

SCITUATE RESIDENCE RENOVATION / ADDITION

TAGS & SYMBOLS	
	ELEVATION TAG
	ROOM NAME & NUMBER
	CEILING HEIGHT CEILING MATERIAL
	SECTION MARKER
	WINDOW NUMBER
	DOOR NUMBER
	FINISH MARK
	DEMOLITION NOTE
	PARTITION TYPE
	ELEVATION
	EXISTING CONSTRUCTION TO REMAIN
	EXISTING CONSTRUCTION TO BE REMOVED
	NEW LOW HEIGHT PARTITION
	NEW CONSTRUCTION

GENERAL NOTES	
1.	CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING FIELD CONDITIONS PRIOR TO COMMENCING WITH CONSTRUCTION.
2.	DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN ALL PARTITIONS. ALL DOOR AND WINDOW LOCATIONS SHALL BE AS SHOWN ON FLOOR PLAN.
3.	ALL PARTITIONS ARE DIMENSIONED FROM FINISHED TO TO FINISHED FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS MARKED "CLEAR OR "HOLD" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESSES OF ALL FINISHES.
4.	ALIGN MEANS TO ACCURATELY LOCATE FINISHED FACES IN SAME PLANE.
5.	ALL CONSTRUCTION SHALL CONFORM TO THE GOVERNING CODES & AS ADOPTED & AMENDED BY LOCAL ORDINANCES.
6.	COORDINATION OF ALL PHASES OF CONSTRUCTION TO BE THROUGH OWNER.
7.	G.C. TO COORDINATE WORK BY SEPARATE SUBCONTRACTORS RETAINED BY OWNER IN ORDER TO MEET PROJECT SCHEDULES.
8.	G.C. IS RESPONSIBLE FOR MEANS, METHODS AND SEQUENCE OF WORK.

DRAWINGS		
T1	TITLE SHEET	1
A0	EXISTING CONDITIONS	2
D1	DEMOLITION PLAN	3
A1	CONSTRUCTION PLAN	4
A2	REFLECTED CEILING PLAN & POWER PLAN	5
A3	FLOOR FRAMING PLANS	6
A4	ROOF FRAMING PLANS	7
A5	EXTERIOR ELEVATIONS	8
A6	SECTION (NORTH)	9
A6.1	SECTION (WEST)	10

PROJECT
SCITUATE RESIDENCE
ADDITION / RENOVATION
SCITUATE, MA

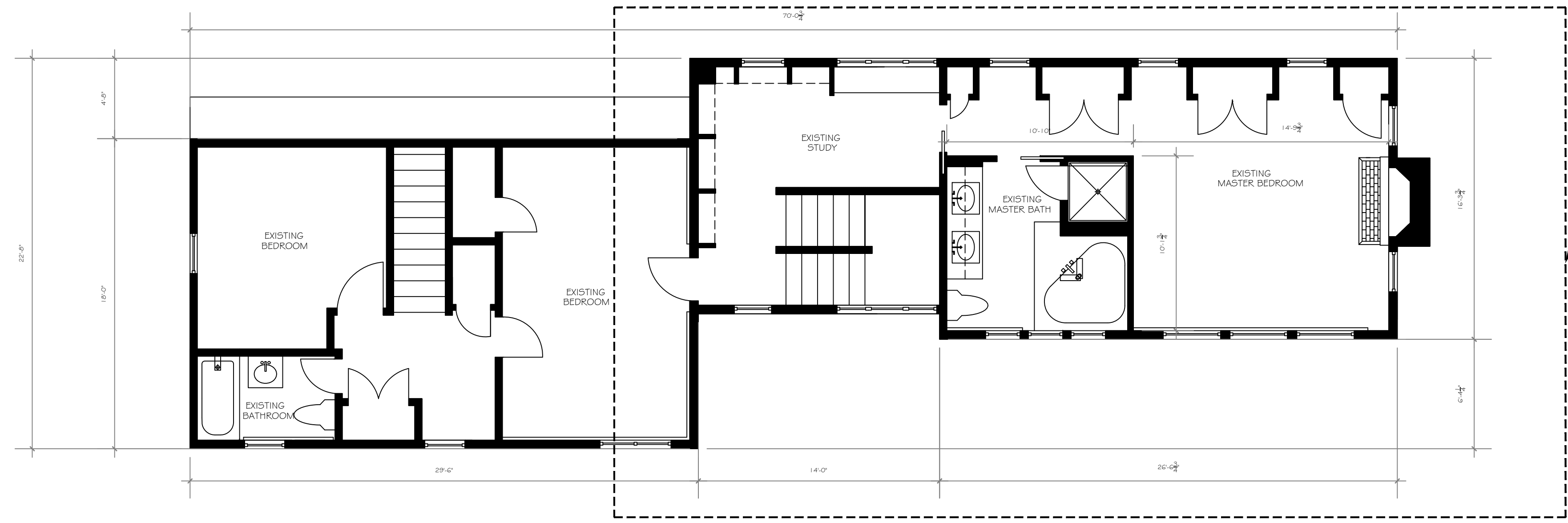
TITLE SHEET

REVISIONS		
#	DATE	DESCRIPTION

DRAWING INFORMATION
DATE: 03.24.2006
SCALE: NONE
DESCRIPTION: BID

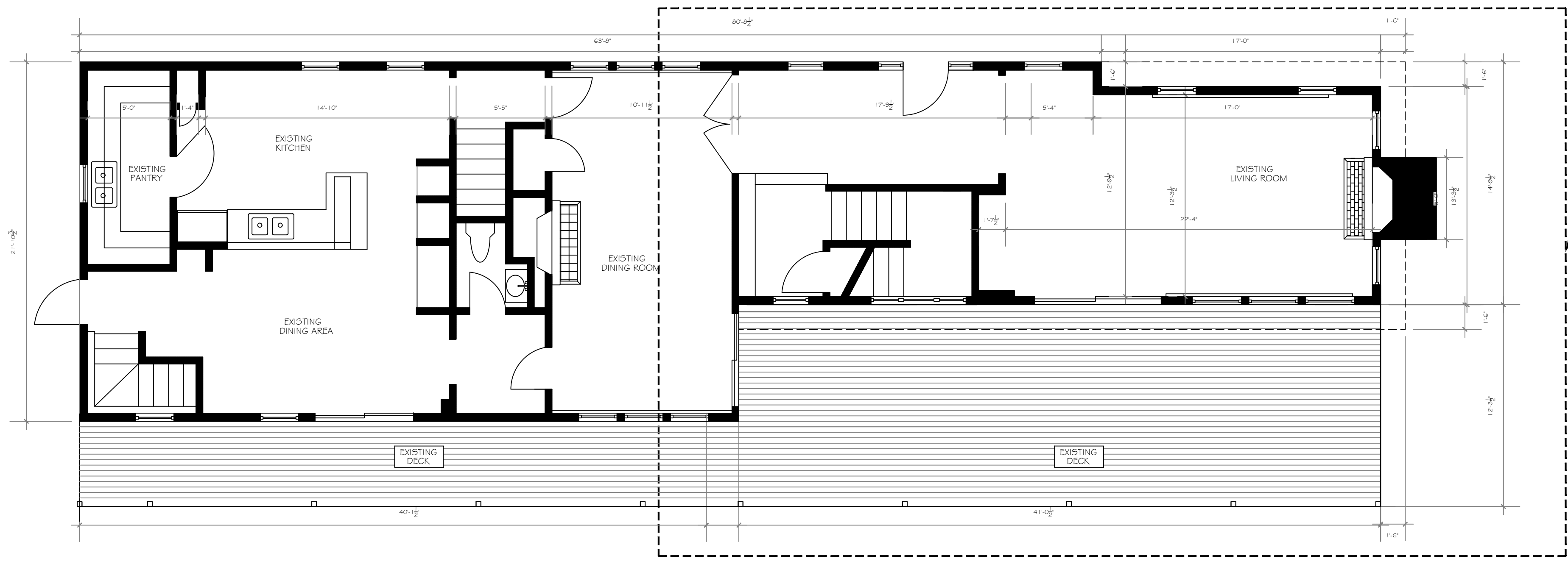
SHEET NUMBER

11



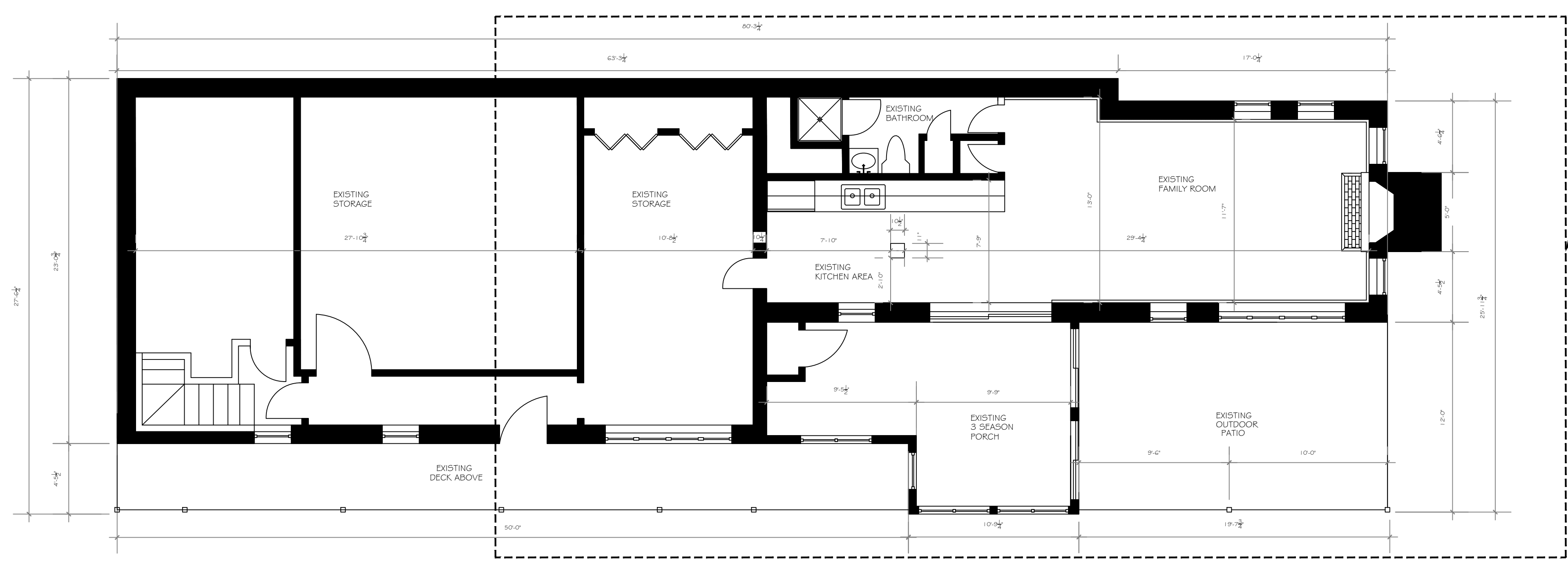
EXISTING CONDITIONS PLAN (SECOND FLOOR)
1/4"=1'-0"

3
AO



EXISTING CONDITIONS PLAN (FIRST FLOOR)
1/4"=1'-0"

2
AO



EXISTING CONDITIONS PLAN (BASEMENT)
1/4"=1'-0"

1
AO

SCOPE OF NEW WORK

SCOPE OF NEW WORK

SCOPE OF NEW WORK

PROJECT
SCITUATE RESIDENCE
ADDITION/RENOVATION
SCITUATE, MA

EXISTING CONDITIONS
PLAN

REVISIONS

#	DATE	DESCRIPTION

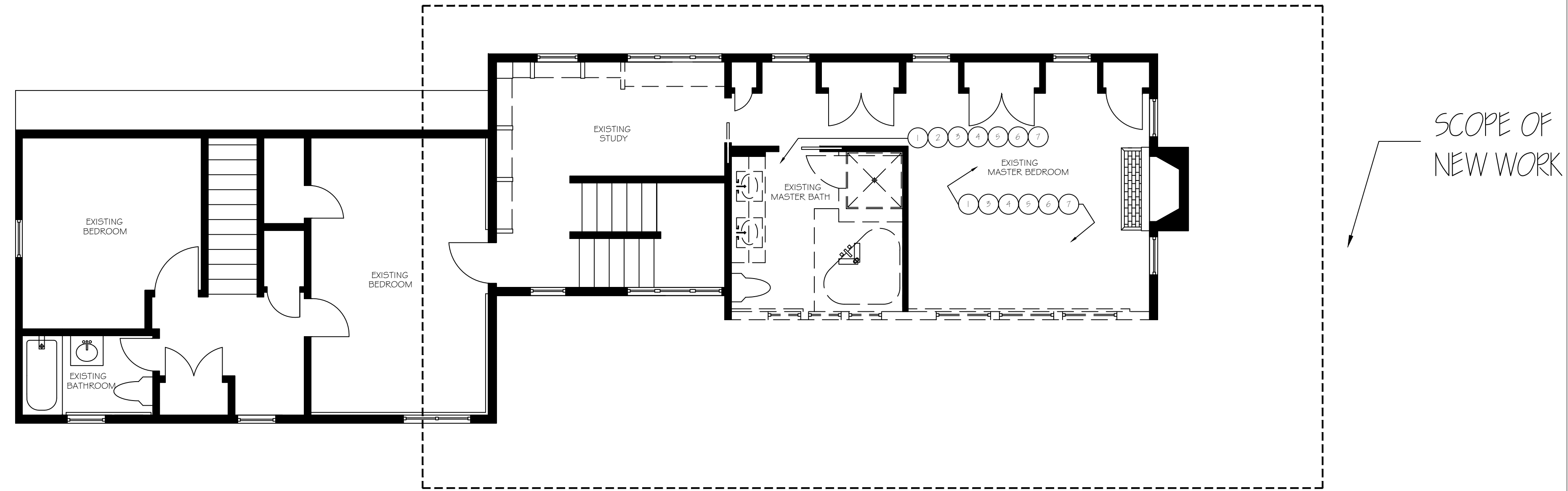
DRAWING INFORMATION
DATE: 03.24.2006
SCALE: 1/4"=1'-0"
DESCRIPTION: BID

SHEET NUMBER

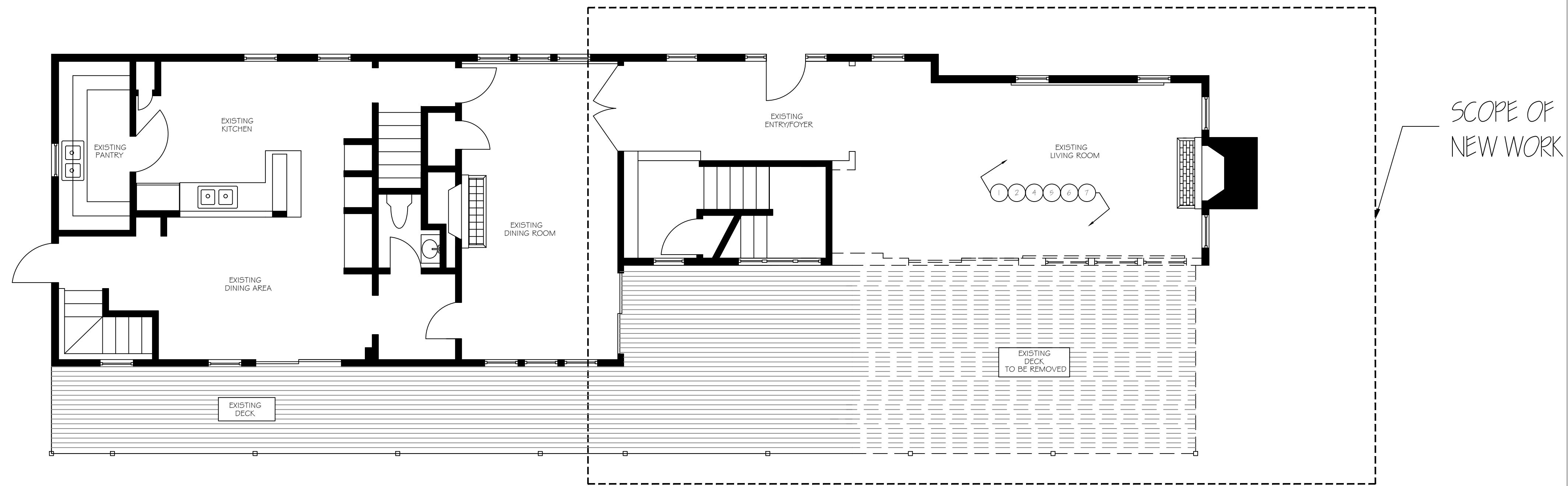
AO

GENERAL DEMOLITION NOTES
THE G.C. SHALL BE RESPONSIBLE FOR ALL DEMOLITION REQUIRED FOR COMPLETION OF THE WORK. DEMOLITION ITEMS HAVE BEEN LISTED HEREIN FOR THE PURPOSE OF RECORDING THE OVERALL SCOPE OF DEMOLITION. THE LIST IS NOT INTENDED TO CALL OUT EVERY ITEM TO BE DEMOLISHED. OMISSION OF ITEMS DOES NOT RELIEVE THE G.C. FROM RESPONSIBILITY FOR ALL REQUIRED DEMOLITION. NOT ALL ITEMS ARE DRAWN.
THE G.C. SHALL BE RESPONSIBLE FOR MISCELLANEOUS DEMOLITION SUCH AS ELECTRICAL PHASES. THE G.C. SHALL BE RESPONSIBLE FOR PATCHING ALL AREAS OF MISCELLANEOUS DEMOLITION TO MATCH EXISTING FINISH.
THE G.C. AND ALL SUBCONTRACTORS SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SPACE DAILY. THE G.C. SHALL BE RESPONSIBLE FOR RENTAL OF AND PAYMENT FOR DUMPSTER.
THE G.C. SHALL LEAVE IN PLACE ALL ITEMS NOTED TO REMAIN. ALL ITEMS TO REMAIN ARE TO BE PROTECTED DURING DEMOLITION. ITEMS DAMAGED DURING DEMOLITION SHALL BE REPAIRED OR REPLACED BY THE G.C. AT THE G.C.'S EXPENSE. DEMOLITION NOTES AND DRAWINGS MUST BE USED IN COORDINATION WITH CONSTRUCTION DOCUMENTS. COORDINATE DEMOLITION WORK WITH REQUIREMENTS OF NEW CONSTRUCTION.
ITEMS TO BE REMOVED
1. REMOVE ALL EXISTING PARTITIONS INDICATED BY DASHED LINES ON THE DEMOLITION PLAN AND ALL EXISTING PARTITIONS NOT SHOWN TO REMAIN ON FLOOR PLAN. VERIFY CONDITIONS AT SITE.
2. REMOVE ALL EXISTING CEILING PLUMBINGS.
3. REMOVE ALL FINISH CARPENTRY - CASING AND TRIM WHERE INDICATED.
4. REMOVE ALL DOORS, WINDOWS AND FRAMES INDICATED BY DASHED LINES ON THE DEMOLITION PLAN AND NOT SHOWN TO REMAIN ON FLOOR PLAN.
5. REMOVE ALL FLOOR FINISHES. PROVIDE CLEAN SURFACE TO RECEIVE NEW FLOOR FINISHES.
6. REMOVE ALL ELECTRICAL EQUIPMENT NOT TO BE USED FOR NEW LAYOUT.
7. REMOVE ALL WALL MOUNTED MATERIALS INCLUDING FURNISHING, TRIM AND WALL COVERING TO EXPOSE EXISTING BEAMSING WALL. PATCH AND REPAIR AS REQUIRED. PROVIDE A SMOOTH SURFACE FOR NEW FINISHES.
ITEMS TO REMAIN
(ALL ITEMS TYPICAL THROUGHOUT UNLESS SPECIFICALLY NOTED ON DRAWINGS.)
A. EXISTING BEAMSING WALLS INCLUDING GIMP SURFACES ARE TO REMAIN UNLESS NOTED OTHERWISE. PATCH AND REPAIR TO PROVIDE A SMOOTH SURFACE FOR NEW FINISHES.
LEGEND
EXISTING CONSTRUCTION TO REMAIN
EXISTING CONSTRUCTION TO BE REMOVED

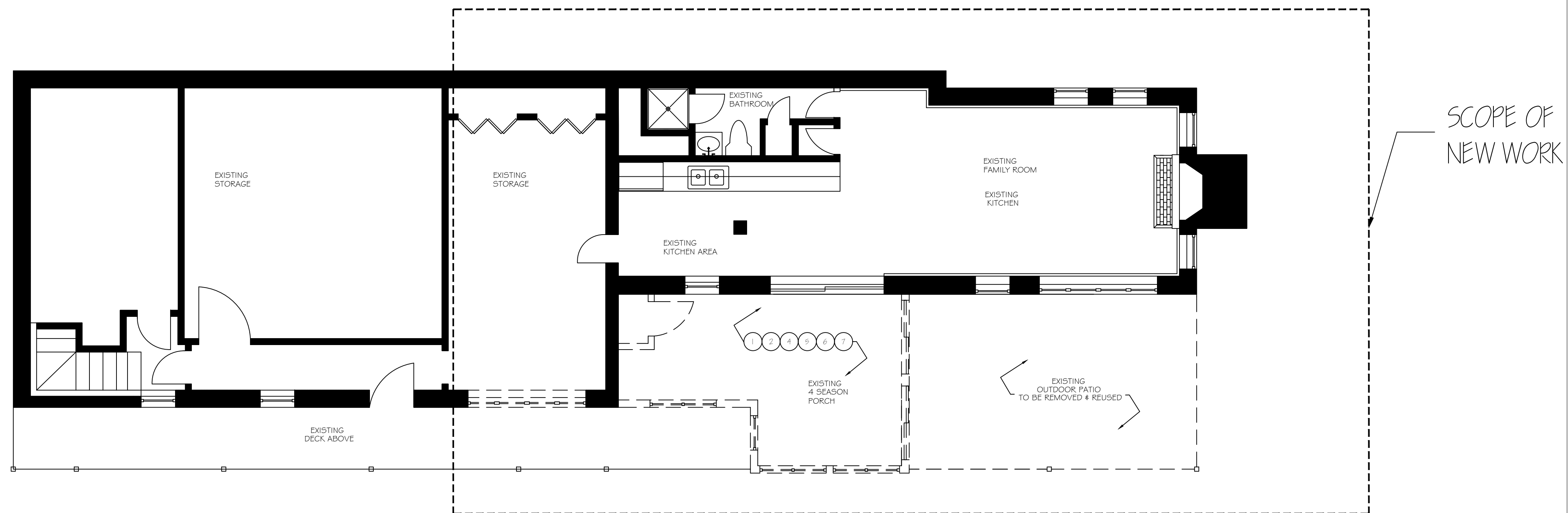
DEMOLITION PLAN (SECOND FLOOR)
1/4" = 1'-0"



DEMOLITION PLAN (FIRST FLOOR)
1/4" = 1'-0"



DEMOLITION PLAN (BASEMENT)
1/4" = 1'-0"



PROJECT
SCHUATE RESIDENCE
ADDITION/RENOVATION
SCHUATE, MA

DEMOLITION PLAN

REVISIONS
DATE DESCRIPTION

DRAWING INFORMATION
DATE: 03.24.2006
SCALE: 1/4" = 1'-0"
DESCRIPTION: BID

SHEET NUMBER

DI

GENERAL NOTES

1. ALL LIGHT FIXTURES TO BE SUPPLIED BY OWNER AND INSTALLED BY G.C.
2. WHERE DIMENSIONS ARE CALLED OUT AS "EQ", LIGHT FIXTURE IS TO BE CENTERED WHEN GIVEN SPACE.
3. ALL GWP CEILINGS ARE TO BE FINISHED. PAINT TO BE PROVIDED BY OWNER.

LIGHTING LEGEND

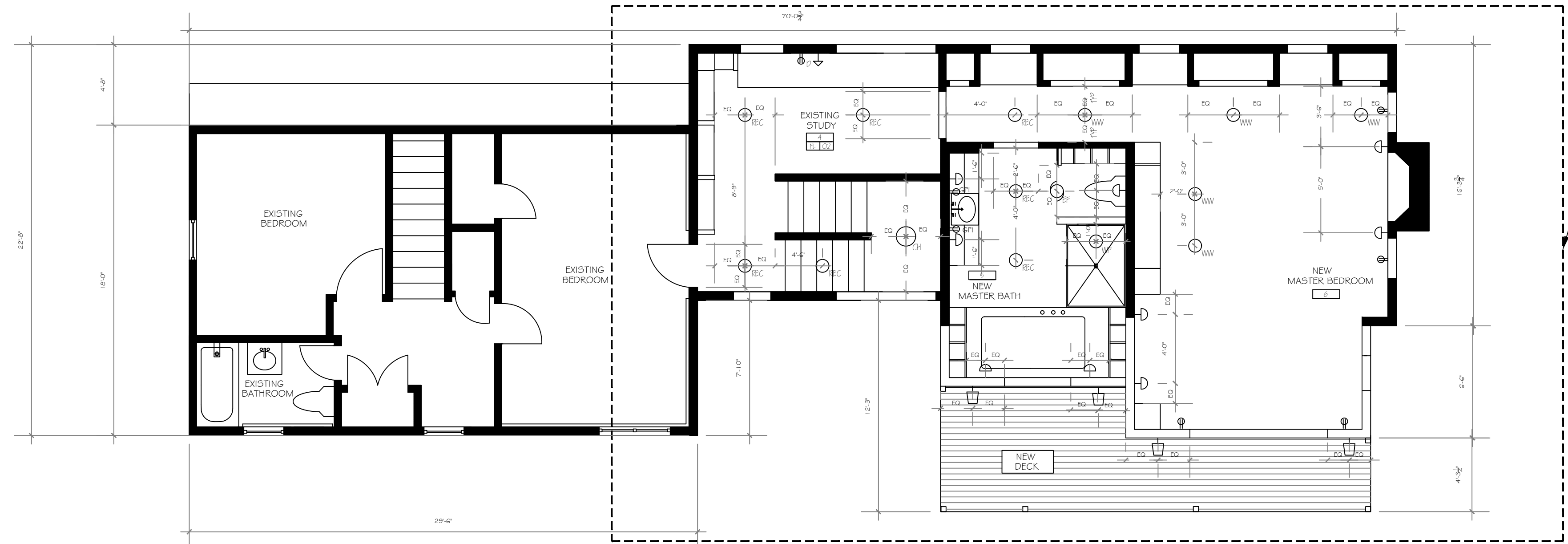
- REC RECESSED LIGHT FIXTURE - RSP
- WW WALL WASKER RECESSED LIGHT FIXTURE - RSP
- WP WATERPROOF RECESSED LIGHT FIXTURE - PROVIDED BY OWNER
- ⊥ WALL SCONES - RSP
- ⊕ OUTDOOR LIGHT FIXTURE - RSP
- ⊖ RECESSED EXHAUST FAN - RSP
- CHANDELER - RSP
- MONO-POINT RECESSED LIGHT - RSP
- TS RECESSED TILT/SWIVEL LIGHTS - RSP

GENERAL NOTES

1. ALL DUPLEX OUTLET LOCATIONS SHALL TYPICALLY BE LOCATED 8" O.C. BETWEEN OUTLETS, UNLESS OTHERWISE NOTED.
2. THE CENTERLINE OF ALL SWITCHPLATES SHALL BE MOUNTED 4" FROM SOCR FRAME.
3. OUTLETS CURRENTLY EXISTING SHALL REMAIN.

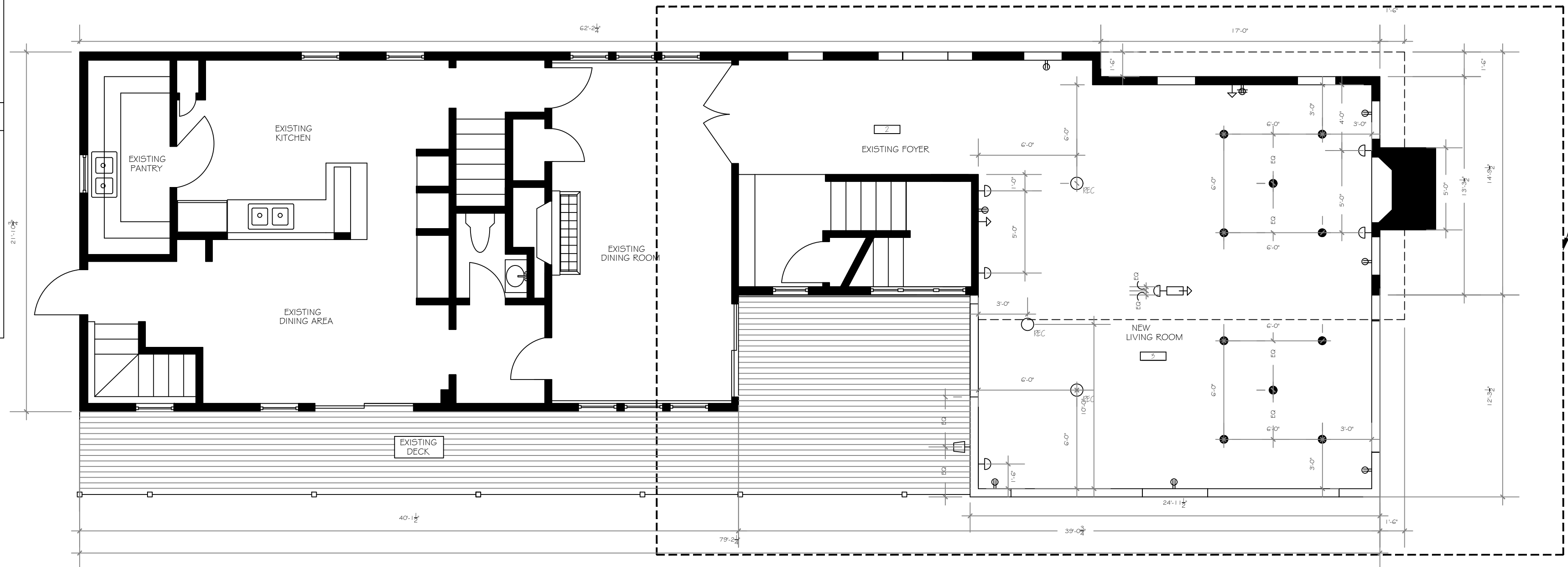
ELECTRICAL LEGEND

- ⊕ DUPLEX OUTLET
- ⊕ D DEDICATED DUPLEX OUTLET
- ⊕ GFI GROUND FAULT INTERRUPTER DUPLEX OUTLET
- ↑ TELEPHONE / DATA OUTLET
- ⊕ QUADPLEX OUTLET



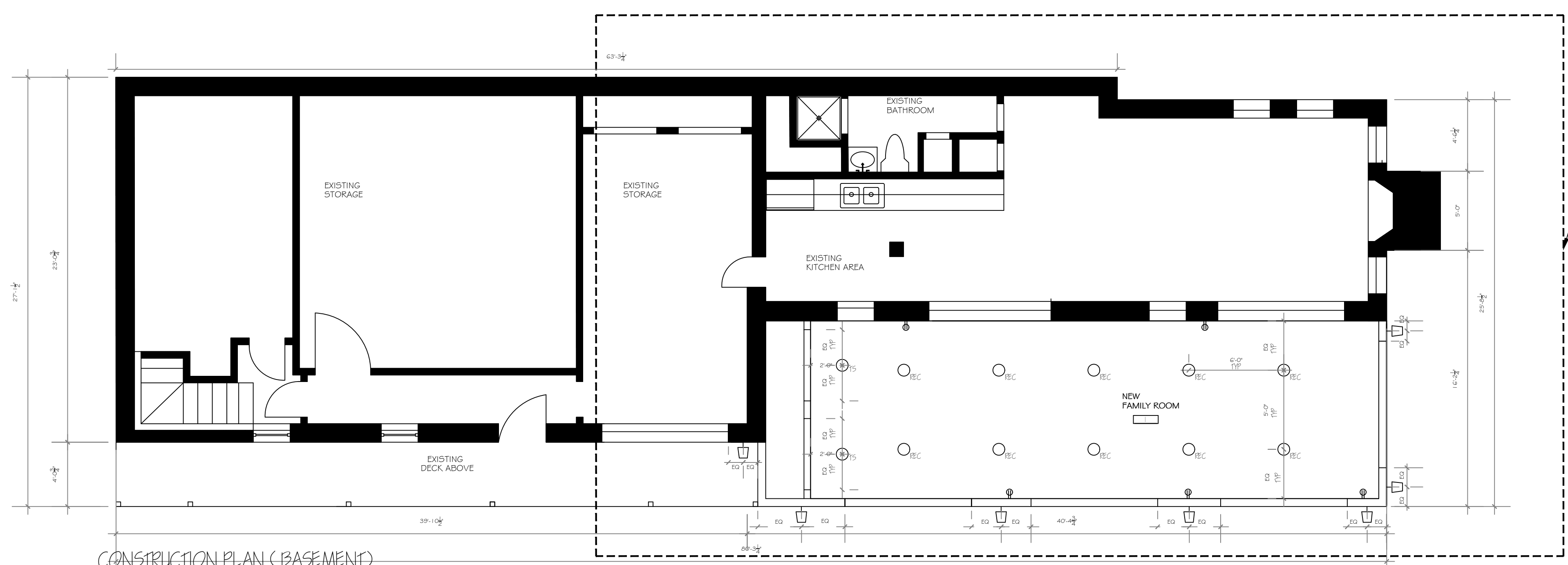
CONSTRUCTION PLAN (SECOND FLOOR)
1/4" = 1'-0"

3
AI
OPENING TO BATH ROOM



CONSTRUCTION PLAN (FIRST FLOOR)
1/4" = 1'-0"

2
AI



CONSTRUCTION PLAN (BASEMENT)
1/4" = 1'-0"

1
AI

SCOPE OF NEW WORK

SCOPE OF NEW WORK

SCOPE OF NEW WORK

PROJECT
SCHUATE RESIDENCE
ADDITION/RENOVATION
SCHUATE, MA

REFLECTED CEILING
PLAN & POWER PLAN

REVISIONS

#	DATE	DESCRIPTION

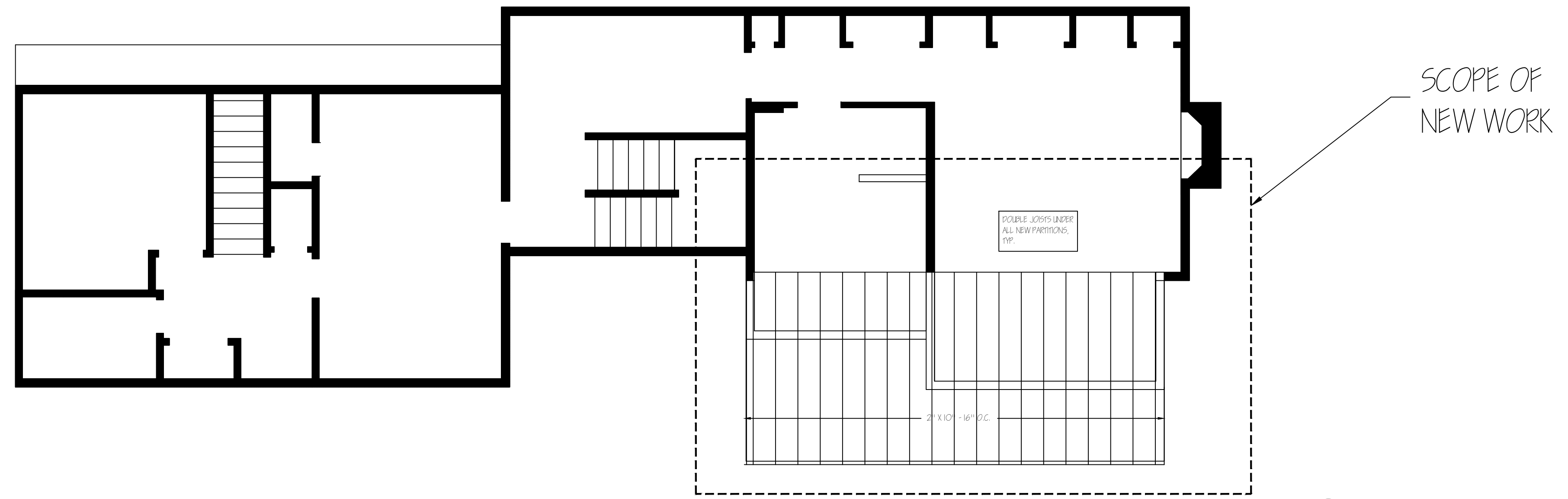
DRAWING INFORMATION
DATE: 03.24.2006
SCALE: 1/4" = 1'-0"
DESCRIPTION: BID

SHEET NUMBER

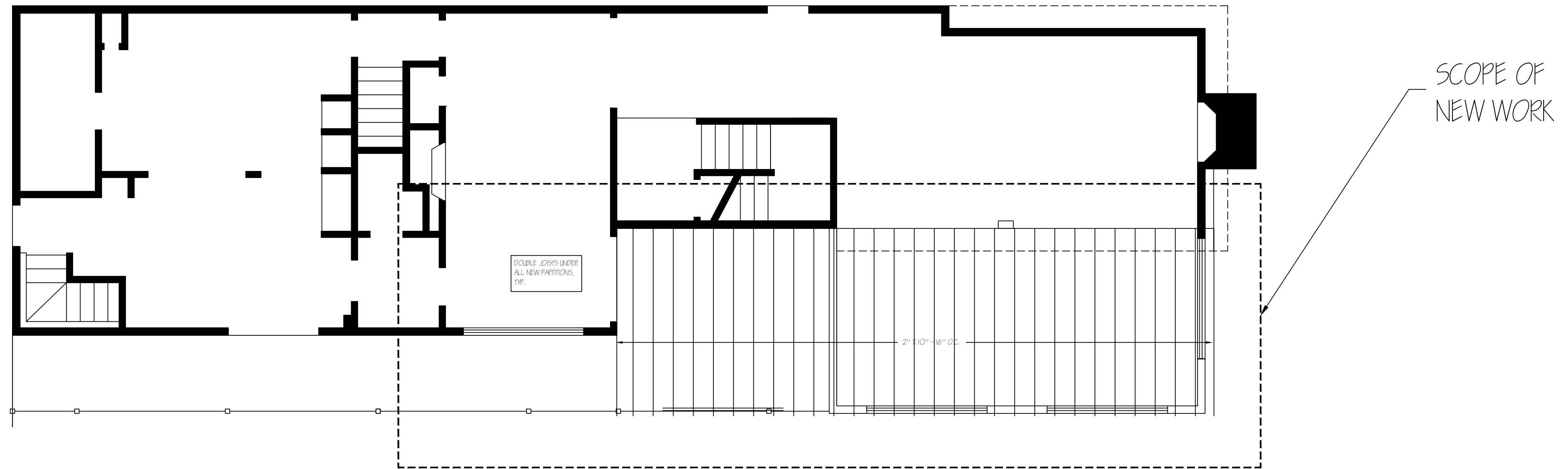
A2

GENERAL NOTES

1. FLOOR SHEATHING SHALL BE 5/4" PLYWOOD, GATED AND NAILED.
2. ALL FRAMING LUMBER SHALL HAVE A MINIMUM FIB OF 1000 PSI.
3. PROVIDE SOLID BLOCCING AND DOUBLE JOISTS UNDER PARTITIONS, TYPICAL.
4. PROVIDE BLOCCING/HEADERS AS REQUIRED AT ALL TOILETS AND HVAC OPENING.



FLOOR FRAMING PLAN (SECOND FLOOR)
1/4" = 1'-0"



FLOOR FRAMING PLAN (FIRST FLOOR)
1/4" = 1'-0"

PROJECT

SCITUATE RESIDENCE
ADDITION/RENOVATION
SCITUATE, MA

FLOOR FRAMING PLAN

REVISIONS

#	DATE	DESCRIPTION

DRAWING INFORMATION

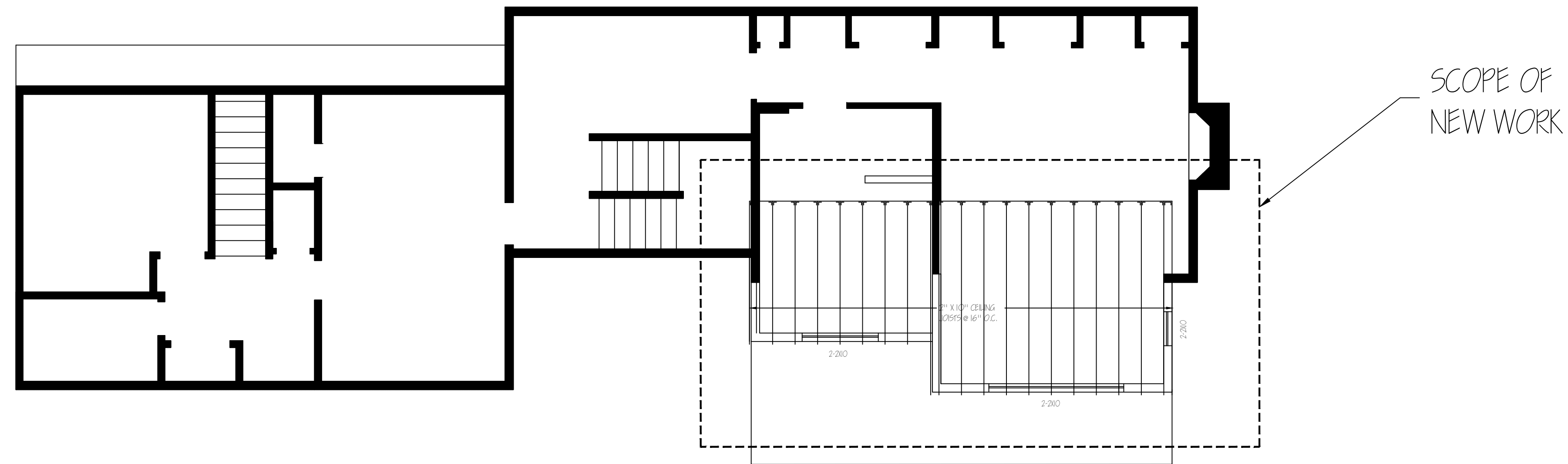
DATE: 03.21.2006
SCALE: 1/4" = 1'-0"
DESCRIPTION: REVIEW

SHEET NUMBER

A3

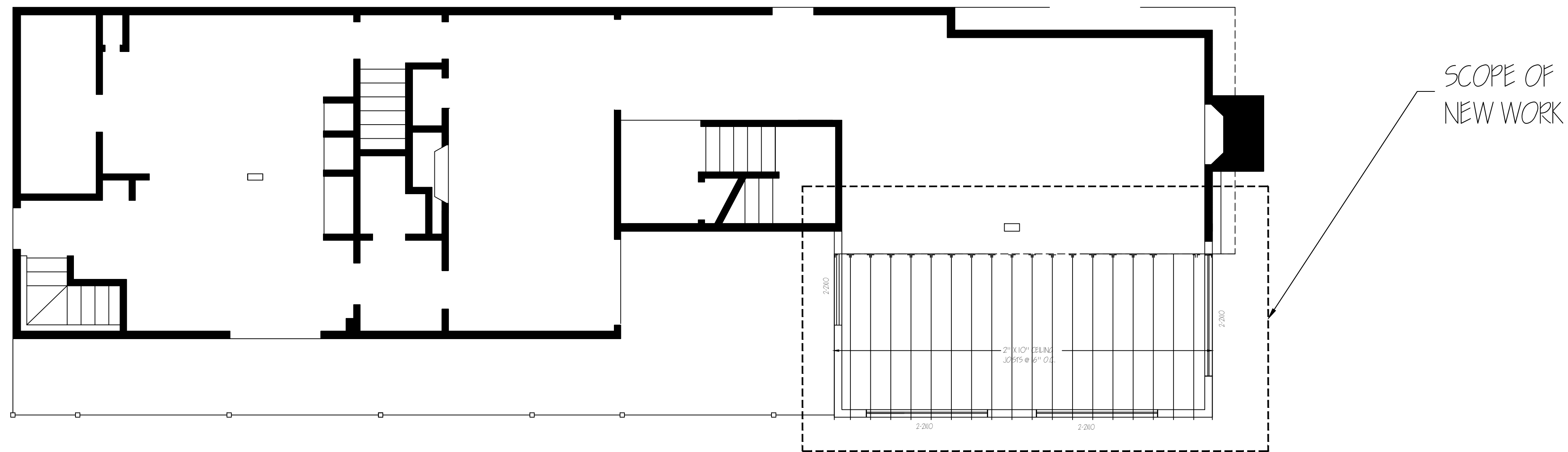
GENERAL NOTES

1. ALL ROOF OVERHANGS SHALL BE 9" NOMINAL.
2. ROOF SHEATHING SHALL BE 1/2" CDX F5 PLYWOOD.



ROOF FRAMING PLAN (SECOND FLOOR)
1/4" = 1'-0"

2
A4



ROOF FRAMING PLAN (FIRST FLOOR)
1/4" = 1'-0"

1
A4

PROJECT

SCITUATE RESIDENCE
ADDITION/RENOVATION
SCITUATE, MA

ROOF FRAMING PLAN

REVISIONS

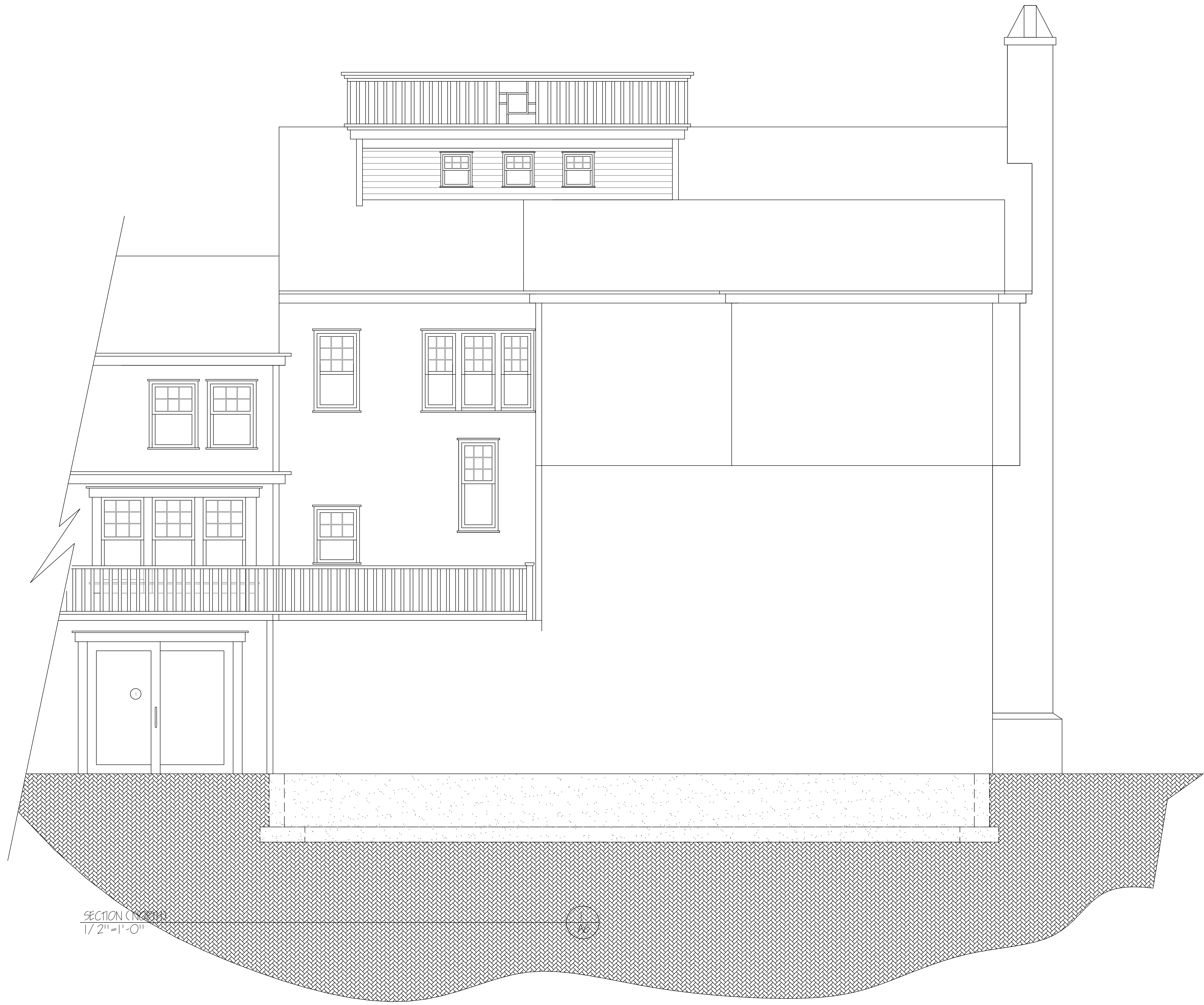
#	DATE	DESCRIPTION

DRAWING INFORMATION

DATE: 03.24.2006
SCALE: 1/4" = 1'-0"
DESCRIPTION: BID

SHEET NUMBER

A4



SECTION C-NORTH
1/2"=1'-0"

PROJECT
SCHUATE RESIDENCE
ADDITION/RENOVATION
SCHUATE, MA

SECTION

REVISIONS

#	DATE	DESCRIPTION

DRAWING INFORMATION
DATE: 03.21.2006
SCALE: 1/2"=1'-0"
DESCRIPTION: REVIEW

SHEET NUMBER

A6



EXTERIOR ELEVATION (NORTH)
1/4" = 1'-0"

2
A5



EXTERIOR ELEVATION (WEST)
1/4" = 1'-0"

2
A5

PROJECT

SCHUATE RESIDENCE
ADDITION/RENOVATION
SCHUATE, MA

EXTERIOR
ELEVATIONS

REVISIONS

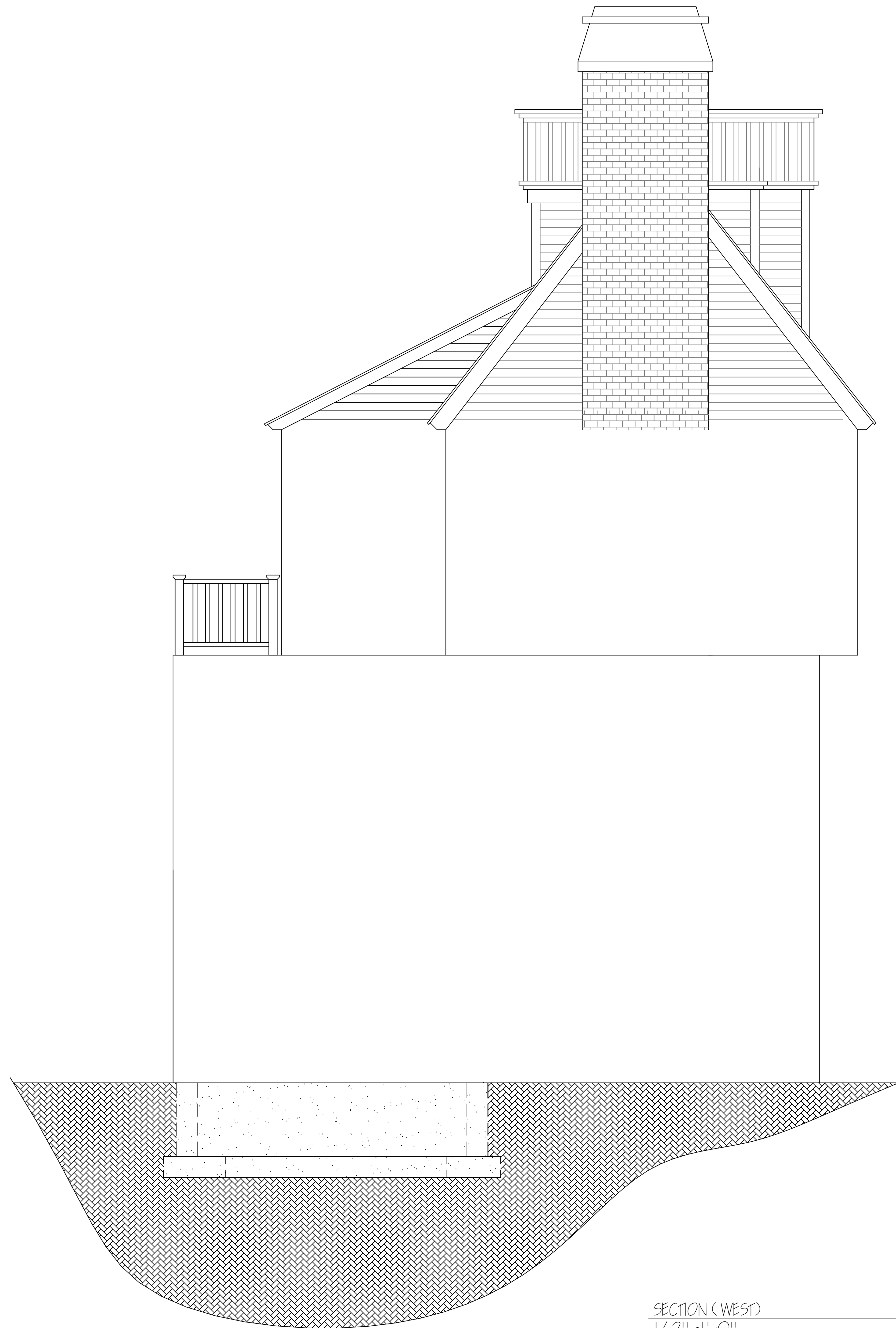
#	DATE	DESCRIPTION

DRAWING INFORMATION

DATE: 03.24.2006
SCALE: 1/4" = 1'-0"
DESCRIPTION: BID

SHEET NUMBER

A5



SECTION (WEST)
1/2" = 1'-0"

1
A6.1

PROJECT

SCHUATE RESIDENCE
ADDITION/RENOVATION
SCHUATE, MA

SECTION

REVISIONS

#	DATE	DESCRIPTION

DRAWING INFORMATION

DATE: 03.21.2006
SCALE: 1/2" = 1'-0"
DESCRIPTION: REVIEW

SHEET NUMBER

A6.1