

GENERAL NOTES:

1. IBC = INTERNATIONAL BUILDING CODE, 2015 EDITION:  
SHALL BE ADHERED TO AND FOLLOWED BY ALL CONTRACTORS AND BUILDERS WORKING ON THE JOB INCLUDING REFERENCED AS TO SCOPE, ADMINISTRATION, APPLICATIONS. IT IS IMPORTANT THAT ALL CONTRACTORS BE COGNIZANT OF THE 9TH EDITION BUILDING CODE ADDRESSING THE DESIGN AND INSTALLATION OF BUILDING SYSTEMS THROUGH REQUIREMENTS EMPHASIZING PERFORMANCE AND REGULATIONS THAT SAFEGUARD THE PUBLIC HEALTH SAFETY AND WELFARE IN THE CONSTRUCTION PROCESS OF BUILDING.

IRC = INTERNATIONAL RESIDENTIAL CODE, 2015 EDITION  
ALL SINGLE FAMILY HOUSES, TWO FAMILY HOUSES (DUPLEXES) AND BUILDINGS CONSISTING OF THREE OR MORE TOWNHOUSE UNITS SHALL FOLLOW AND ADHERE TO THIS COMPREHENSIVE CODE. ALL BUILDINGS WITHIN THE SCOPE OF THE IRC ARE LIMITED TO THREE STORIES ABOVE GRADE PLANE. THE GENERAL CONTRACTOR AND ALL OTHER CONTRACTORS SHALL PROVIDE FOR AND PERFORM ALL WORKS IN STRICT ACCORDANCE WITH THE IRC 2015 CODE.

2. SUPERVISION AND CONSTRUCTION PROCEDURES:  
THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES, PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT, UNLESS THE CONTRACT DOCUMENTS GIVE OTHER SPECIFIC INSTRUCTIONS CONCERNING THESE MATTERS.  
IF THE CONTRACT DOCUMENTS GIVE SPECIFIC INSTRUCTIONS CONCERNING CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, THE CONTRACTOR SHALL EVALUATE THE JOB SITE SAFETY THEREOF AND, EXCEPT AS STATED BELOW, SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE JOB SITE SAFETY OF SUCH MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES. IF THE CONTRACTOR DETERMINES THAT SUCH MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES MAY NOT BE SAFE THE CONTRACTOR SHALL GIVE TIMELY WRITTEN NOTICE TO THE OWNER AND ENGINEER AND SHALL NOT PROCEED WITH THAT PORTION OF THE WORK WITHOUT FURTHER WRITTEN WRITTEN INSTRUCTIONS FROM THE ENGINEER. IF THE CONTRACTOR IS THEN INSTRUCTED TO PROCEED WITH THE REQUIRED MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES WITHOUT ACCEPTANCE OF CHANGES PROPOSED BY THE CONTRACTOR, THE OWNER SHALL BE SOLELY RESPONSIBLE FOR ANY RESULTING LOSS OR DAMAGE.
3. ALL CONCRETE SHALL BE A MINIMUM OF 3,000 PSI AT 28 DAYS, 3,500 PSI FOR ALL EXTERIOR CONCRETE WALL, WALKS, SLABS, ETC.
4. ALL FOOTINGS TO REST ON SOLID UNDISTURBED SOIL WITH A MINIMUM CAPACITY OF 1.5 TONS PER SQ. FT. TYPICAL.
5. NO FOOTING SHALL BE PLACED IN WATER.
6. ALL EXTERIOR CONCRETE FOOTINGS CONSTRUCTION SHALL BE CARRIED DOWN A MINIMUM OF 4'-0" BELOW FINISHED EXTERIOR GRADE.
7. ALL FOOTINGS EXCAVATIONS SHALL BE FINISHED BY HAND.
8. MATERIAL ADJACENT TO AND BELOW FOOTING SHALL BE KEPT FROM FREEZING AT ALL TIMES.
9. DOUBLE UP RAFTERS AND JOISTS AROUND ALL OPENINGS.
10. DOUBLE UP JOISTS UNDER ALL PARTITIONS.
11. LVL BEAMS MAY BE USED IN LIEU OF BUILT UP BEAMS, VERIFY ALL BEAMS AND SIZES TYPICAL.
12. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD AND VERIFY ALL EXISTING CONDITIONS IN THE FIELD.
13. EXACT GRADES AND ELEVATIONS SHALL BE VERIFIED IN FIELD WITH EXISTING CONDITIONS AND WITH SURVEY-TOPOGRAPHICAL PLAN TYPICAL.
14. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROVIDING, FURNISHING AND PROPERLY INSTALLING ALL TEMPORARY SUPPORTS AND BRACING AS NECESSARY TO PREVENT ANY INSTABILITIES DURING CONSTRUCTION. PROPER SUPPORTS, BRACING TEMPORARY SHORING SHALL BE IN PLACE AT ALL TIMES AND ACCORDING TO THE COMMONWEALTH OF MASSACHUSETTS BUILDING CODE, TEMPORARY SHORING MUST NOT REMAIN IN PLACE FOR MORE THAN 180 DAYS AND WILL NEED A PERMIT FROM THE LOCAL AUTHORITY HAVING JURISDICTION. IT IS IMPORTANT TO PROPERLY BRACE, SUPPORT AND SHORE ALL WALLS, PARTITIONS, ROOFS AND OTHER STRUCTURES TO PREVENT ANY INSTABILITY AND/OR COLLAPSE.
15. THE ARCHITECT/ENGINEER ASSUMES NO RESPONSIBILITY FOR THE VALIDITY OF THE SUBSURFACE CONDITIONS DESCRIBED ON THE DRAWINGS, TEST BORINGS, SOIL REPORT OR TEST PIT.
16. THE ENGINEERS IS NOT RESPONSIBLE IN ANY WAY FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, SCHEDULING OF CONSTRUCTION ACTIVITIES-OR FOR JOB SITE SAFETY. THESE DUTIES BELONG WITH THE GENERAL CONTRACTOR WHO HAS CONTROL OF THE JOB SITE AND HAS THE OBLIGATION TO PERFORM AND COORDINATE WITH HIS SUPERINTENDING THE WORK IN ACCORDING TO THE CODE, CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY REGULATORY AGENCIES. THE ENGINEER AND THEIR PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES IN CONNECTION WITH THEIR WORK OR OR ANY HEALTH OR SAFETY PRECAUTIONS. THE CLIENT AGREES THAT THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR THE JOB SITE SAFETY AND WARRANTS THAT THIS INTENT SHALL BE CARRIED OUT IN THE CLIENT'S AGREEMENT WITH THE GENERAL CONTRACTOR AND THAT THE ENGINEER WITH THEIR CONSULTANTS BE INDEMNIFIED FOR JOB SITE SAFETY.

17. TYPICAL SMOKE DETECTORS = (S)  
HEAT DETECTORS = (H)  
CARBON MONOXIDE DETECTORS=(CO)  
ALL UL APPROVED, SMOKE/HEAT DETECTORS SHALL BE IN STRICT ACCORDANCE WITH THE IBC 2015 CODE, ALL AS RELATED TO THE LIFE SAFETY STANDARDS FOR BUILDINGS AS PER THE INTERNATIONAL FIRE CODE.
18. ALL NOTES TYPICAL ALL DRAWINGS.
19. EGRESS/MEANS OF EGRESS SHALL STRICTLY ADHERE AND MEET THE IBC 2015 CODE ITEMS, ALL AS PER SECTION 1030.
20. ALL WINDOW GLASS IS HIGH PERFORMANCE LOW E, MIN. U=0.35 INSULATED GLASS.
21. HANDRAILS AND GUARDS 1607.8.1, CONCENTRATED LOAD 1607.8.1.1  
HAND RAILS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP  
"HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS IN ACCORDANCE WITH SECTION 4.5.1 OF ASCE 7."
22. IT IS IMPORTANT THAT ALL CONTRACTORS VISIT AND BE FAMILIAR WITH THE SITE, THE TOPOGRAPHICAL CONDITIONS, THE LAND, THE ORIENTATIONS, ALL THE EXISTING CONDITIONS IN REFERENCE TO ANY PROPOSED REVISIONS AS MAY BE DESIGNATED ON THE PLANS. THIS INCLUDES ANY EXISTING BUILDING AND OR HOUSE OR MULTIPLE STRUCTURES. IT IS IMPORTANT THAT THE GENERAL CONTRACTOR AND ALL THE CONTRACTORS HAVE A CLEAR UNDERSTANDING OF THE EXISTING CONDITIONS OF THE SITE AND ANY EXISTING BUILDING ALL IN REFERENCE TO THE WORK THAT IS TO BE DONE AND ACCOMPLISHED. SHOULD ANY DISCREPANCIES BE FOUND THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER OF THEIR FINDINGS.

DRAWING LIST

HOUSE

- A-1 FOUNDATION PLAN  
A-2 FIRST FLOOR PLAN  
A-3 SECOND FLOOR PLAN  
A-4 FRONT AND REAR ELEVATIONS  
A-5 RIGHT ELEVATION  
A-6 LEFT ELEVATION  
A-7 BUILDING SECTIONS  
F-1 FIRST AND SECOND FLOOR FRAMING PLANS  
F-2 ATTIC AND ROOF FRAMING PLANS

GARAGE

- G-1 GARAGE PLANS  
G-2 GARAGE ELEVATIONS  
G-3 GARAGE SECTION AND DETAIL  
G-4 GARAGE FRAMING PLANS

LEGEND

- (S) SMOKE DETECTOR  
(H) HEAT DETECTOR  
(CO) CARBON MONOXIDE DETECTOR


 CONCRETE

 BATT INSULATION

 DOOR

 GLAZING

----- HIDDEN LINE

R1  RECESSED LIGHT FIXTURE

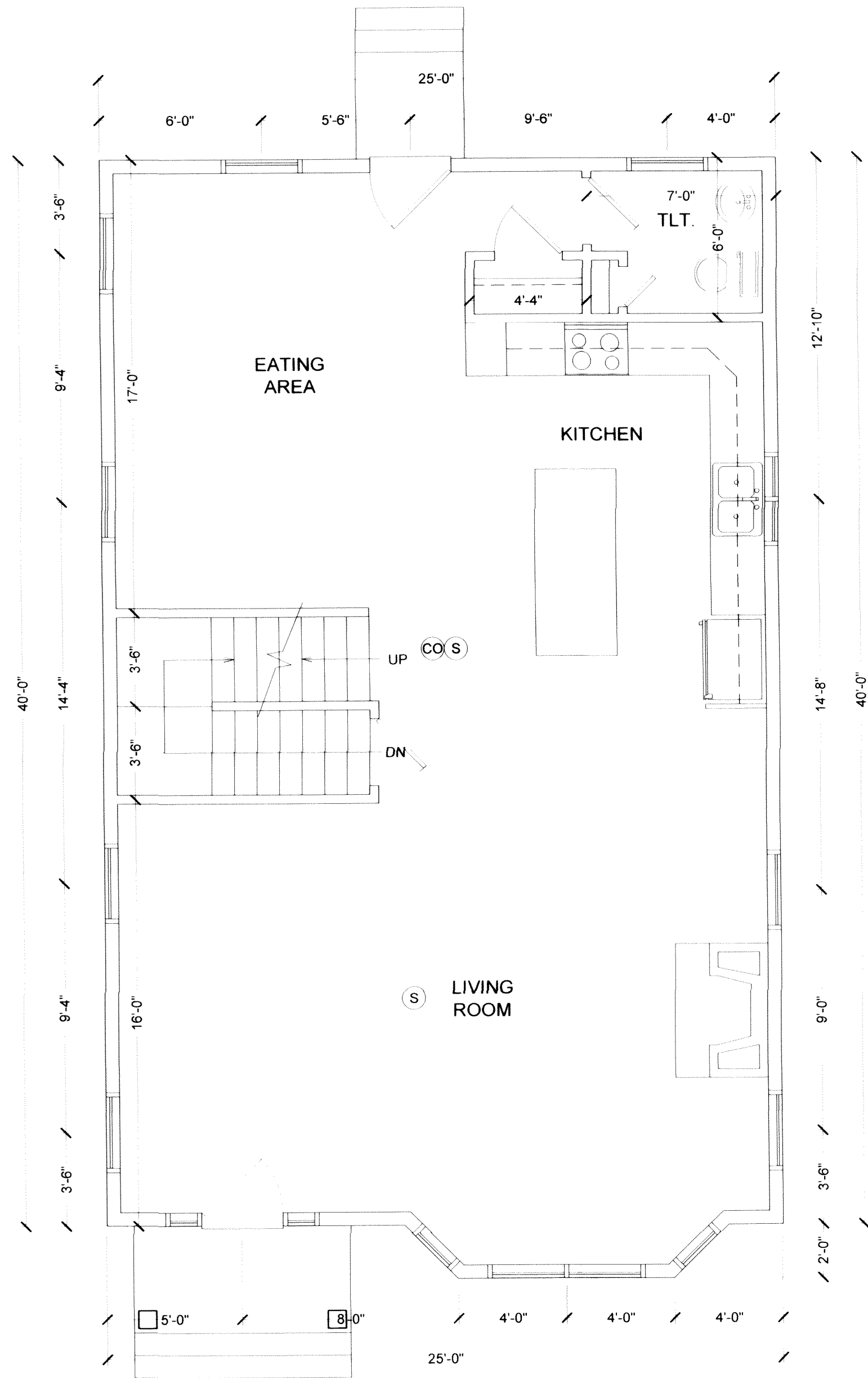
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DATE	REVISIONS				

DATE: 7/27/2020	SCALE: 1/4" = 1'-0"	CONSTRUCTION DOCUMENTS
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TITLE SHEET

PROJECT: CUSANO  
173 WHITE ST.  
BELMONT, MA



FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

PROJECT: CUSANO  
173 WHITE ST.  
BELMONT, MA

FIRST  
FLOOR PLAN

DATE : 7/27/2020  
SCALE : 1/4" = 1'-0"  
CONSTRUCTION DOCUMENTS

REVISIONS

DATE

DATE

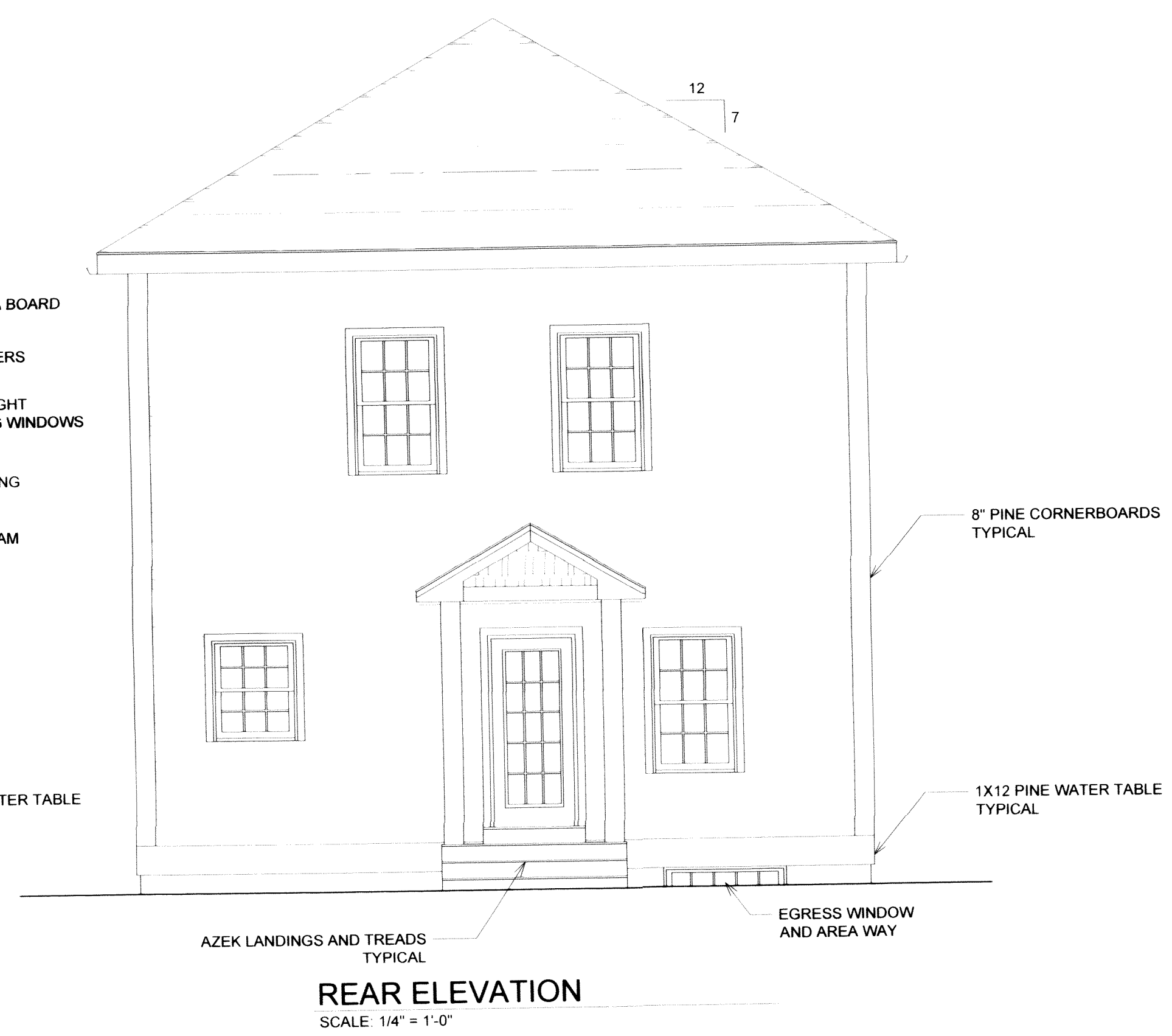
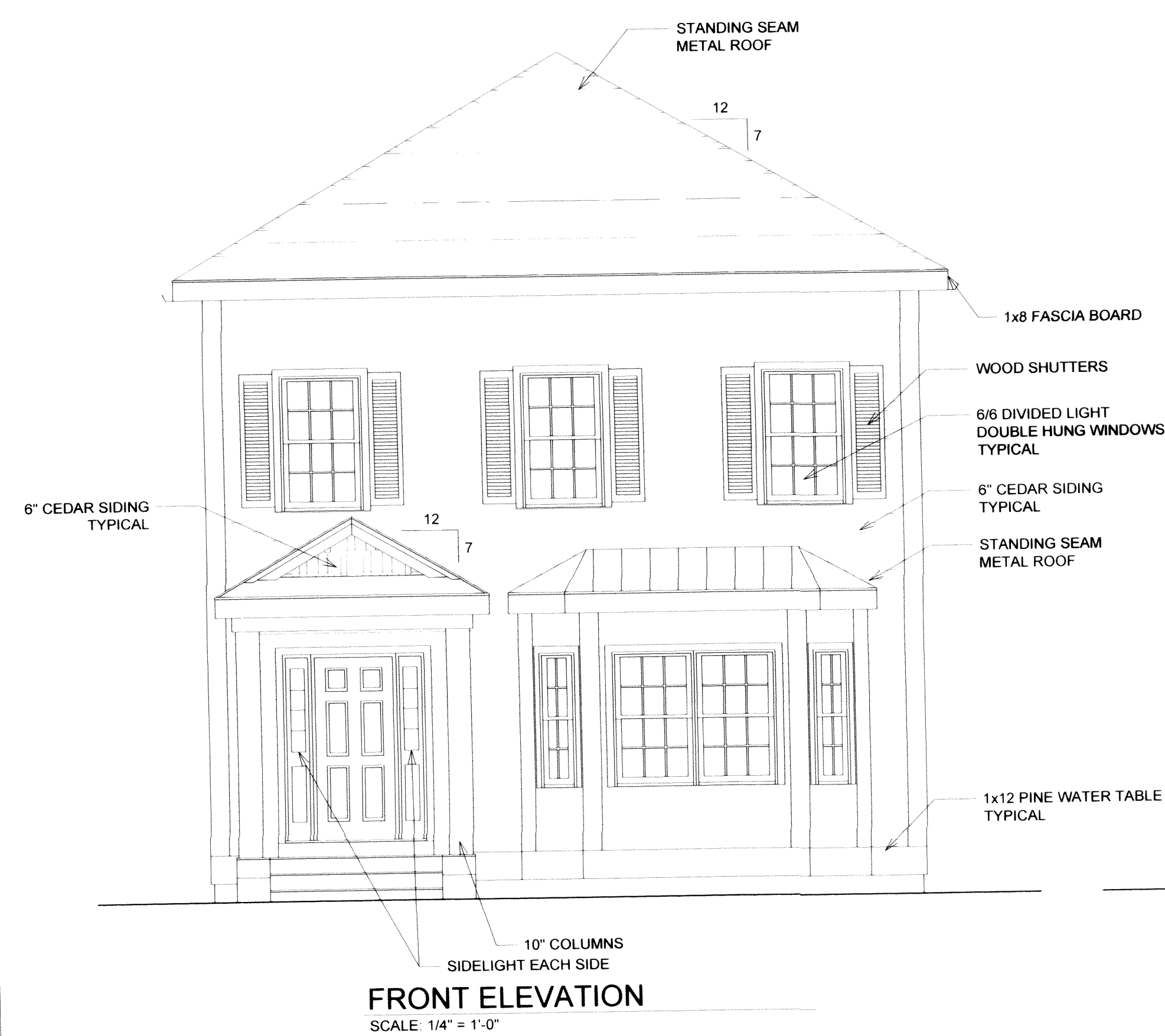
REVISIONS

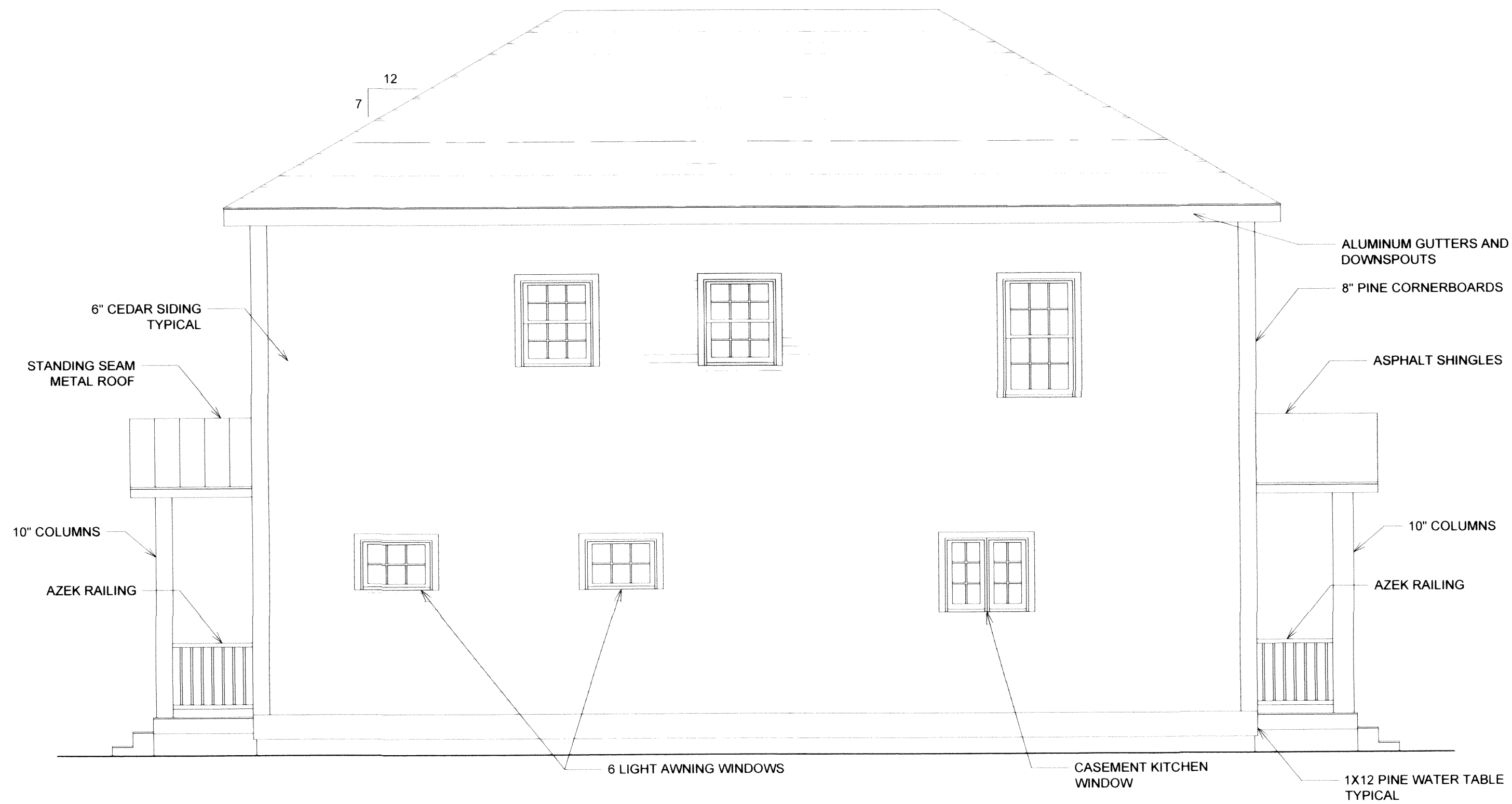
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SCALE : 1/4" = 1'-0"

CONSTRUCTION DOCUMENTS

FRONT AND REAR  
ELEVATIONS

PROJECT: CUSANO  
173 WHITE ST.  
BELMONT, MA





**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"

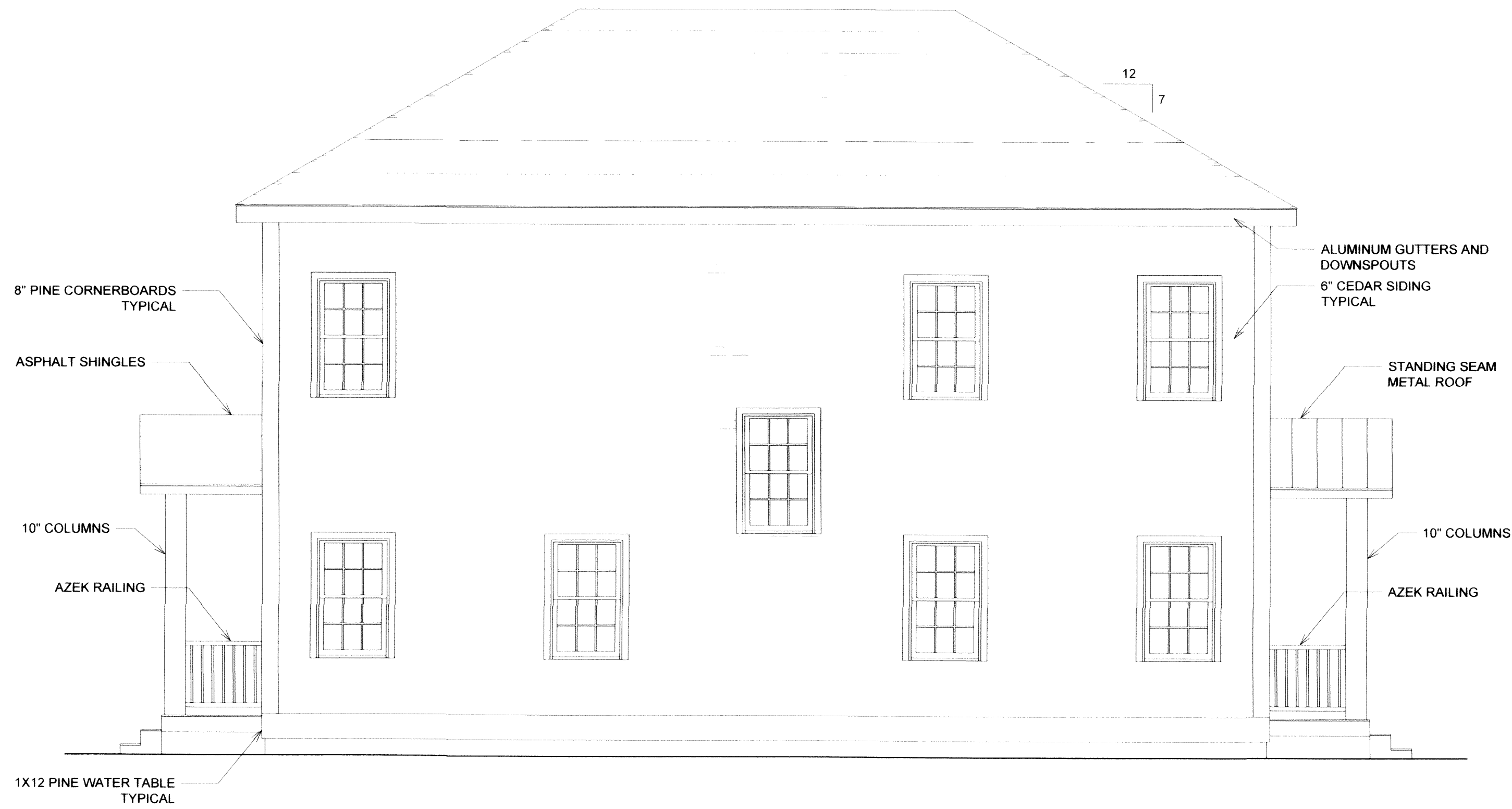
PROJECT: CUSANO  
173 WHITE ST.  
BELMONT, MA

**RIGHT  
ELEVATION**

DATE: 7/27/2020  
SCALE: 1/4" = 1'-0"  
CONSTRUCTION DOCUMENTS

REVISIONS  
DATE

**A-5**



**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"

PROJECT: CUSANO  
173 WHITE ST.  
BELMONT, MA

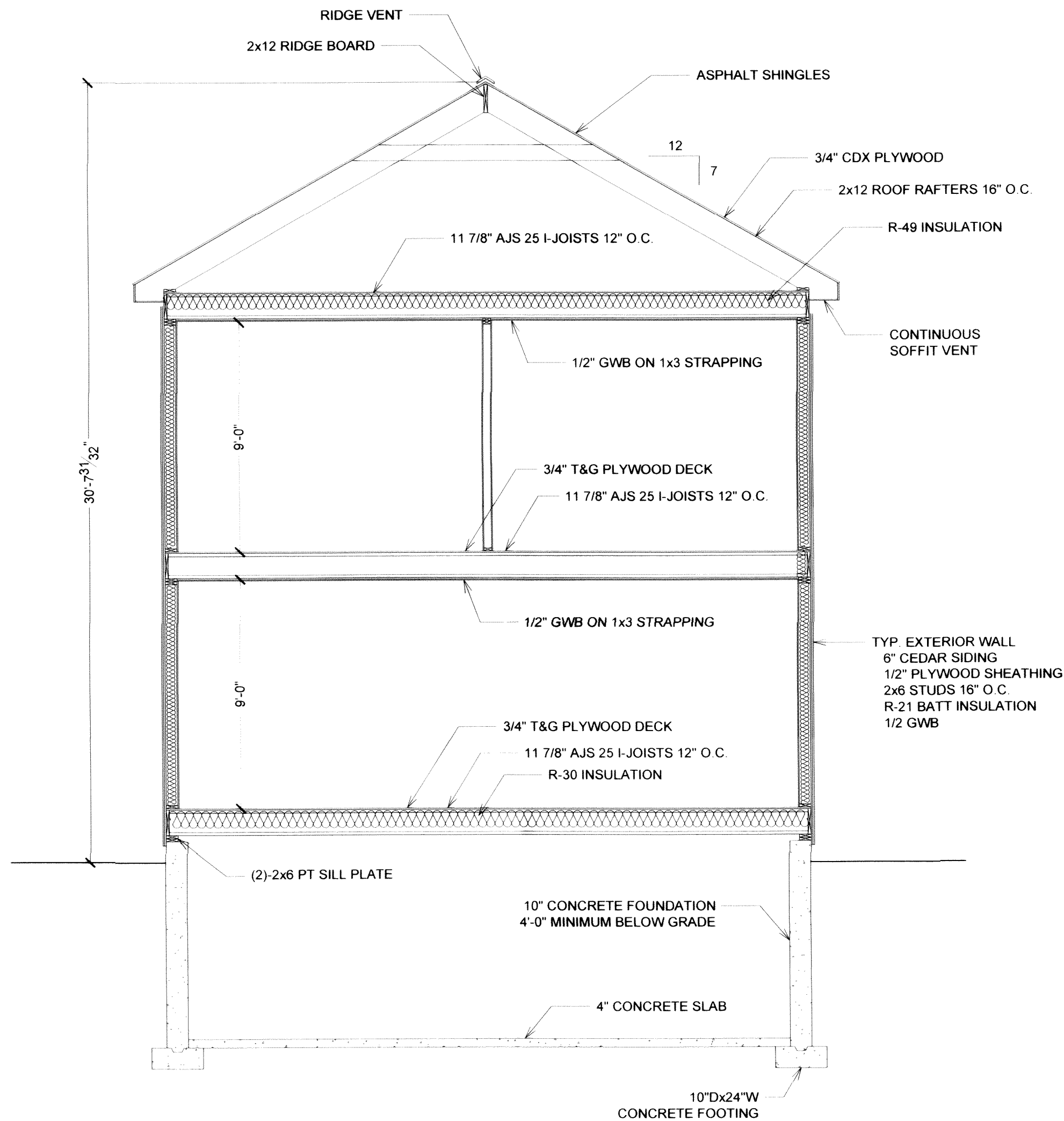
DATE: 7/27/2020  
SCALE: 1/4" = 1'-0"  
CONSTRUCTION DOCUMENTS

**LEFT  
ELEVATION**

REVISIONS

DATE

**A-6**



**BUILDING SECTION**

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

PROJECT: CUSANO  
173 WHITE ST.  
BELMONT, MA

DATE: 7/27/2020  
SCALE: 1/4" = 1'-0"

CONSTRUCTION DOCUMENTS

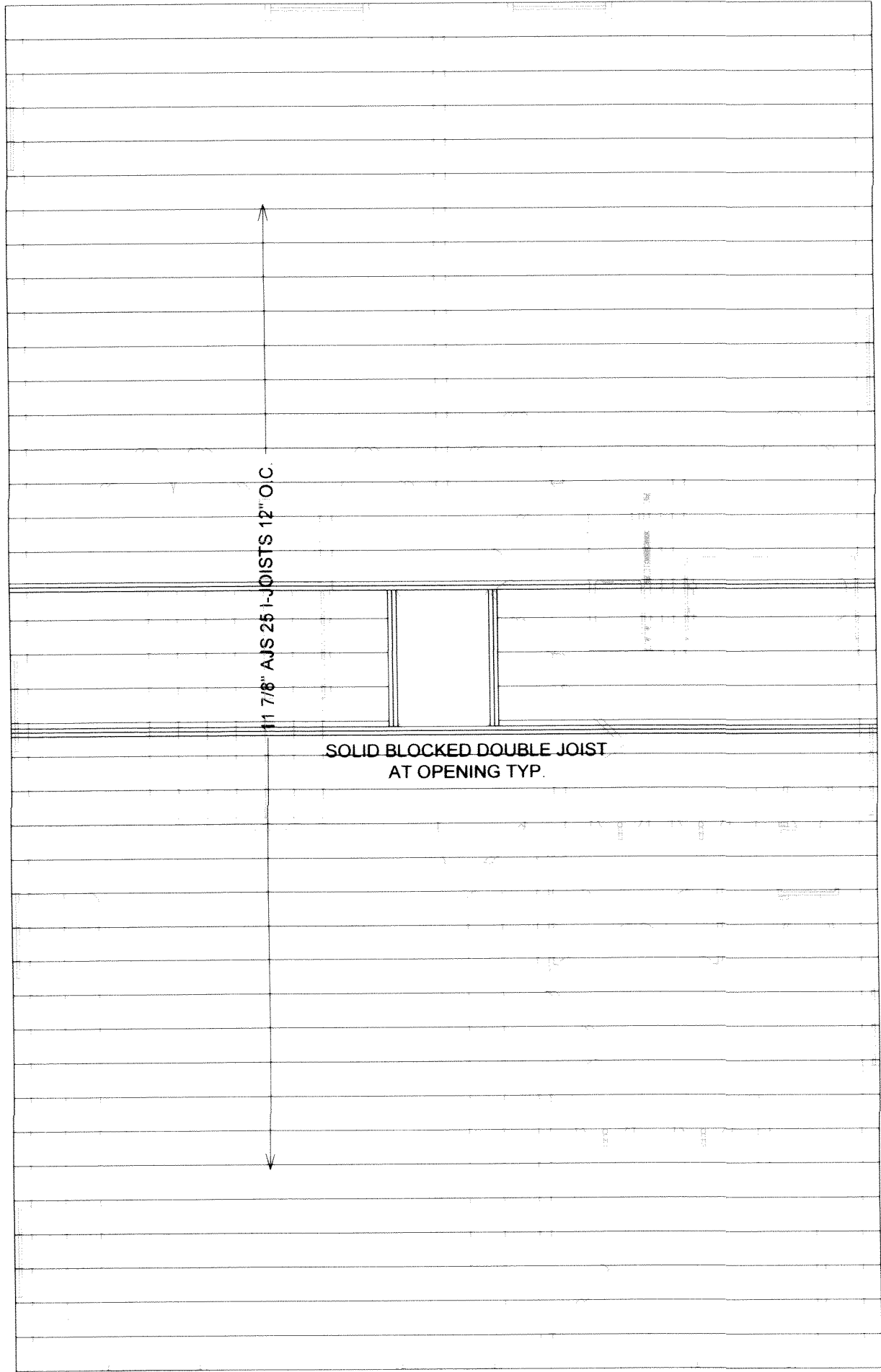
REVISIONS

DATE

A-7

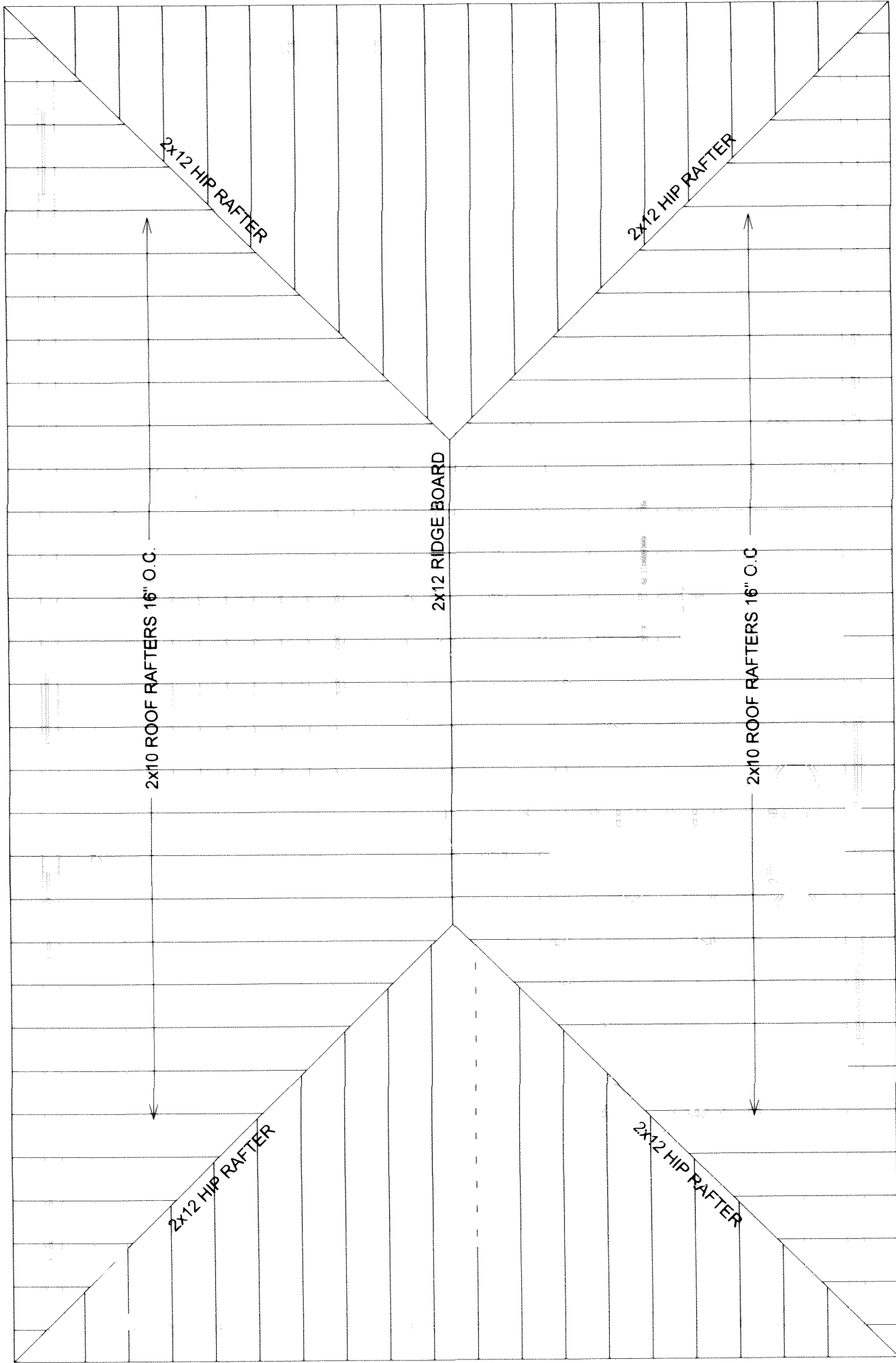






ATTIC FLOOR FRAMING PLAN

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

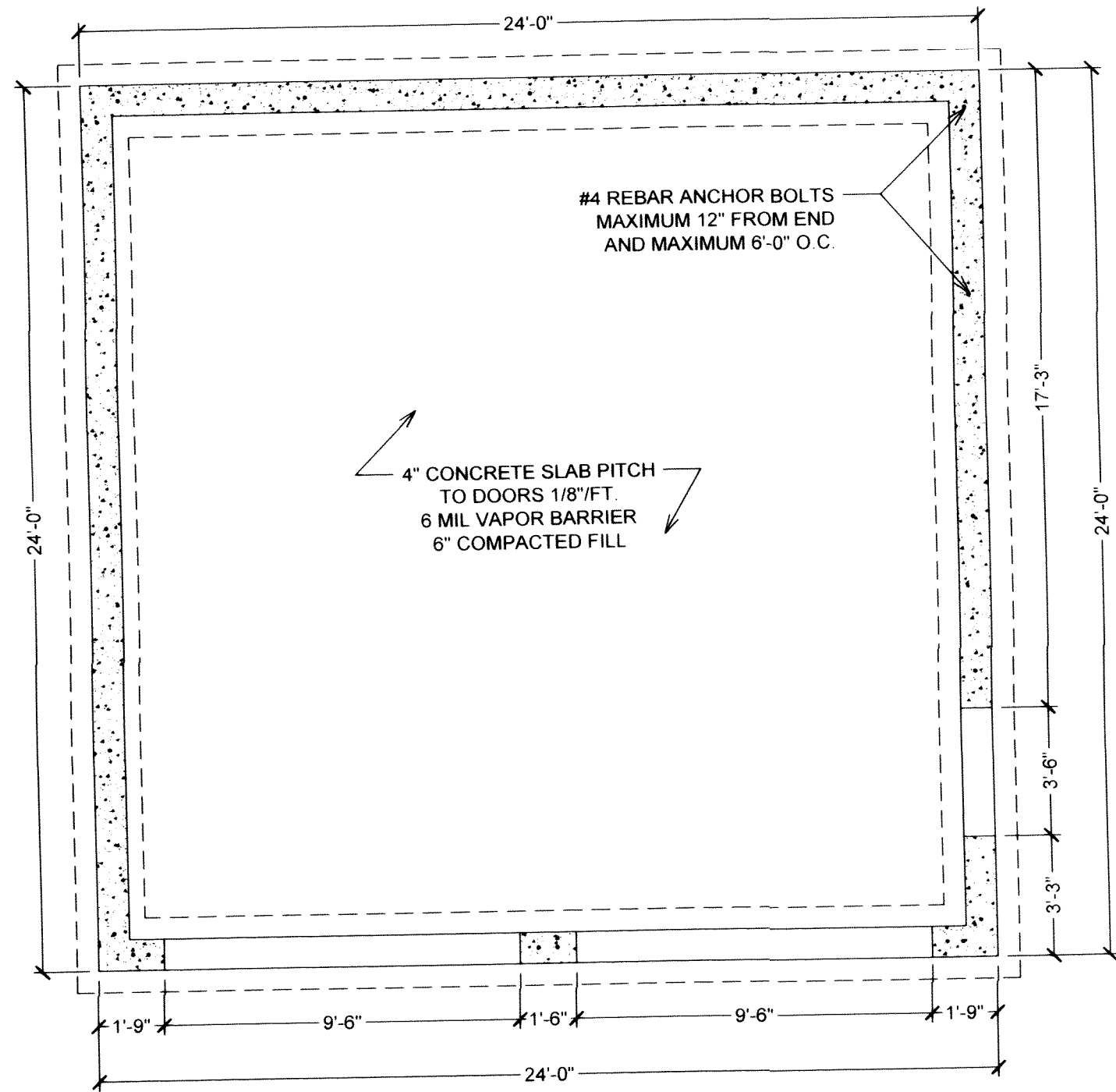


ROOF FRAMING PLAN

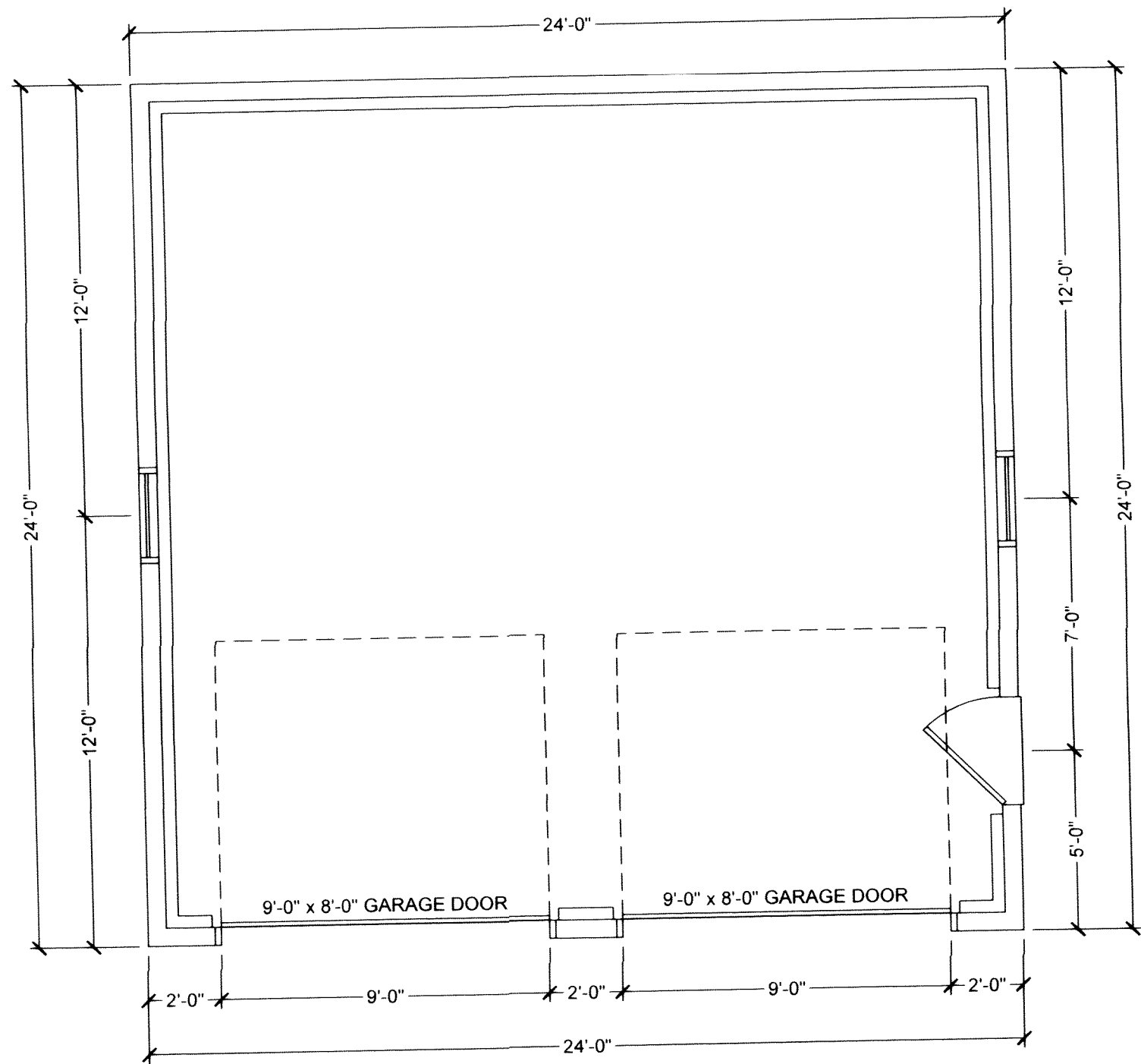
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PROJECT: CUSANO 173 WHITE ST. BELMONT, MA	ATTIC AND ROOF FRAMING PLANS		DATE: 7/27/2020  SCALE: 1/4" = 1'-0"  CONSTRUCTION DOCUMENTS						
F-2									





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



FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

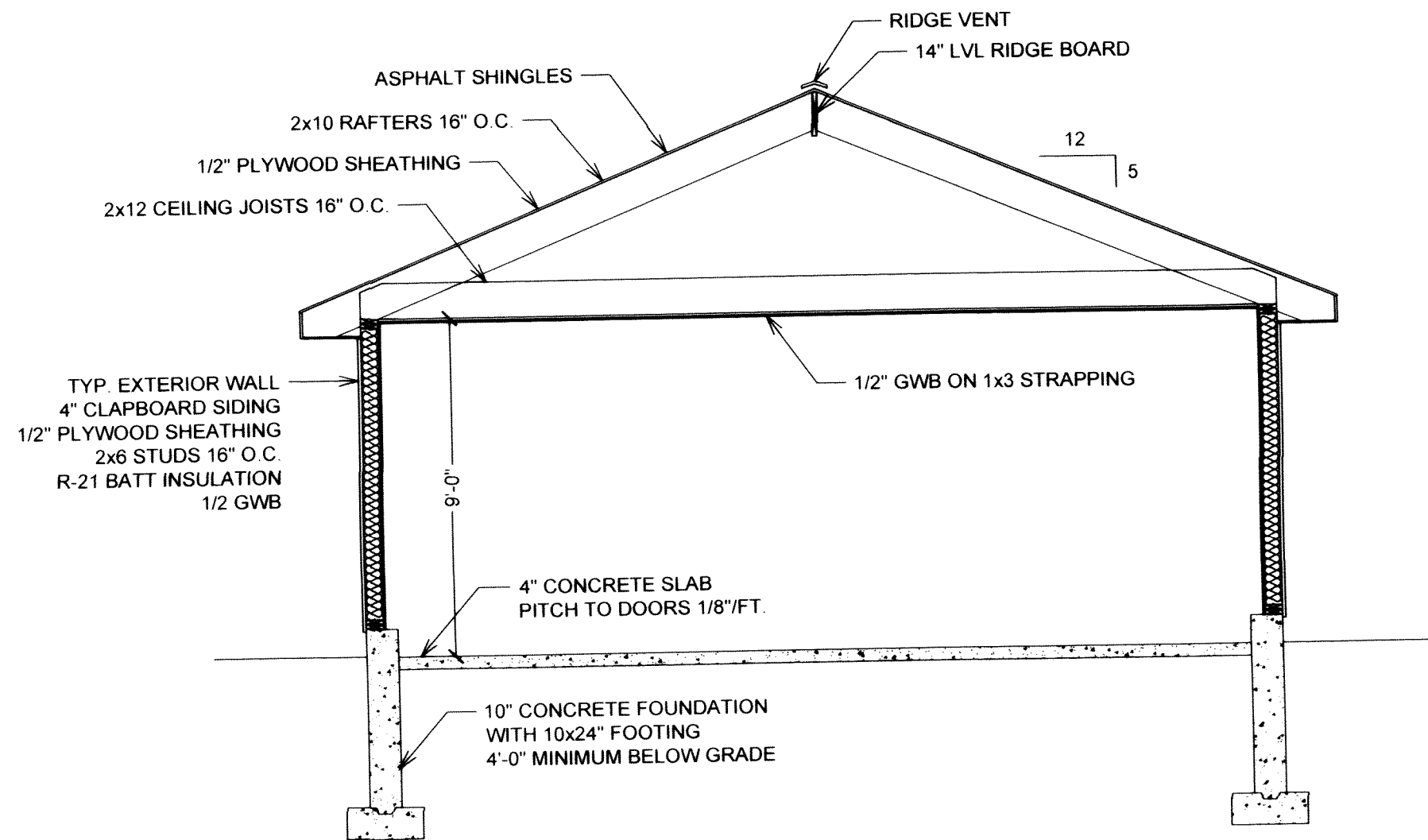
PROJECT: CUSANO  
173 WHITE ST.  
BELMONT, MA

FOUNDATION AND  
FIRST FLOOR PLAN

DATE : 7/27/2020  
SCALE : 1/4" = 1'-0"  
CONSTRUCTION DOCUMENTS

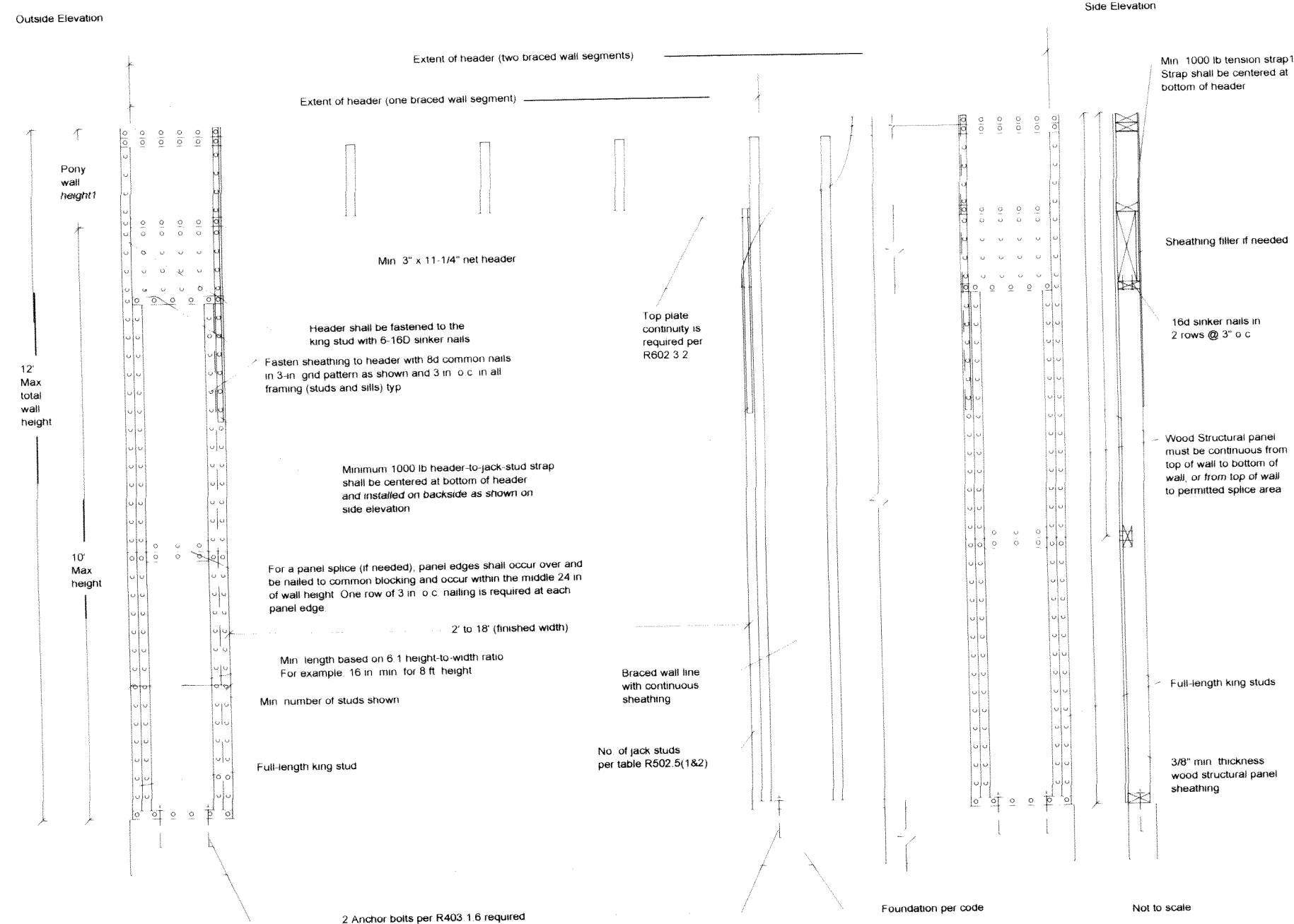
REVISIONS

DATE



**BUILDING SECTION**  
SCALE: 1/4" = 1'-0"

OVER CONCRETE OR MASONRY BLOCK FOUNDATION



**G-3**

DATE	REVISIONS	DATE	REVISIONS
7/27/2020			
SCALE: 1/4" = 1'-0"			
CONSTRUCTION DOCUMENTS			

**BUILDING SECTION  
AND DETAIL**

**PROJECT: CUSANO  
173 WHITE ST.  
BELMONT, MA**