

GENERAL NOTES & ESPECIFICATIONS

1.0 CONDITIONS OF CONTRACT

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

2.0 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:

- A. FINAL CLEANUP
- B. COMPLETION OF ALL PUNCH LIST ITEMS.
- C. SUBMISSION OF WAIVERS OF LIEN COVERING THIS CONTRACTOR AND HIS SUBCONTRACTORS AND SUPPLIERS.
- D. COMPLETE SET OF TAGS, CHARTS, DIAGRAMS, INSTRUCTION BOOKLETS, ETC. AS REQUIRED FOR MECHANICAL AND ELECTRICAL INSTALLATIONS.
- E. SUBMISSION OF ALL BUILDING DEPARTMENT APPROVALS AND CERTIFICATIONS.
- F. 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 TOW EXITS. TWO EXISTS NEED TO BE PROVIDED DURING THE CONSTRUCTION AND DEMOLITION.

2.7 WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.

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 HERE IN SUPPLIED.

5.0 FOUNDATION NOTES

5.1 FOOTINGS ARE TO BEAR ON UNDISTURBED LEVEL SOIL DEVOID OF ANY ORGANIC MATERIAL AND STEPPED AS REQUIRED TO MAINTAIN THE REQUIRED DEPTH BELOW THE FINAL GRADE.

5.2 SOIL BEARING PRESSURE ASSUMED TO BE 1500 PSF.

5.3 ANY FILL UNDER GRADE SUPPORTED SLABS TO BE A MINIMUM OF 10" GRAVEL BASE COMPACTED TO 95%.

- 5.4 CONCRETE:
- INTERIOR SLABS ON GRADE: 2,500 PSI.
 - FROST WALL / FOUNDATIONS EXPOSED TO THE WHEATHER: 3,000 PSI.
 - FOOTINGS EXPOSED TO THE WHEATHER: 3,500 PSI.

5.5 CONCRETE SLABS TO HAVE CONTROL JOINTS AT 25 FT. (MAXIMUM) INTERVALS EA. WAY.

5.6 ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED OR PROTECTED WITH 55# ROLL ROOFING.

5.7 ALL HOLD DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.

5.8 CAR LIFT FOOTING LOCATION MUST TO BE AGREED WITH OWNER.

6.0 CONSTRUCTION CODES:

- MASSACHUSETTS 9TH EDITION BASE CODE
2015 IRC - INTERNATIONAL RESIDENTIAL CODE
780 CMR - MA AMENDMENTS TO THE IRC
2015 IEBC - INTERNATIONAL EXISTING BUILDING CODE
2015 IECC - INTERNATIONAL ENERGY CONSERVATION CODE
2015 IMC - INTERNATIONAL MECHANICAL CODE
2015 IFC - INTERNATIONAL FIRE CODE
527 CMR - MA FIRE PREVENTION AND ELECTRICAL REGULATIONS
521 CMR - MA ACESSIBILITY REGULATIONS
248 CMR - MA PLUMBING REGULATIONS

6.1 ALL WORKING STANDARDS SHALL REPLECT IRC 2015 & 780 CRM 9TH EDITION AMENDMENTS OF BUILDING CODE FOR ONE/TWO FAMILY DWELLING.

7.0 LIST OF DRAWINGS:

- A-01 - GENERAL NOTES & ESPECIFICATIONS
A-02 - SITE, GROUND & 2ND FLOOR LAYOUT
A-03 - ELEVATIONS
A-04 - SECTIONS & ELECTRICAL
A-05 - DETAILS
A-06 - STAIR & RAILING DETAILS/ 2ND & ROOF FRAMING

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 REPLECT IRC 2009 & 780 CRM 8TH EDITION AMENDMENTS OF BUILDING CODE FOR ONE/TWO FAMILY DWELLING.

3.4 CONTRACTOR SHALL BE REVIEW 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 DEFFECTS FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.

4.0 TRADES

4.1 THE GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, SAMPLES OF ALL FINISH MATERIAL 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 RESPONSABILITY FOR DEVIATIONS FROM REQUIREMENTS OF THE CONTRACT DOCUMENTS BY THE OWNER'S AND/OR DESIGNER FOR APPROVAL OF SHOP DRAWINGS, PRODUCT DATA, SAMPLES, OR SIMILAR SUBMITTALS UNLESS THE CONTRACTOR HAS ESPECIFICALLY 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 RESPONSABILITY FOR ERRORS OR OMISSIONS IN SHOP DRAWINGS, PRODUCT DATA, SAMPLE, OR SIMILAR SUBMITTALS BY THE OWNER'S AND/OR DESIGNER APPROVAL THEREOF.

4.3 ELECTRICAL CONTRACTOR TO PROVIDE 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 WITH CIRCUIT BREAKER PANEL BOARD SIZED ADEQUATELY. COORDINATE WITH HVAC FOR 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, SOMOKE AND HEAT DETECTORS PER CODE REQUIREMENTS.

4.4 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. OWNER'S AND/OR DESIGNER'S CONFORMATION IS REQUIRED.

4.5 THE INTENT OF CONTRACT DOCS & RESPECTIVE DESIGN BUILD DISCIPLINES REPRESENT A COMPLETE INSTALLATION PER INDUSTRY AND TRADE STANDARDS FOR SIMILAR TYPES OF CONSTRUCTION IN GEOGRAPHIC REGION. ES, OR SIMILAR SUBMITALLS BY THE OWNER'S AND/OR DESIGNER'S APPROVAL THEREOF.



1 External Render 4
12" = 1'-0"

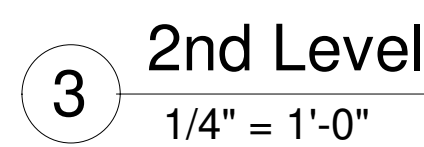
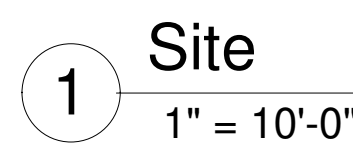
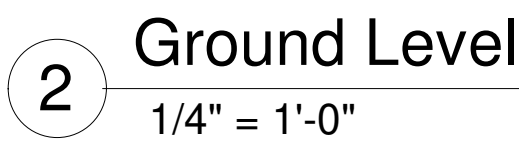
SHEET N°: A-01	
SCALE: 12" = 1'-0"	
DRAWN BY:	AREA: 1050 ft²
ADDRESS: 50, Oak Street Franklin, MA	

		Minimum Lot Dimensions			Minimum Yard Dimensions			Maximum Height of Building		Maximum Impervious Coverage of Existing Upland	
	Area (square feet)	Continuous Frontage (feet)	Depth (feet)	Lot Width (minimum circle diameter)	Front (feet)	Side (feet)	Rear (feet)	Stories	Feet	Structures	Structures Plus Paving ¹
Rural Residential I	40,000	200	200	180 ⁴	40	40	40	3	35	20	25
Residential VI	40,000	200	200	180 ⁴	40	40	40	3	35	20	25
Residential VII ¹¹	40,000	200	200	180 ⁴	40	40	40	3	35	20 ¹²	25 ¹³
Rural Residential II	30,000	150	200	135 ⁴	40	35	35	3	35	20	25
Single-Family Residential III	20,000	125	160	112.5	40	25	30	3	35	25	35
Single-Family Residential IV	15,000	100	100	90	30	20	20	3	35	30	35
General Residential V	10,000	100	100	90	20	15	20	3	40	30	35
Neighborhood Commercial	18,000	100	100	90	20	30	40	3	35	30	35
Rural Business ¹³	40,000	200	200	180	40	30	40	1.5	30	10	30
Downtown Commercial	5,000	50	50	45	5 ¹⁰	0 ²	15	3 ⁹	40 ⁸	80	90
Commercial I ⁷	5,000	50	50	45	20 ¹	10 ¹⁴	15	3 ¹³	40 ¹³	80	90
Commercial II	40,000	175	200	157.5	40	30	30	3 ¹³	40 ¹³	70	80
Business	20,000	125	160	112.5	40	20	30	3 ¹³	40 ¹³	70	80
Mixed Business Innovation	40,000	175	200	157.5	40	30 ¹	30 ³	3 ¹³	40 ¹³	70	80
Industrial	40,000	175	200	157.5	40	30 ¹	30 ³	3 ⁸	—	70	80
Limited Industrial	40,000	175	200	157.5	40	30 ¹	30 ³	3 ⁸	40 ⁸	70	80
Office	40,000	100	100	90	20	30 ¹	30 ³	3 ⁸	40 ⁸	70	80

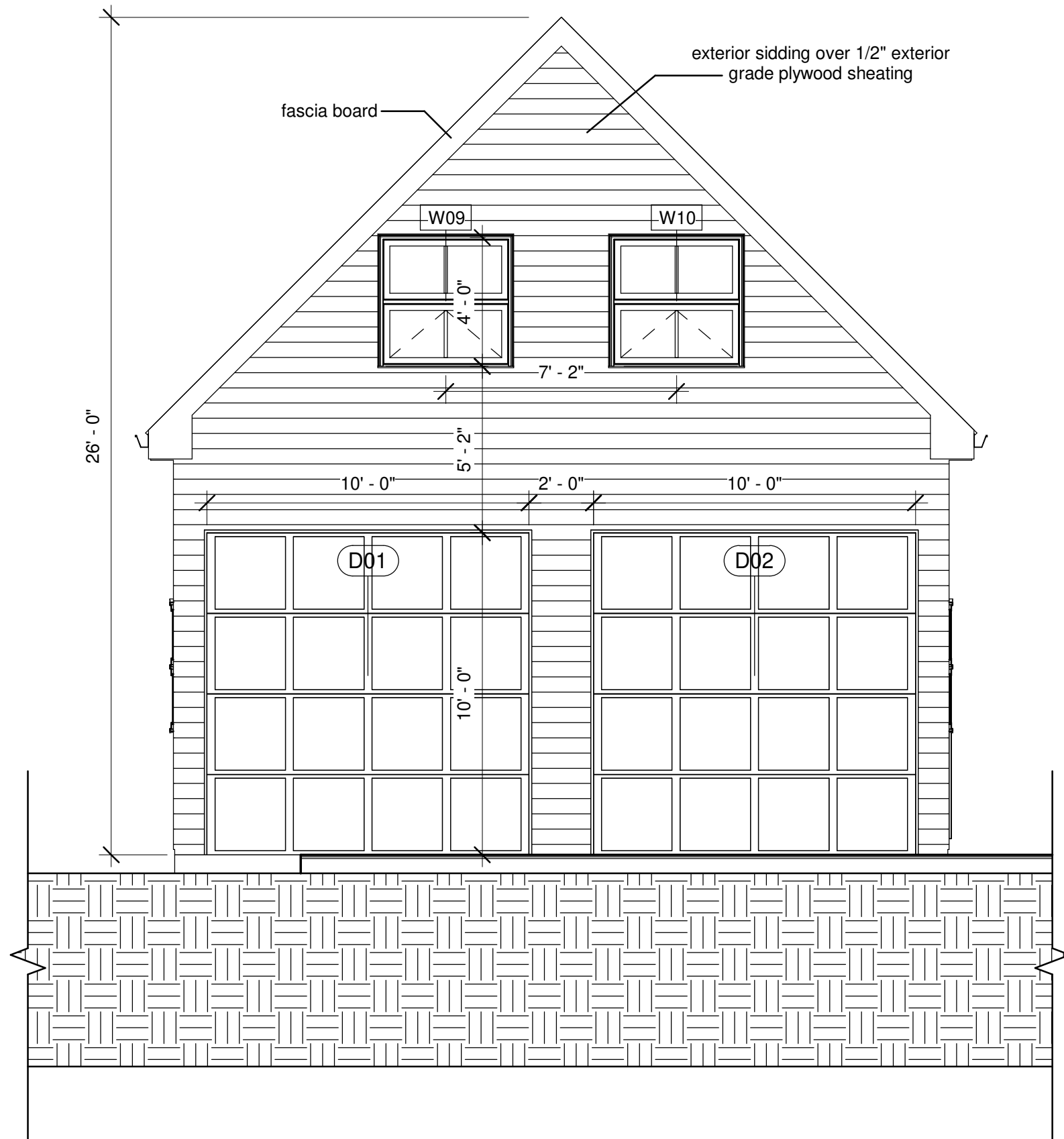
Ground Level	525 ft ²
2nd Level	525 ft ²
Grand total	1050 ft ²

D01	Ground Level	10' - 0"	10' - 0"
D02	Ground Level	10' - 0"	10' - 0"
D03	Ground Level	7' - 0"	3' - 0"

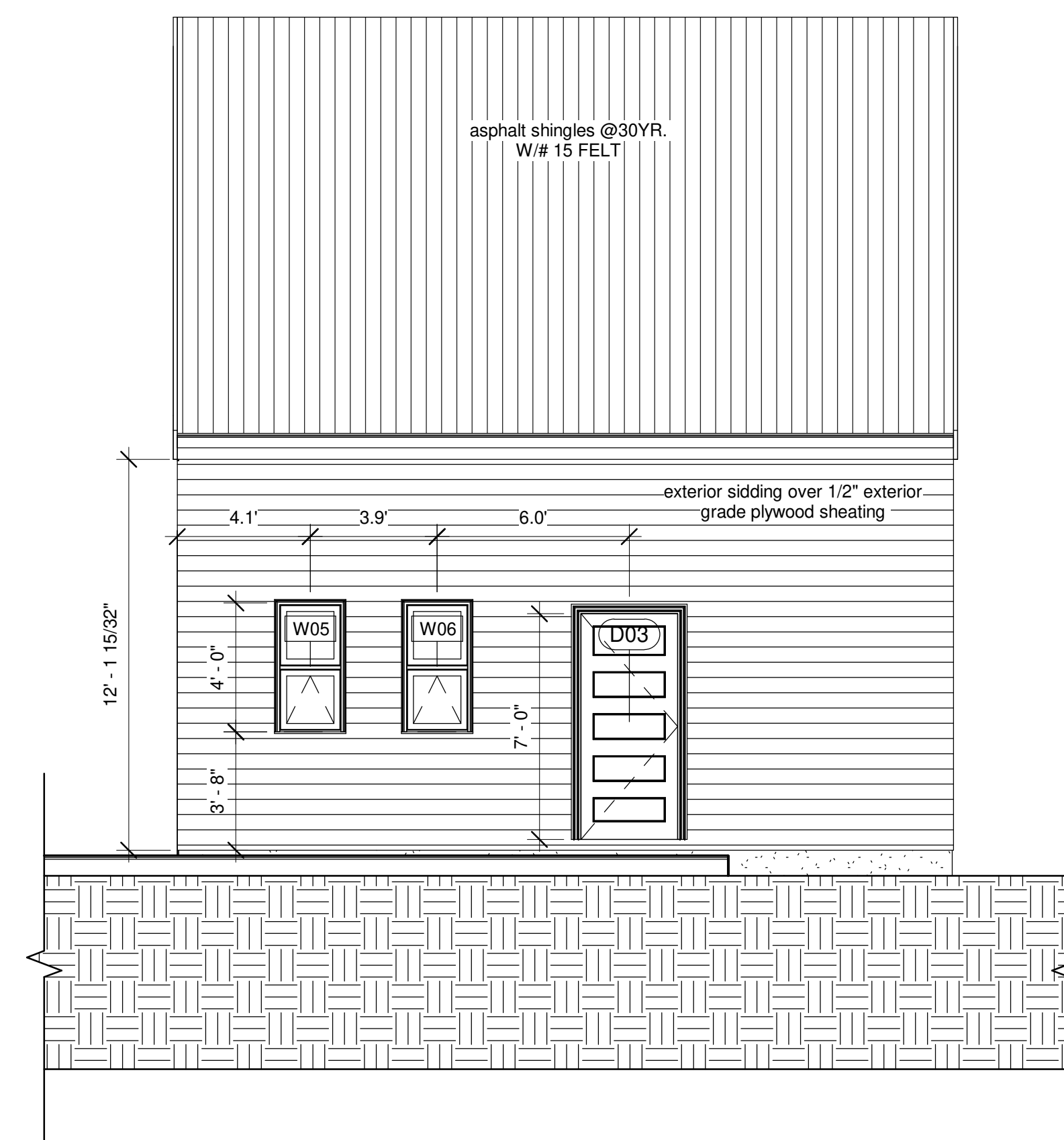
W01	Ground Level	4' - 0"	2' - 0"
W02	Ground Level	4' - 0"	2' - 0"
W03	Ground Level	4' - 0"	2' - 0"
W04	Ground Level	4' - 0"	2' - 0"
W05	Ground Level	4' - 0"	2' - 0"
W06	Ground Level	4' - 0"	2' - 0"
W07	2nd Level	4' - 0"	4' - 0"
W08	2nd Level	4' - 0"	4' - 0"
W09	2nd Level	4' - 0"	4' - 0"
W10	2nd Level	4' - 0"	4' - 0"



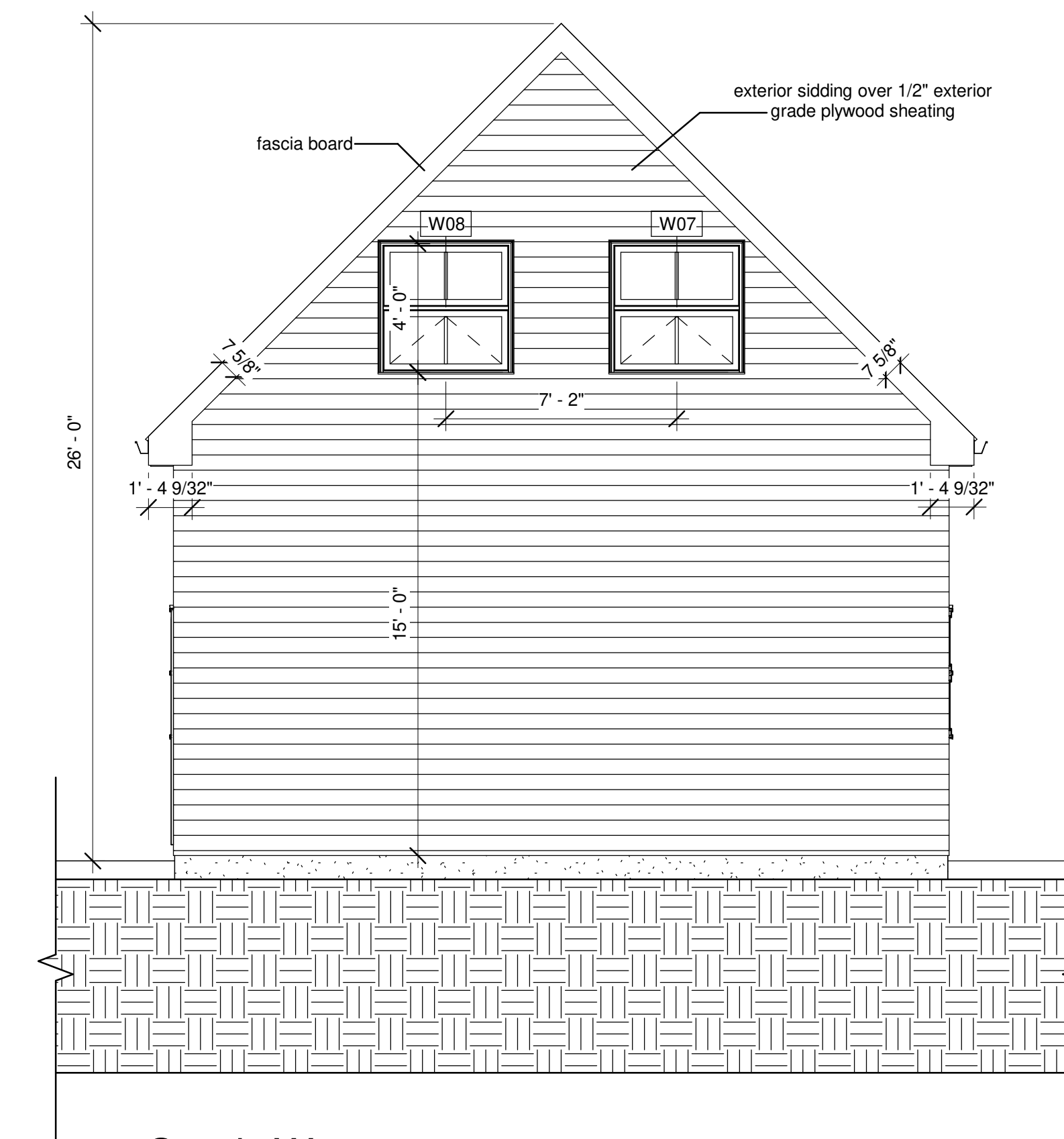
ADDRESS:
50, Oak Street
Franklin, MA



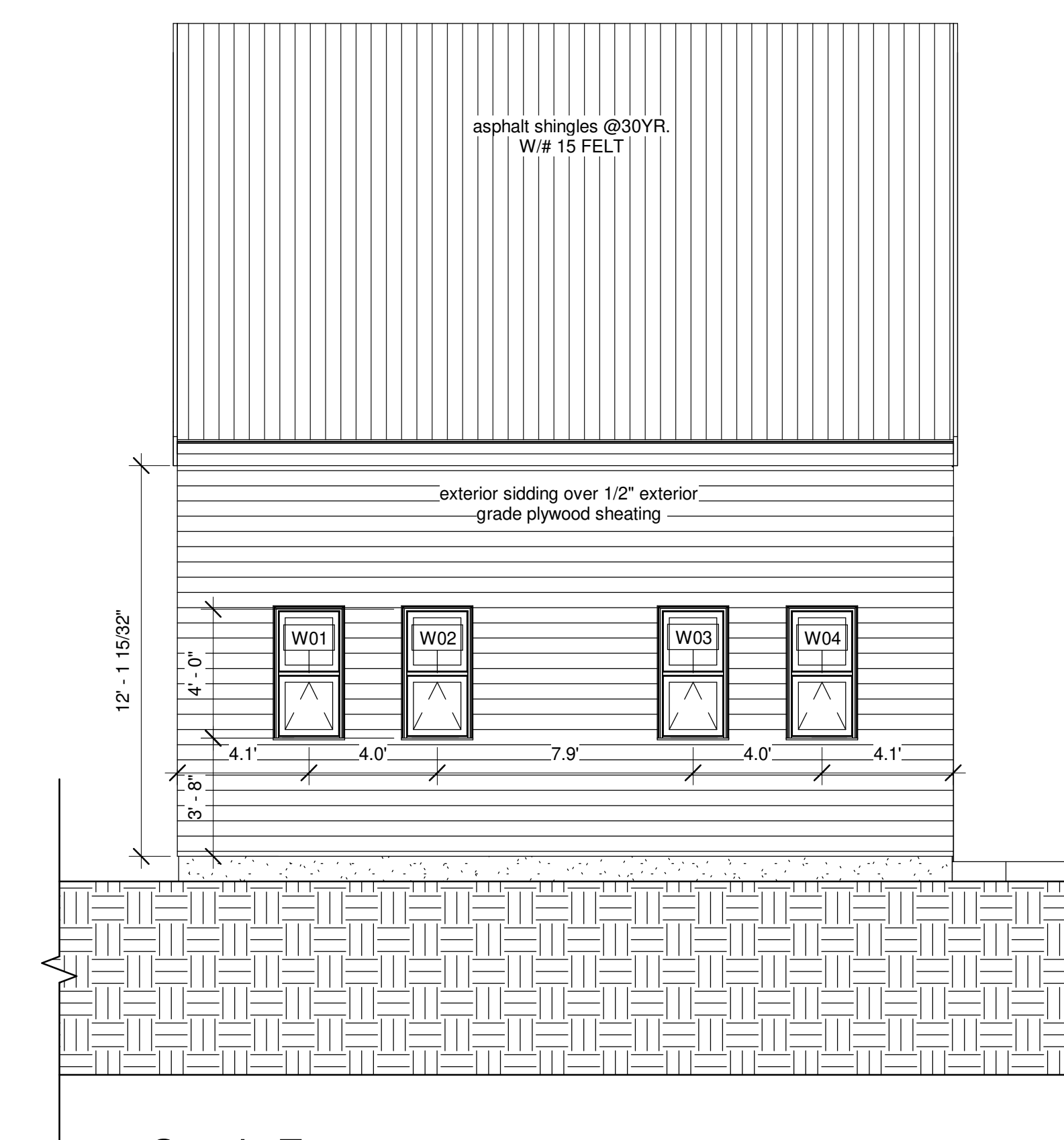
1 North-East
1/4" = 1'-0"



2 North-West
1/4" = 1'-0"

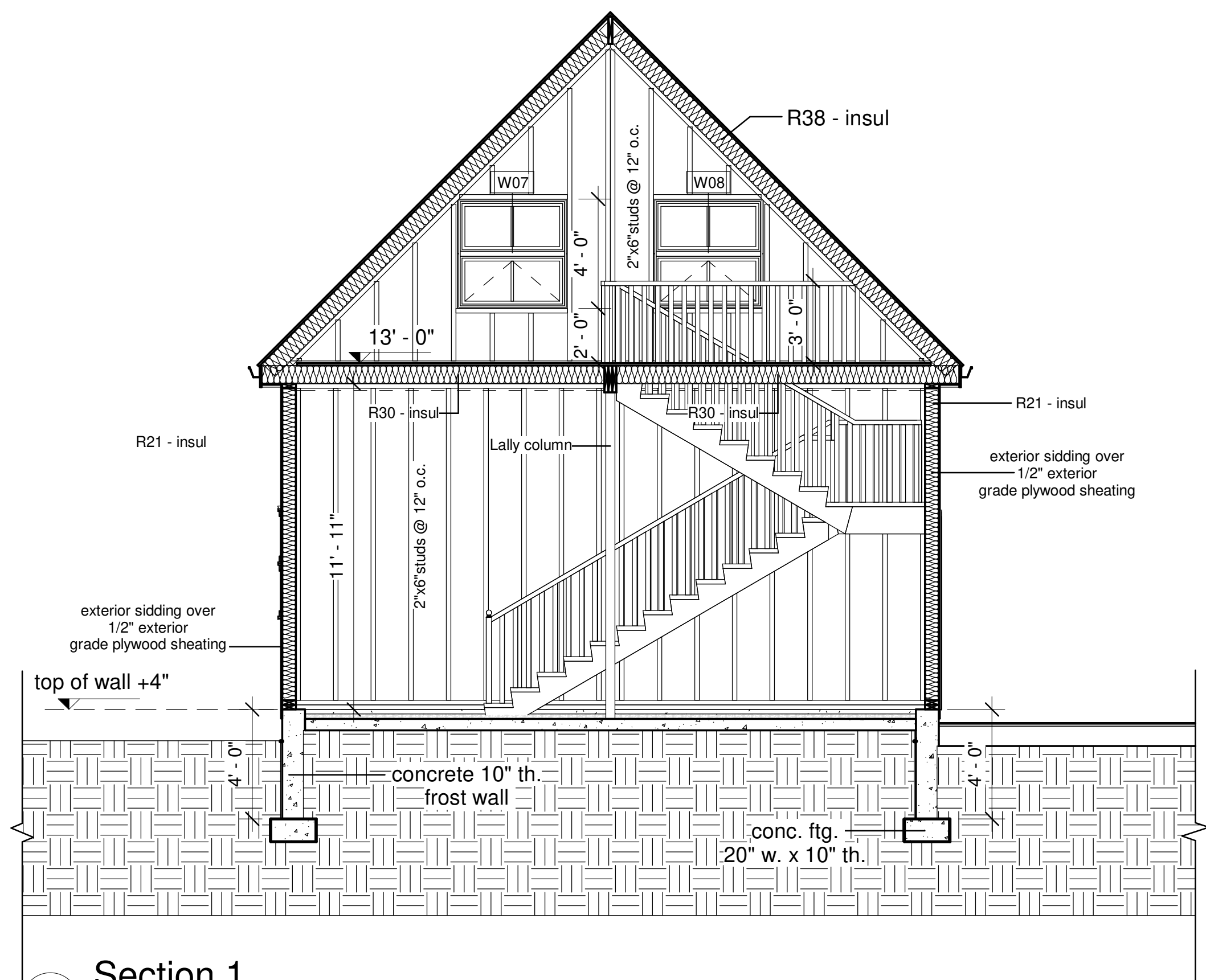


3 South-West
1/4" = 1'-0"

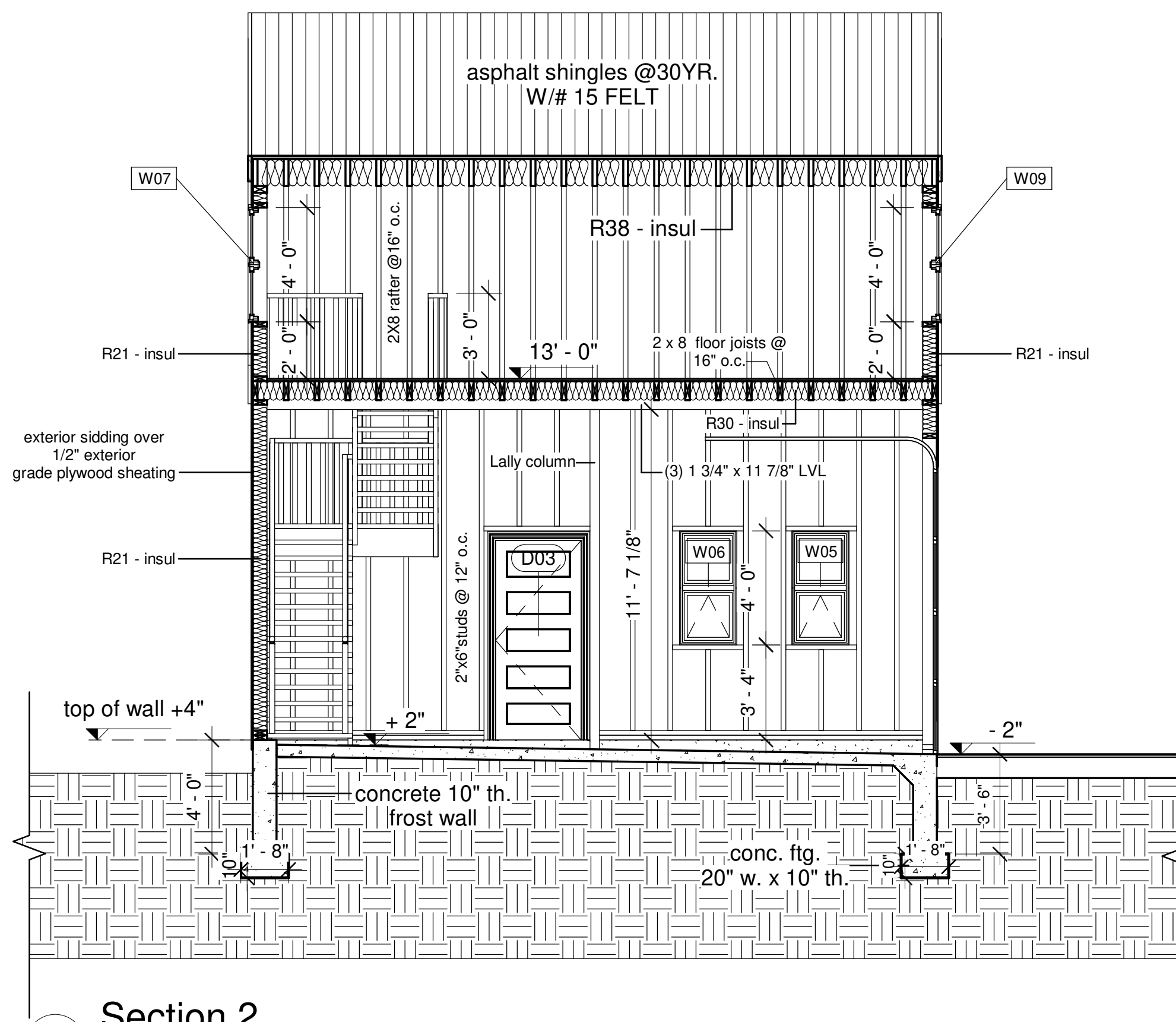


4 South-East
1/4" = 1'-0"

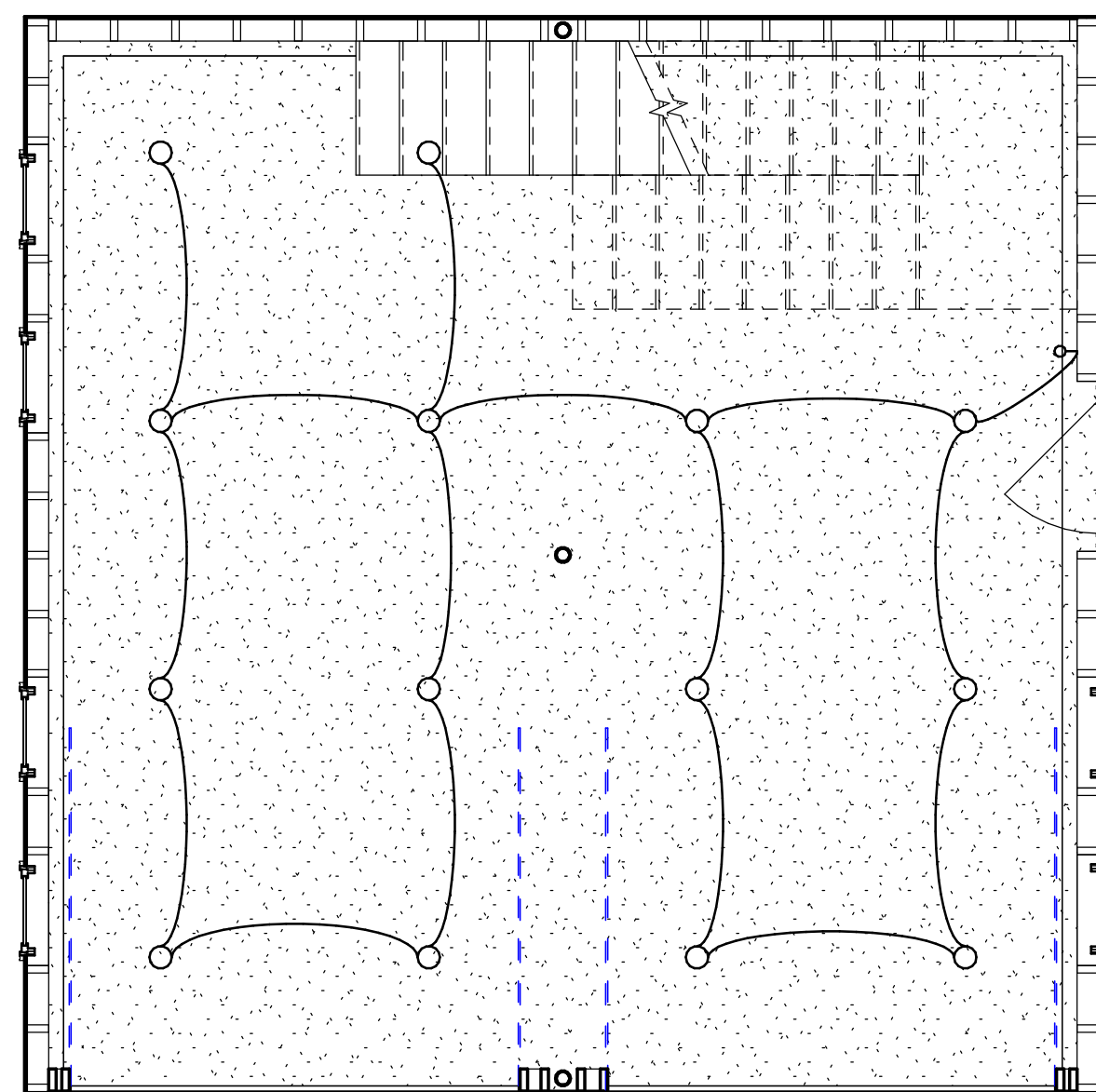
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	AREA: 1050 ft²	DATE:	A-03



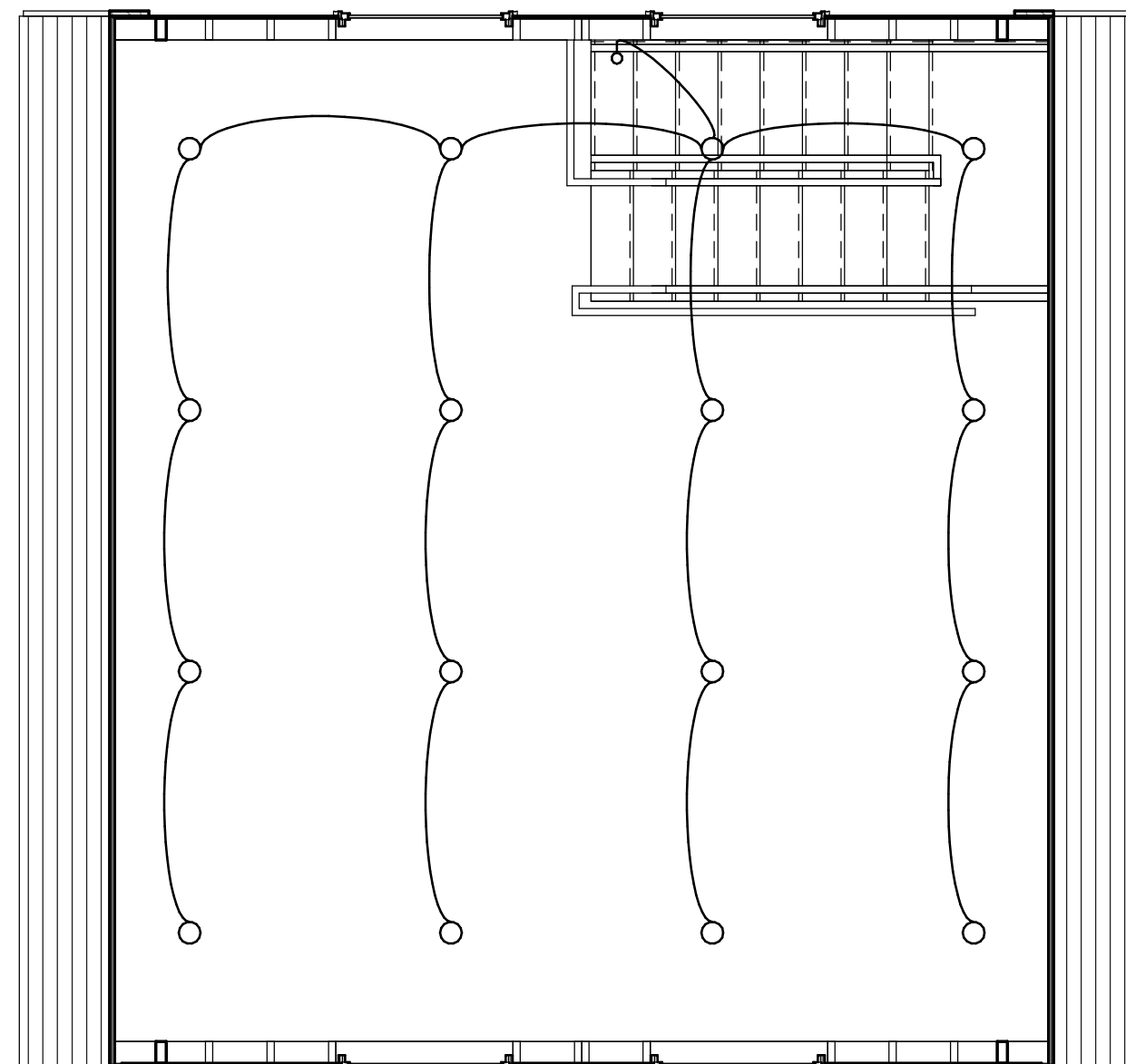
1 Section 1
1/4" = 1'-0"



2 Section 2
1/4" = 1'-0"



3 Ground Level - electrical
1/4" = 1'-0"



4 2nd Level - electrical
1/4" = 1'-0"

ADDRESS:
50, Oak Street
Franklin, MA

DRAWN BY:

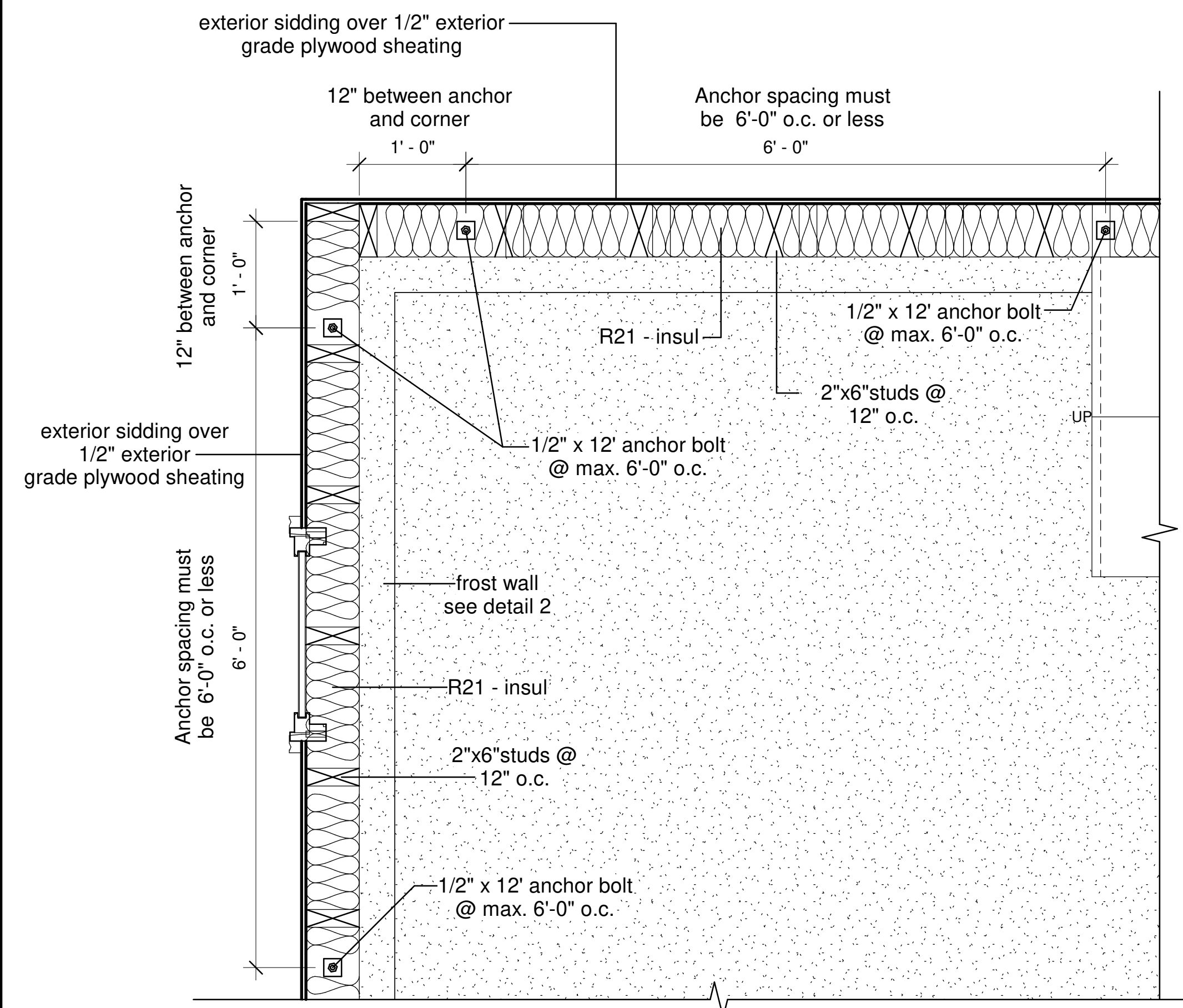
AREA: 1050 ft²

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

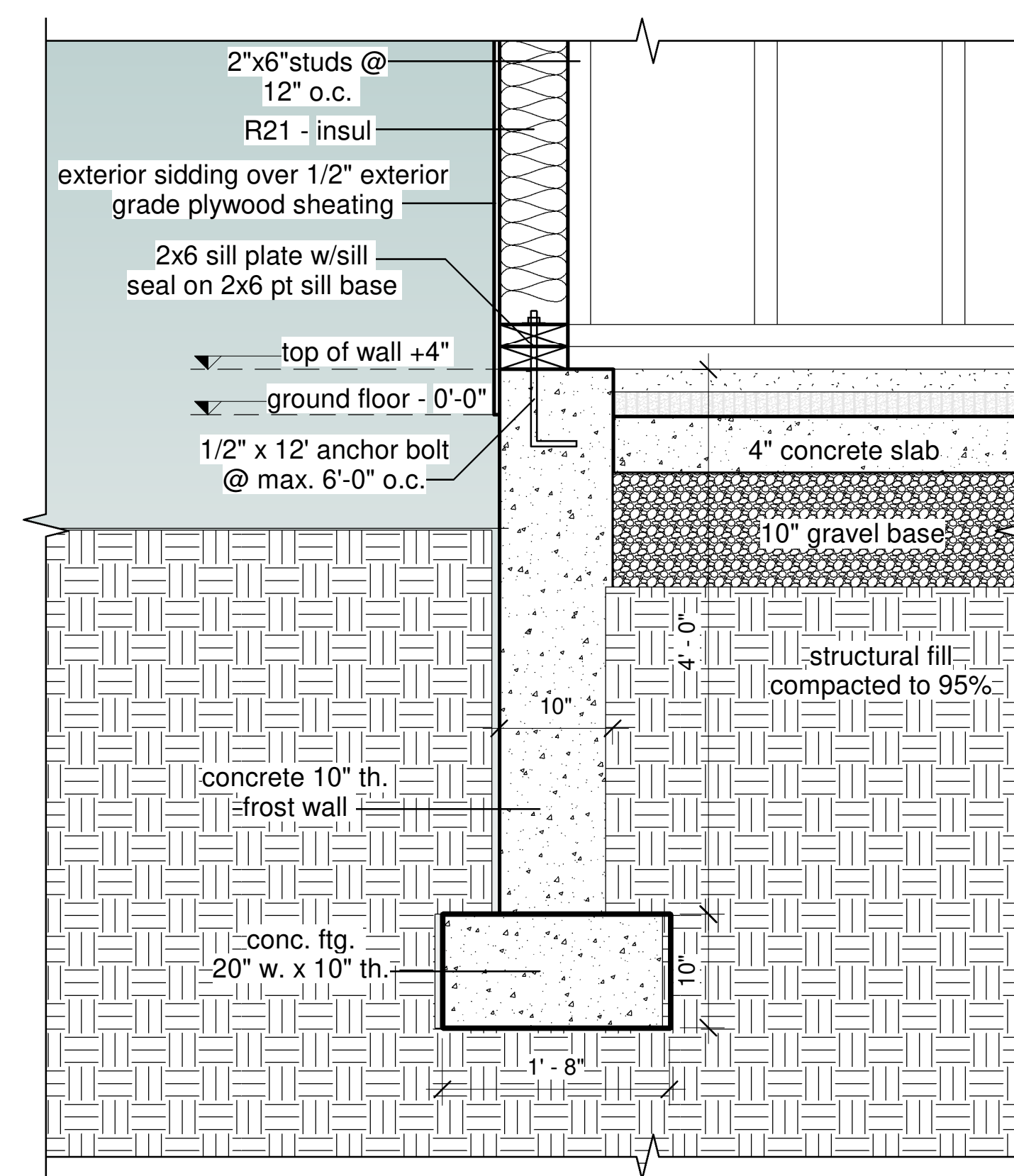
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SHEET N°:

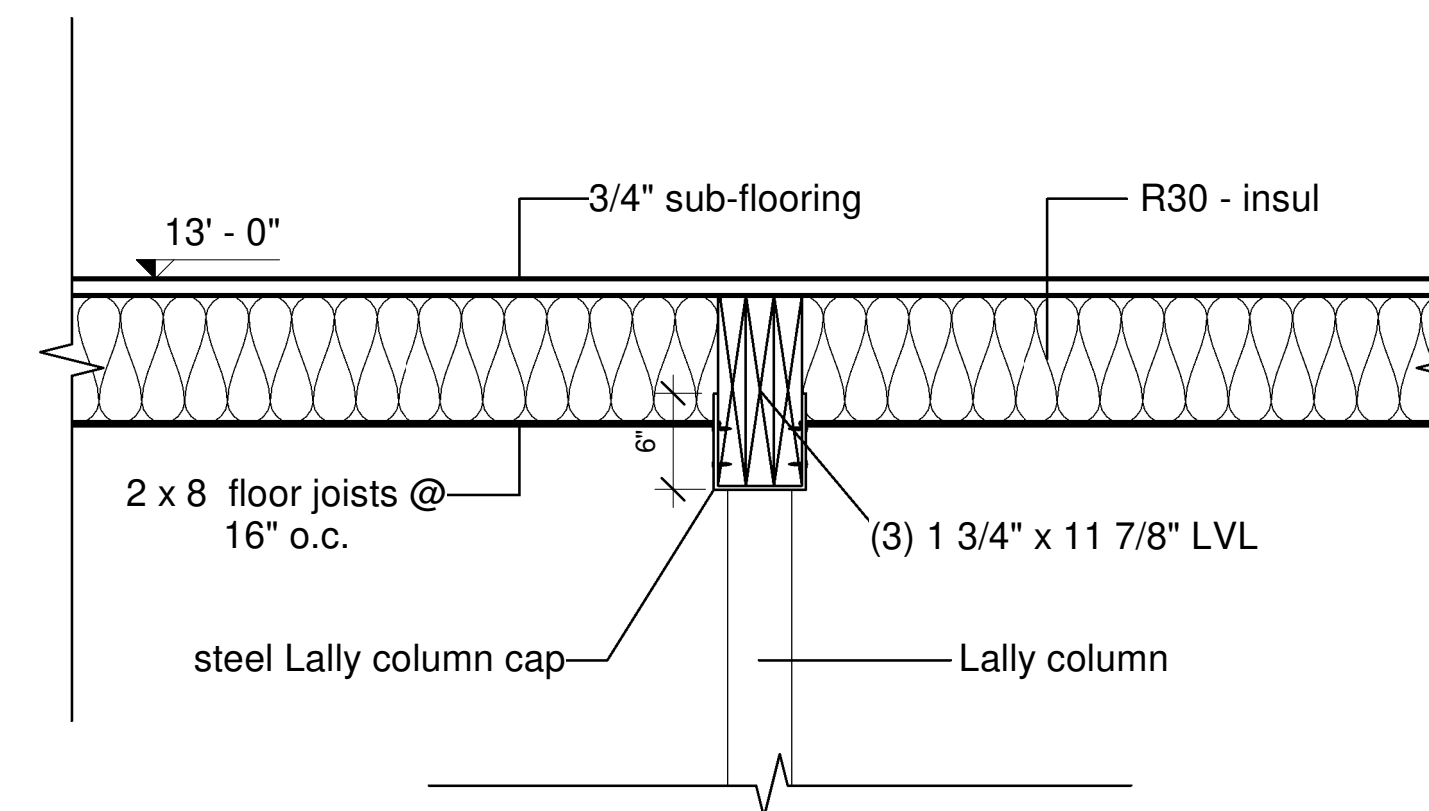
A-04



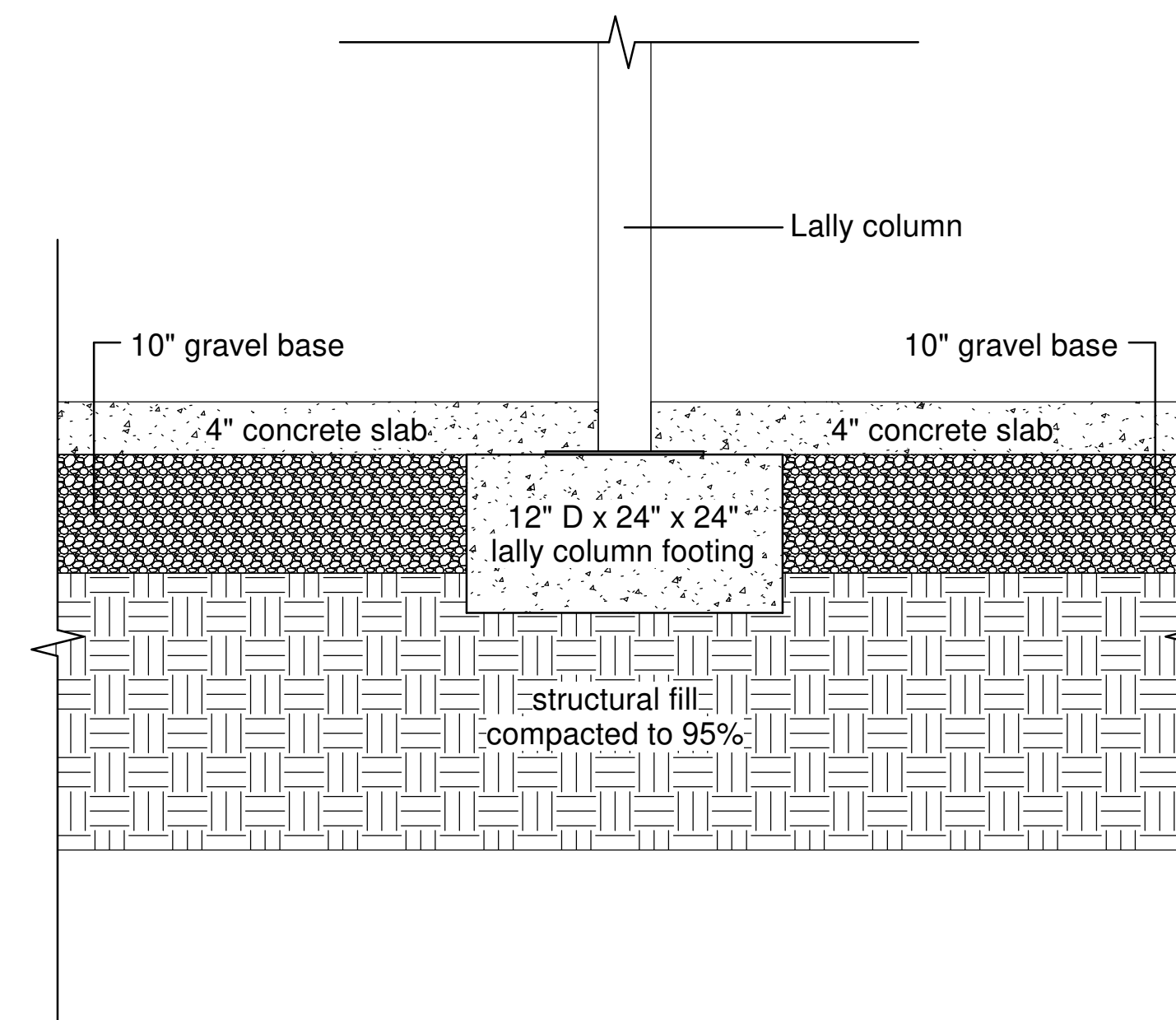
1 Detail 1 - Anchor Bolts
1" = 1'-0"



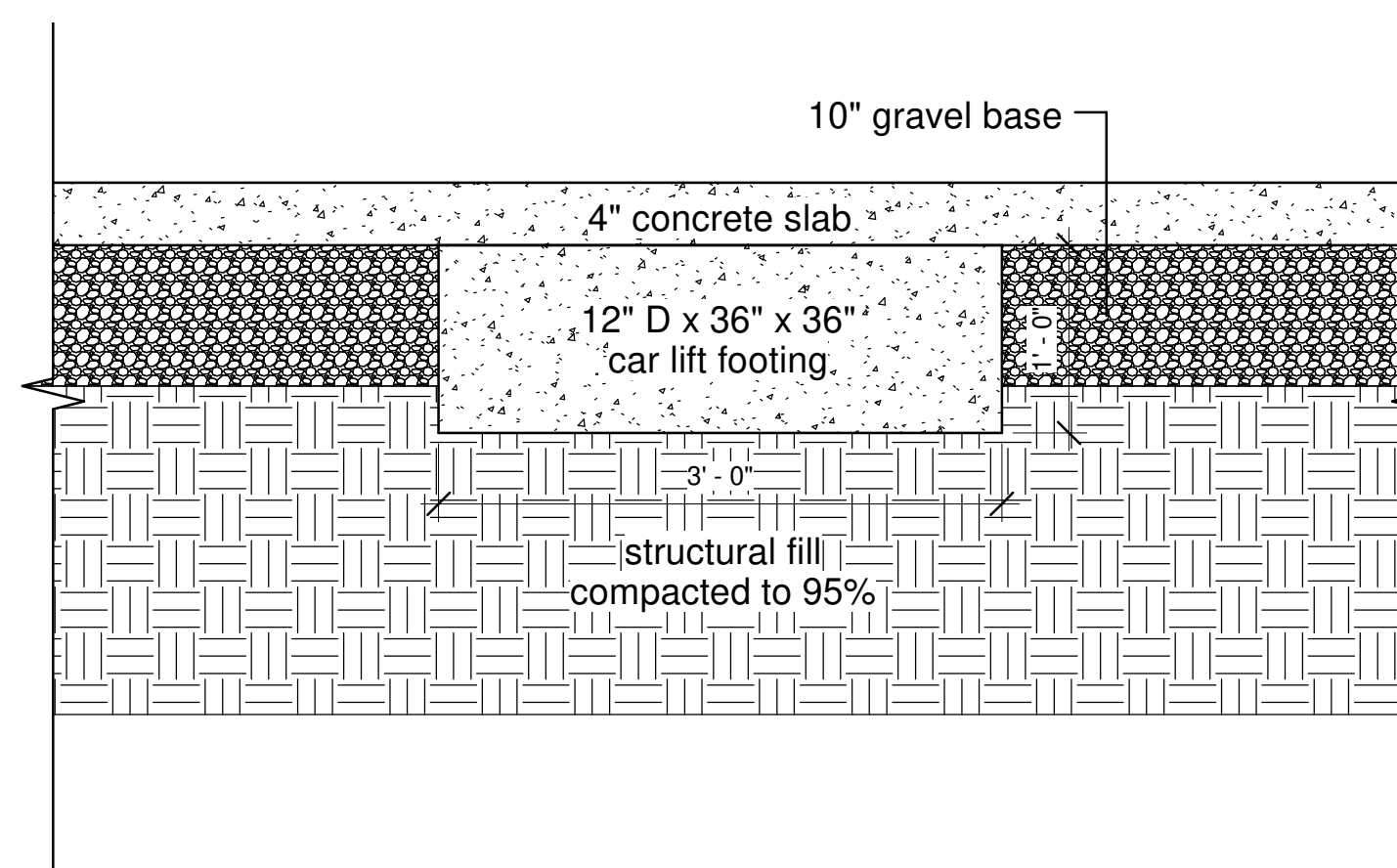
2 Detail 2 - Frost Wall
1" = 1'-0"



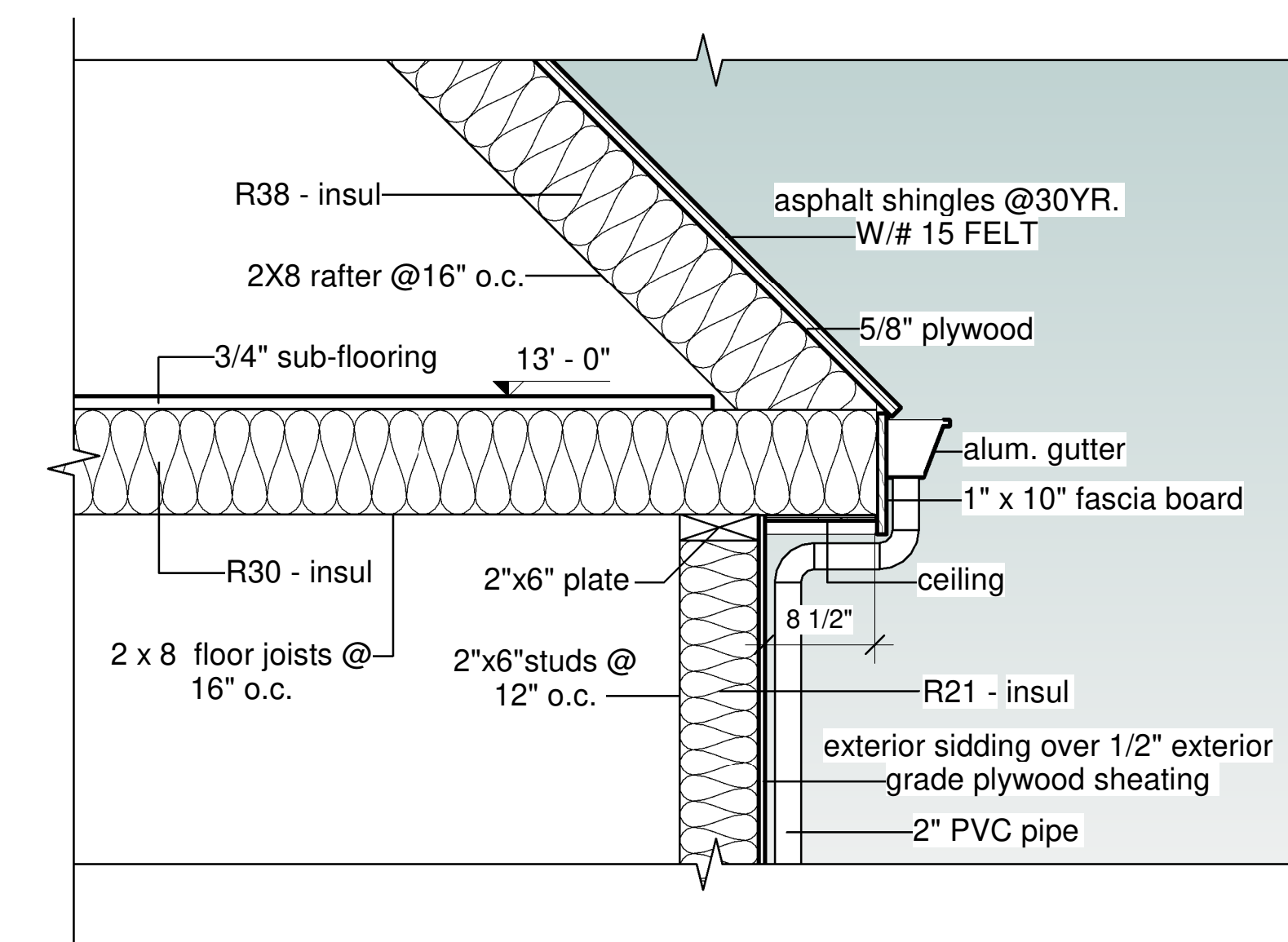
4 Detail 4 - Beam
1" = 1'-0"



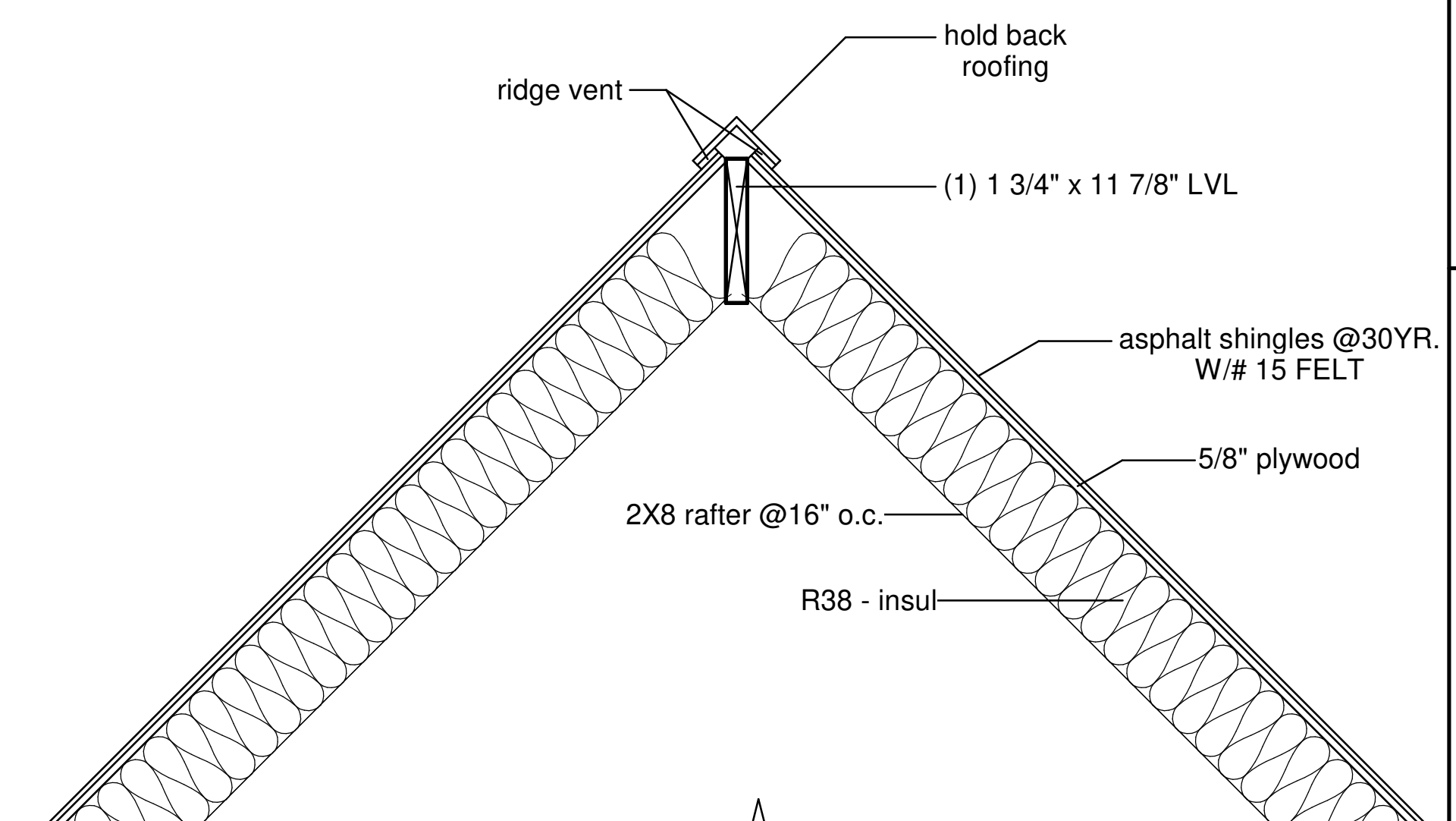
3 Detail 3 - Lally column foot.
1" = 1'-0"



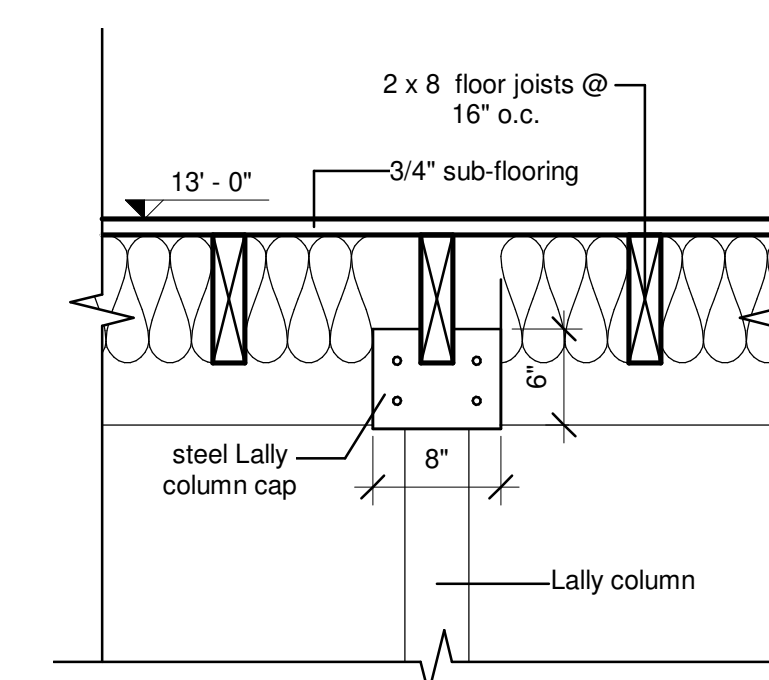
7 Detail 9 - Car Lift footing
1" = 1'-0"



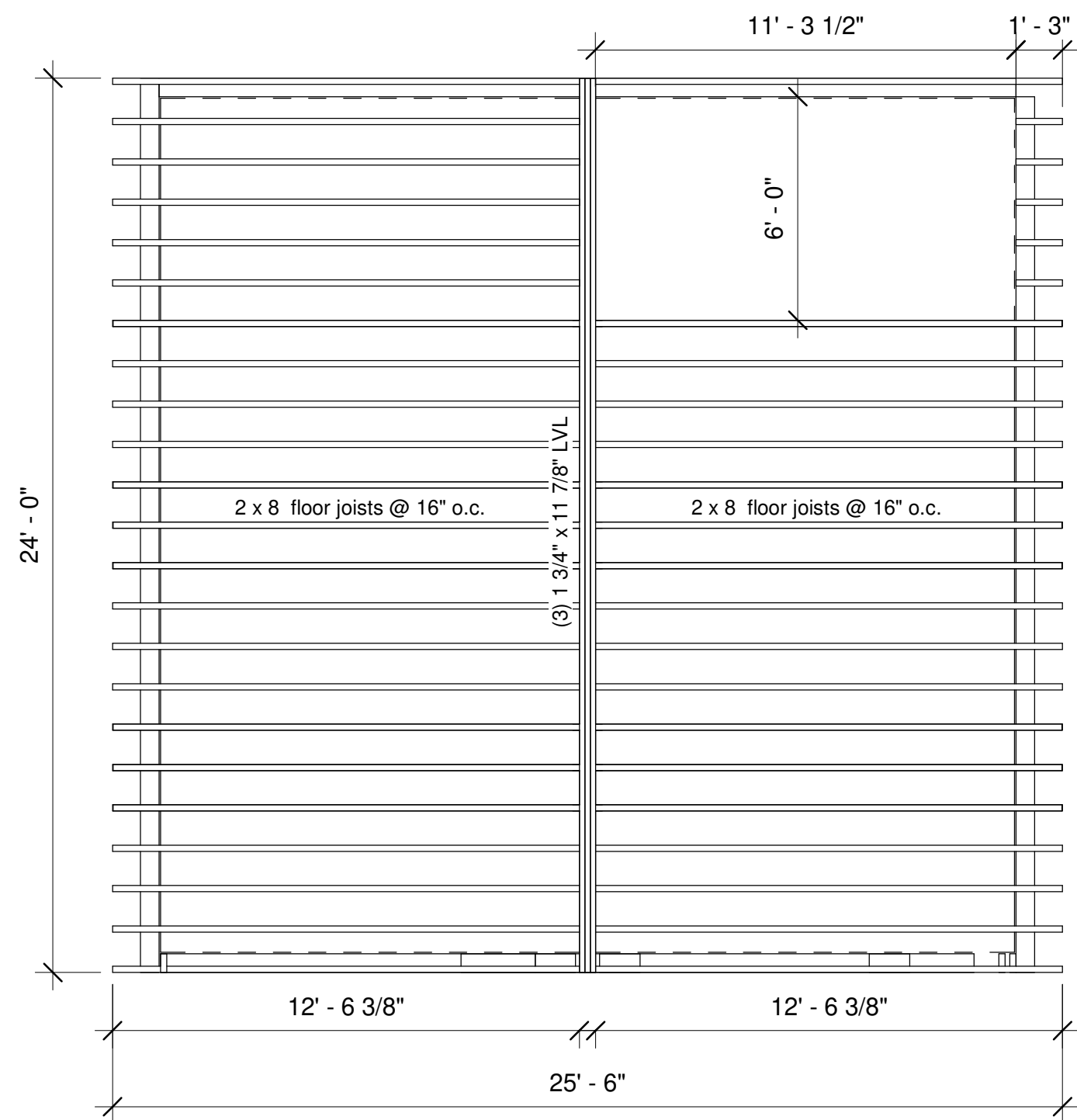
5 Detail 5 - Roof
1" = 1'-0"



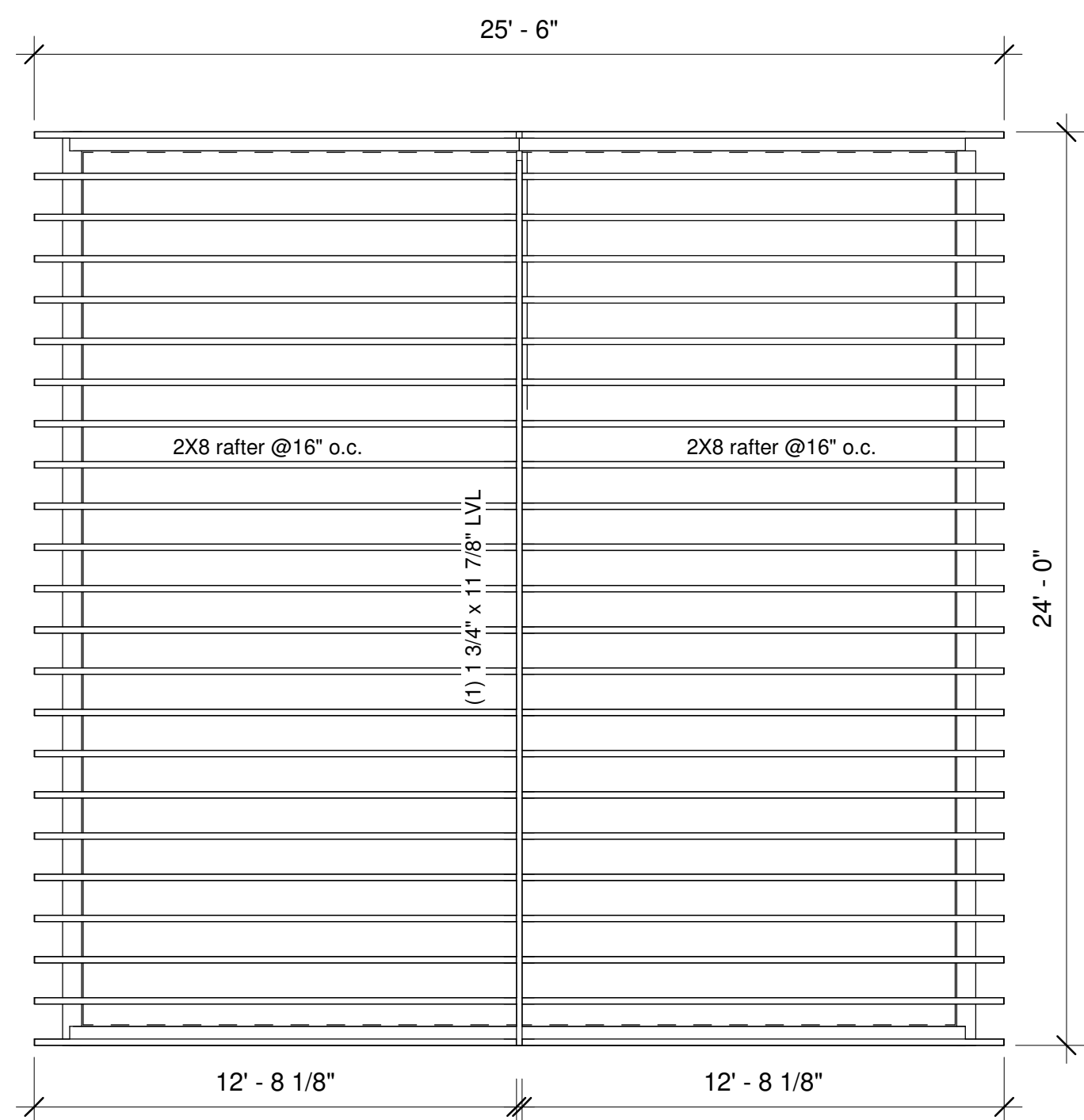
6 Detail 6 - Ridge
1" = 1'-0"



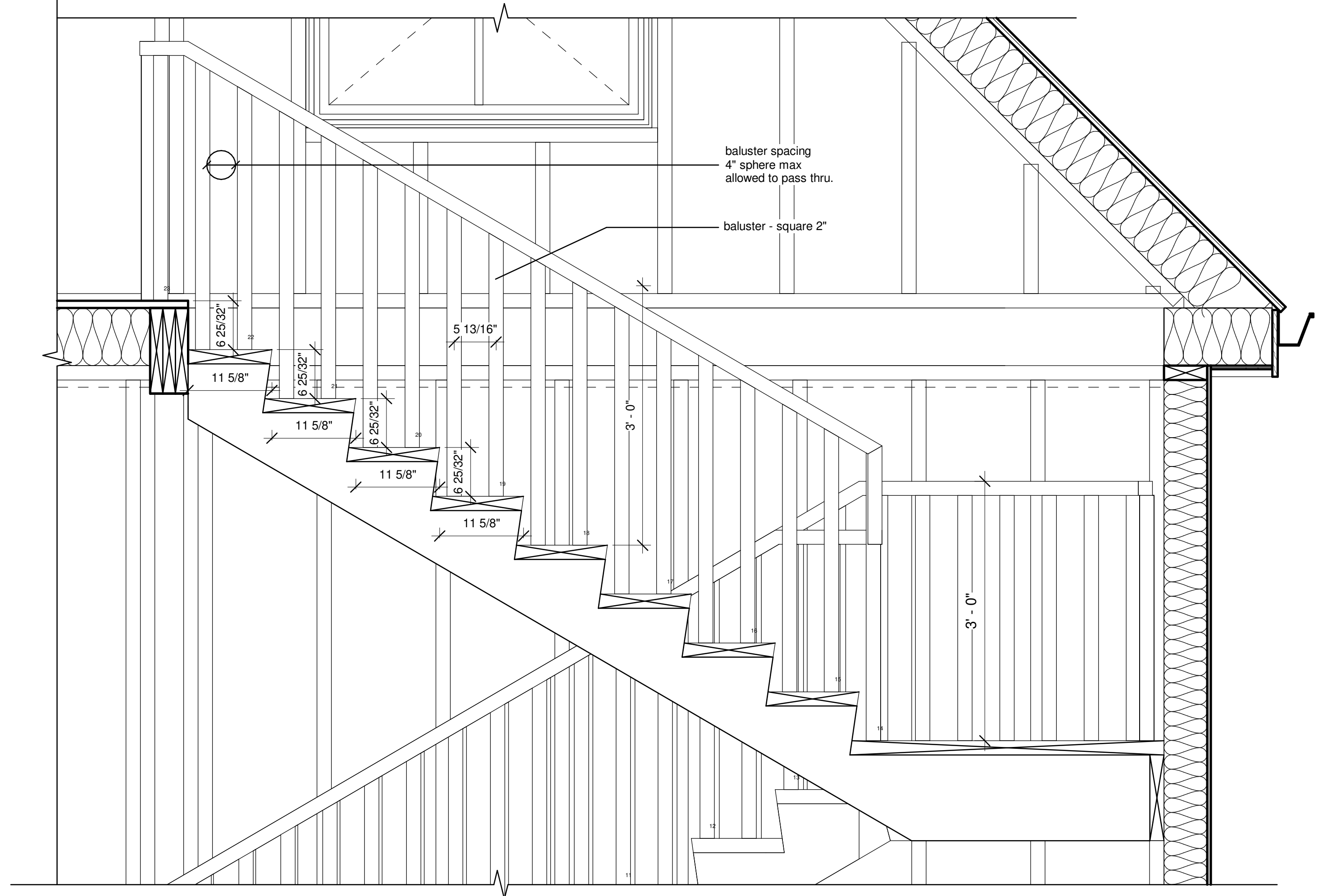
8 Detail 10-Lally column cap
1" = 1'-0"



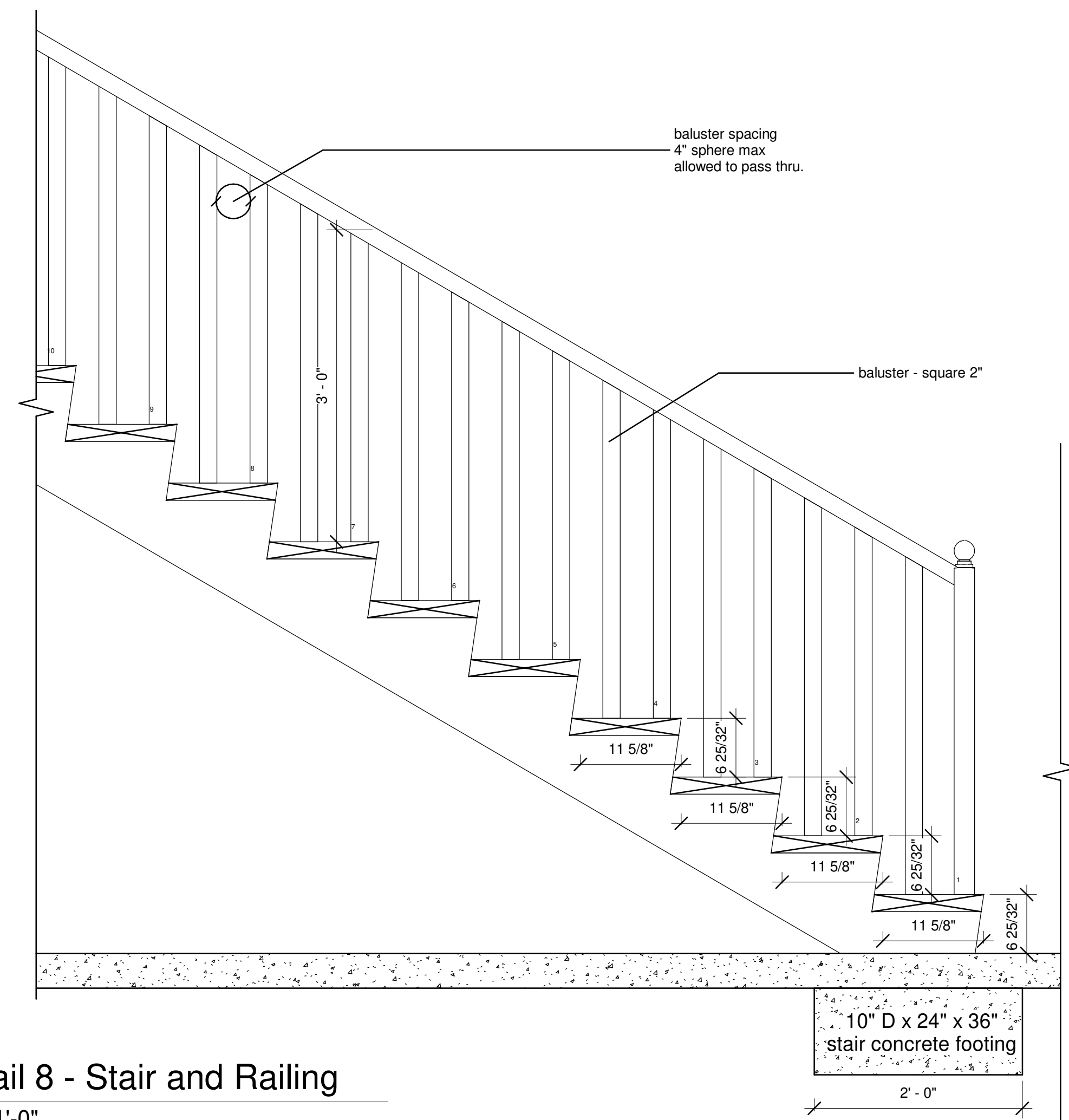
1 2nd framing
1/4" = 1'-0"



2 Roof framing
1/4" = 1'-0"



3 Detail 7 - Stair and Railing
1" = 1'-0"



4 Detail 8 - Stair and Railing
1" = 1'-0"

ADDRESS: 50, Oak Street Franklin, MA	DRAWN BY:	SCALE: As indicated	SHEET N°:
	AREA: 1050 ft ²	DATE:	A-06