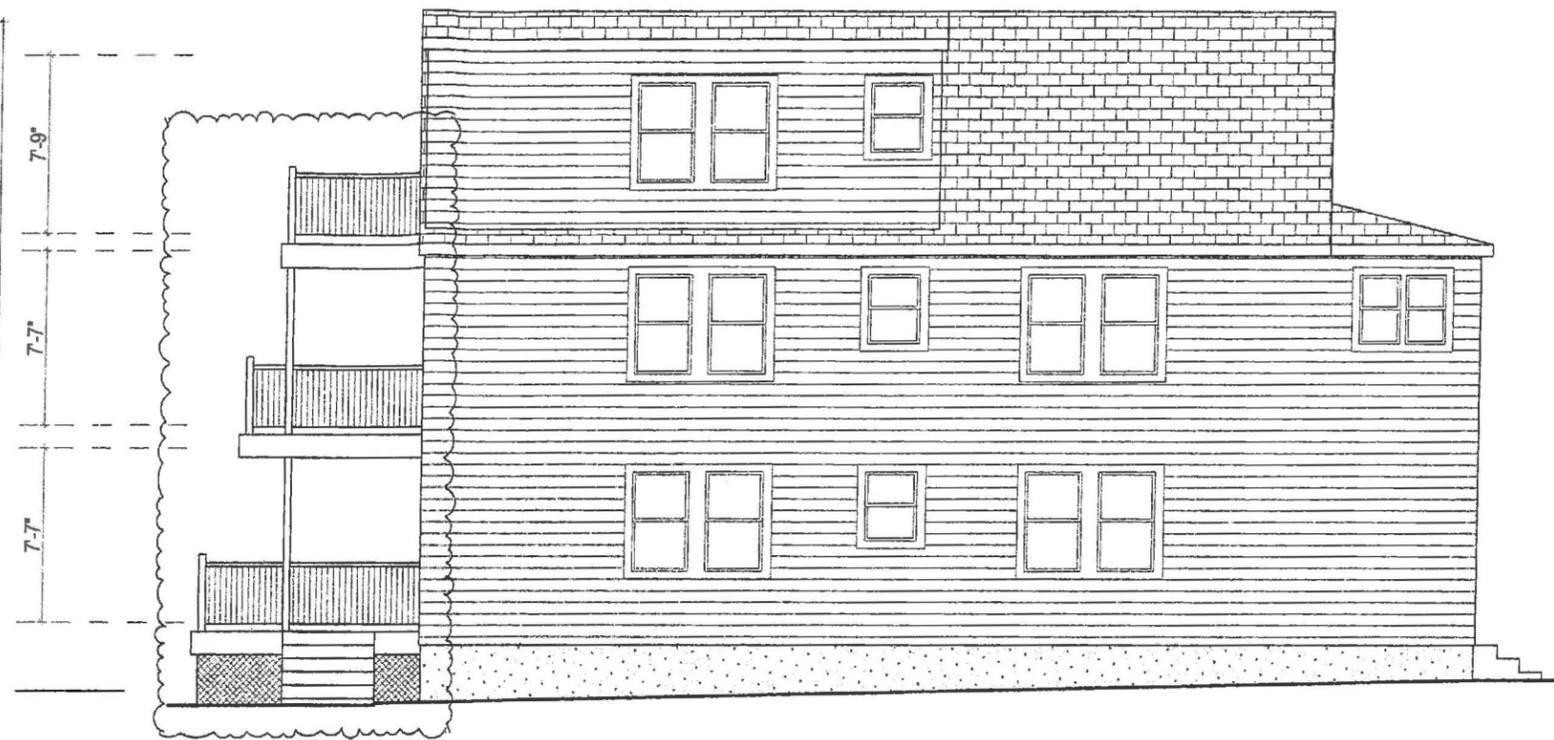
PROPOSED
 THIRD FLOOR

Sheet Number:

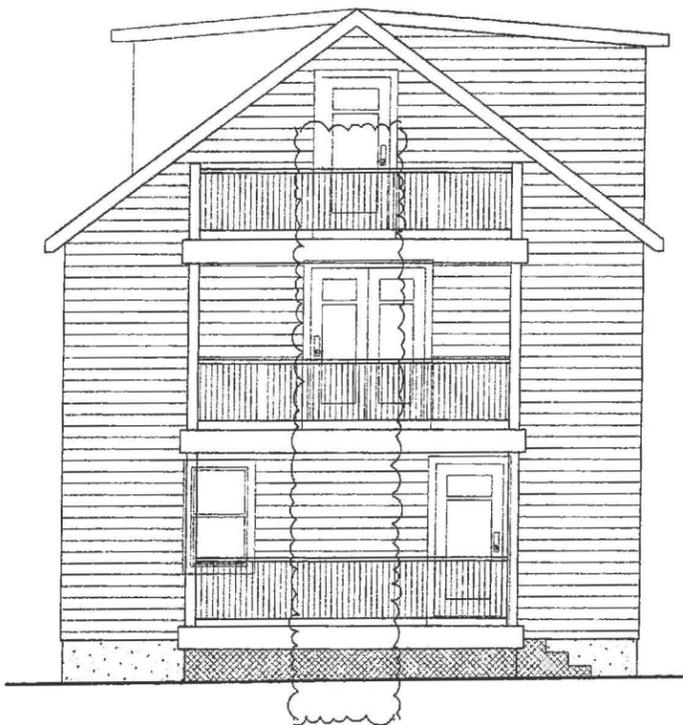
A5



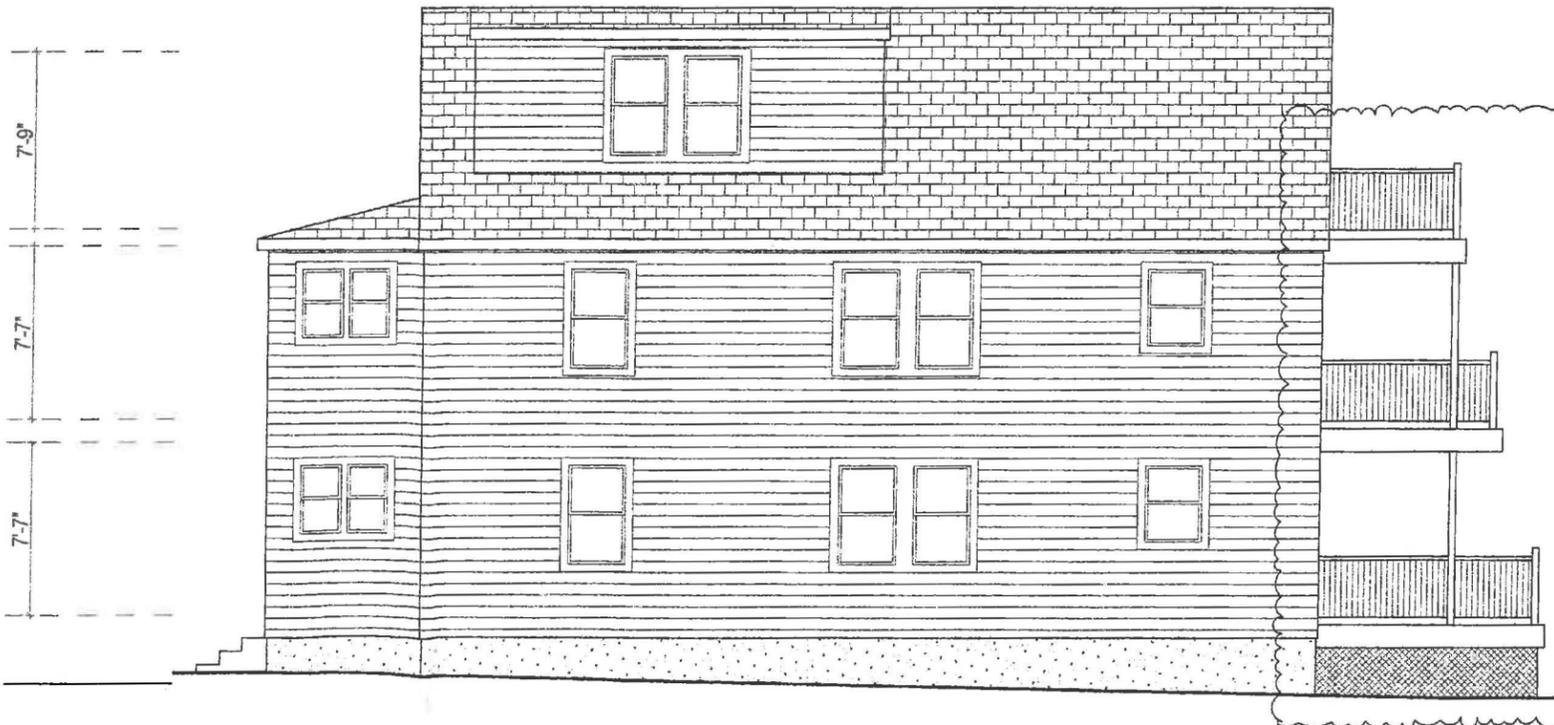
1 FRONT ELEVATION
SCALE: 1/8" = 1'



2 SIDE ELEVATION
SCALE: 1/8" = 1'



3 REAR ELEVATION
SCALE: 1/8" = 1'



4 SIDE ELEVATION
SCALE: 1/8" = 1'

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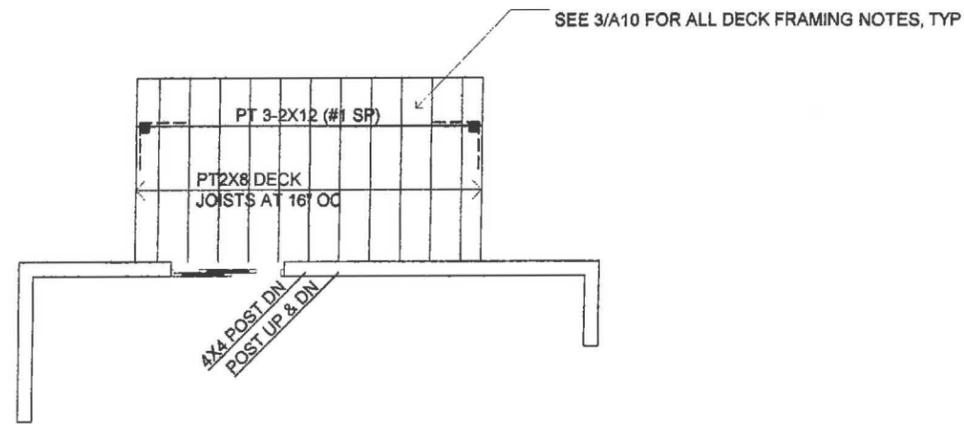


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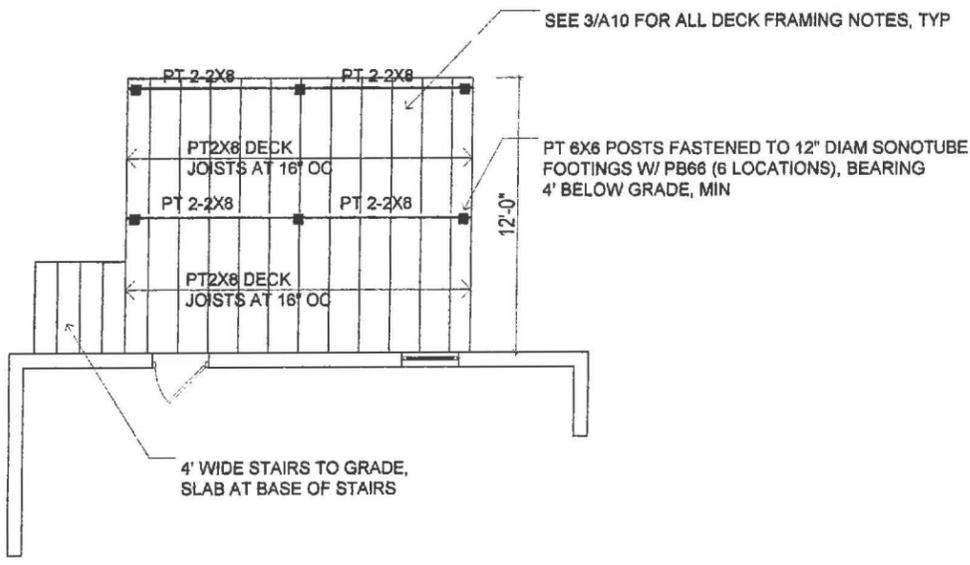
NEW
ELEVATIONS

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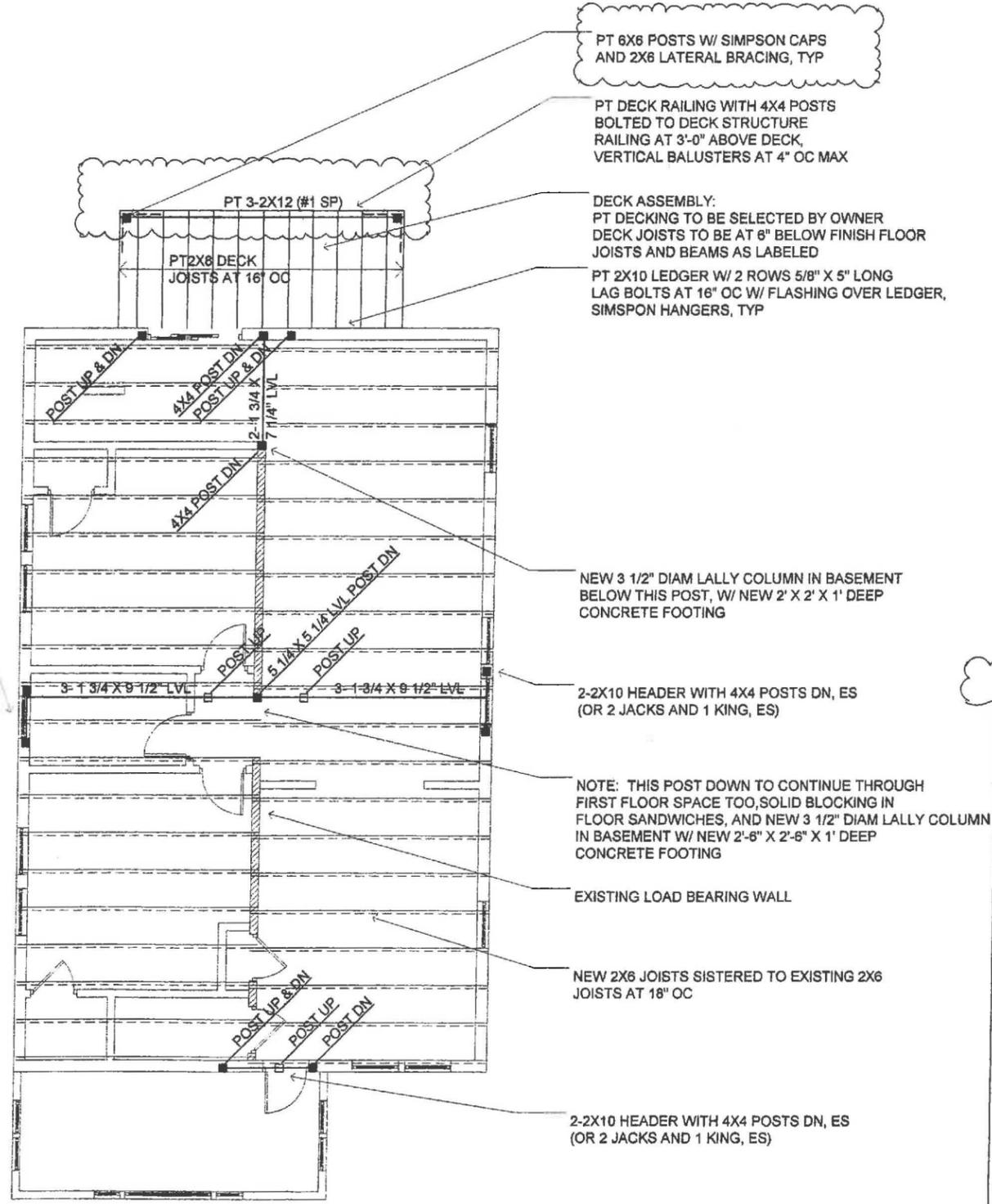
A8



2 PARTIAL SECOND FLOOR PLAN
SCALE: 1/8" = 1'



1 PARTIAL FIRST FLOOR PLAN
SCALE: 1/8" = 1'



3 PLAN
SCALE: 1/8" = 1'

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THIRD FLOOR
FRAMING PLAN

Sheet
Number:

A10