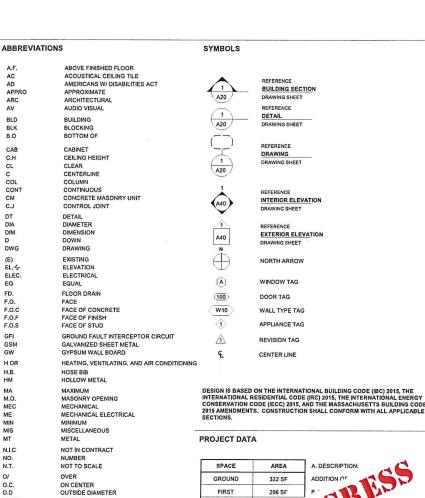
# 979 Main St

Walpole, MA

04.07.2021 CD SET (DRAFT)



OPNG OP

REQ'

SCHED.
S.G
SIM
S.L.
SQ
SPE
S.S.
SST
ST
STO
STRUC

**OPENING** OPPOSITE PAINT GRADE PAINTED

REQUIRED

SCHEDULE STAIN GRADE SIMILAR SEE LANDSCAPE DRAWING SQUARE SPECIFICATION SEE STRUCTURAL DRAWINGS STAINLESS STEEL

STRUCTURAL

TEMPERED TONGUE AND GROOVE

TUBULAR STEEL UNLESS OTHERWISE NOTED

VERIFY IN FIELD

WITHOUT woon

ROUGH OPENING

GENERAL REQUIREMENTS

ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE LOCALS BUILDING CODES AND REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS APPLICABLE TO SPECIFIC TRADES OR SUBCONTRACTORS.

CONTRACTOR SHALL EXAMINE THE PREMISES AND SITE SO AS TO COMPARE THEM TO THE CONTRACT DRAWINGS AND WILL BE FAMILIAR WITH THE EXISTING CONDITIONS OF THE BUILDING AND ADJACENT PROPERTY PRIOR TO SUBMISSION OF BID NUMBER. ALLOWANCES ARE TO BE MADE TO INCLUDE ALL ITEMS OF WORK INCLUDING BOTH LABOR OR MATERIALS FOR ALL NOTED, DETAILS, OR IMPLIED ITEMS REQUIRED TO ATTAIN THE COMPLETED CONDITIONS PROPOSED IN THE DRAWINGS AND SPECIFICATIONS.

- CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND SUBCONTRACTORS AND SHALL BE RESPONSIBLE FOR ANY ACTS, OMISSIONS, OR ERRORS OF THE SUBCONTRACTORS AND OR PERSON DIRECTLY OR INDIRECTLY EMPLOYED BY THEM.
- CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS INCLUDING THE SAFETY OF PERSONS AND PROPERTY FOR THE DURATION OF THE PROJECT
- 6. CONTRACTOR SHALL CONFORM TO ALL NEIGHBORHOOD ASSOCIATION RULES AND GUIDELINES.
- CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY AND PRIOR TO ORDERING OF ALL LONG LEAD TIME ITEMS AND OF APPROXIMATE DELIVERY DATES.
- ALL CONSTRUCTION MATERIALS AND SUPPLIES ARE TO BE STORED, HANDLED, AND INSTALLED ACCORDING TO MANUFACTURERS'
- IF ERRORS OR OMISSIONS ARE FOUND IN THE CONTRACT DOCUMENTS, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- DRAWINGS SCHEMATICALLY INDICATE NEW CONSTRUCTION, THE CONTRACTOR SHALL ANTICIPATE, BASED ON EXPERIENCE, A REASONABLE NUMBER OF A DUSTMENTS TO BE NECESSARY TO MEET THE DESIGN OBJECTIVES AND SHOULD CONSIDER SUCH ADJUSTMENTS AS INCLUDED IN THE SCOPE OF WORK.
- 11. WHEN SPECIFIC FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS.
- 12. ALL DIMENSIONS ARE TO BE TAKEN FROM NUMERIC DESIGNATIONS ONLY; DIMENSIONS ARE NOT TO BE SCALED OFF OF THE DRAWINGS.
- THESE NOTES ARE TO APPLY TO ALL DRAWINGS AND GOVERN UNLESS MORE SPECIFIC REQUIREMENTS ARE INDICATED THAT ARE APPLICABLE TO PARTICULAR DIVISIONS OF THE WORK. SEE SPECIFICATIONS AND GENERAL NOTES IN THE INDIVIDUAL SUBSECTIONS OF CONTRACT DOCUMENTS FOR ADDITIONAL INFORMATION.
- 14. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
- PROVIDE WEATHERSTRIPPING AT ALL DOORS LEADING FROM HEATED TO UNHEATED AREAS. PROVIDE VINYL BEAD TYPE WEATHERSTRIPPING AT THESE DOORS AND WINDOWS. ALL SIDES OF NEW DOORS ARE TO BE WEATHERSTRIPPED INCLUDING THE THRESHOLD.
- 16. CAULK AND SEAL OPENINGS IN BUILDING EXTERIOR TO A THICKNESS OF 1/8" OR GREATER TO PREVENT AIR INFILTRATION
- 17. ALL WINDOWS ARE TO BE OPERABLE FOR CLEANING UNLESS OTHERWISE NOTED.
- ALL WALL FRAMING SHALL BE 3 5/8" AT 16" ON CENTER UNLESS OTHERWISE NOTED
- 19. ALL GYPSUM BOARD SHALL BE 5/8" THICK UNLESS OTHERWISE NOTED
- 20. STRUCTURAL WOOD MEMBERS ADJACENT TO CONCRETE ARE TO BE PRESSURE TREATED DOUGLAS FIR.

AREA	A. DESCRIPTION:
322 SF	ADDITION OF
296 SF	B. T. S.
322 SF	MENTS)/
-17	.auRANT)
	RUCTION CLASSIFICAT
	TYPE 3-A CONSTRUCTION
	_
	296 SF

BUILDING SECTION

INTERIOR ELEVATION

EXTERIOR ELEVATION

NORTH ARROW

WINDOW TAG

WALL TYPE TAG APPLIANCE TAG

REVISION TAG

DOOR TAG

REFERENCE

DRAWING LIST

SHEET NUMBER	SHEET NAME	Revision	Revision Date
A115	Unnamed		
C1	CIVIL SITE PLAN		
A001	BUILDING INFORMATION		
A002	BUILDING INFO - EXIST, AREA CALCS		
A003	BUILDING INFO - PROP. AREA CALCS		
A010	ARCH SITE PLAN - PROPOSED		
A100	DEMO FLOOR PLANS		
A101	LEVEL G - PROPOSED		
A102	A102 LEVEL 1 - PROPOSED		
A103	LEVEL 2 - PROPOSED		
A104	LEVEL 3 - PROPOSED		
A105	LEVEL 4 - PROPOSED		
A106	ROOF LEVEL - PROPOSED		
A107	FLOOR FINISH PLANS		
A108	FLOOR FINISH PLANS		
A109	FLOOR FINISH PLANS		
A110	PAINT PLANS		
A111	PAINT PLANS		
A112	PAINT PLANS		
A113	REFLECTED CEILING PLANS		
A114	REFLECTED CEILING PLANS		
A200	ELEVATIONS - DEMO/PROPOSED		
A201	ELEVATIONS - DEMO/PROPOSED		
A300	SECTIONS		-
A400	PERSPECTIVE VIEWS		
A600	SCHEDULES, DIAGRAMS		
AM100	MECH LAYOUT - LEVEL G,1		
AM101	MECH LAYOUT - LEVEL 2,3		

VICINITY MAP



STREET

Construction Type V-B

Occupancy Use Group R-Residential

ZONING TABLE	979 MAIN STREET ZONING SUMMARY PROPOSE CBD SUBDISTRICT:			
TOWN OF WALPOLE, CENTRAL BUSINESS ZONING DISTRICT - CBD	PERMITTED DIMENSION	EXISTING DIMENTION	PROPOSED DIMENSION	RELIEF REQUIRED
LOT AREA (SF) MINIMUM	5,000	4,356	4,356	E/N
LOT FRONTAGE (FEET) MINIMUM	50			
MAX. LOT COVERAGE BY STRUCTURES (PERCENT)	90			
BUILDING HEIGHT (FEET) MAXIMUM	52 (14)			
USABLE OPEN SPACE (MIN. SQUARE FEET/DW UNIT)	N/A	-12	iss	
FRONT YARD MIN. DEPTH (FEET - SOUTH SIDE)	n R	Olive		
FRONT YARD MAX, DEPTI (FEET - SOUTH SIDE)	N/A N/A			-
SIDE YARD DEPTH (FEET - WEST SIDE)	0 (5)			
SIDE YARD DEPTH (FEET - EAST SIDE)	0 (5)			
REAR YARD DEPTH (FEET - NORTH SIDE)	10 (6)			
MAX. LOT COVERAGE BY STRUCTURES & OTHER IMPERVIOUS SURFACES	100			

1. Any setbacks established beyond zero (0) shall be to enhance the pedestrian-oriented quality of the space within that setback pursuant to the Central Business District Design Guidelines in Section 13.11...

design | resource | team Design Resource Team, LLC 546 East Broadway Boston, MA 02127 617.804.6117 **GENERAL NOTES:** PLEASE CONFIRM COMPANY NAME Design Resource Team, LLC. 546 East Broadway, Boston, MA 02127 General Contractor

Height & Area
Per Boston Zoning Ordinance

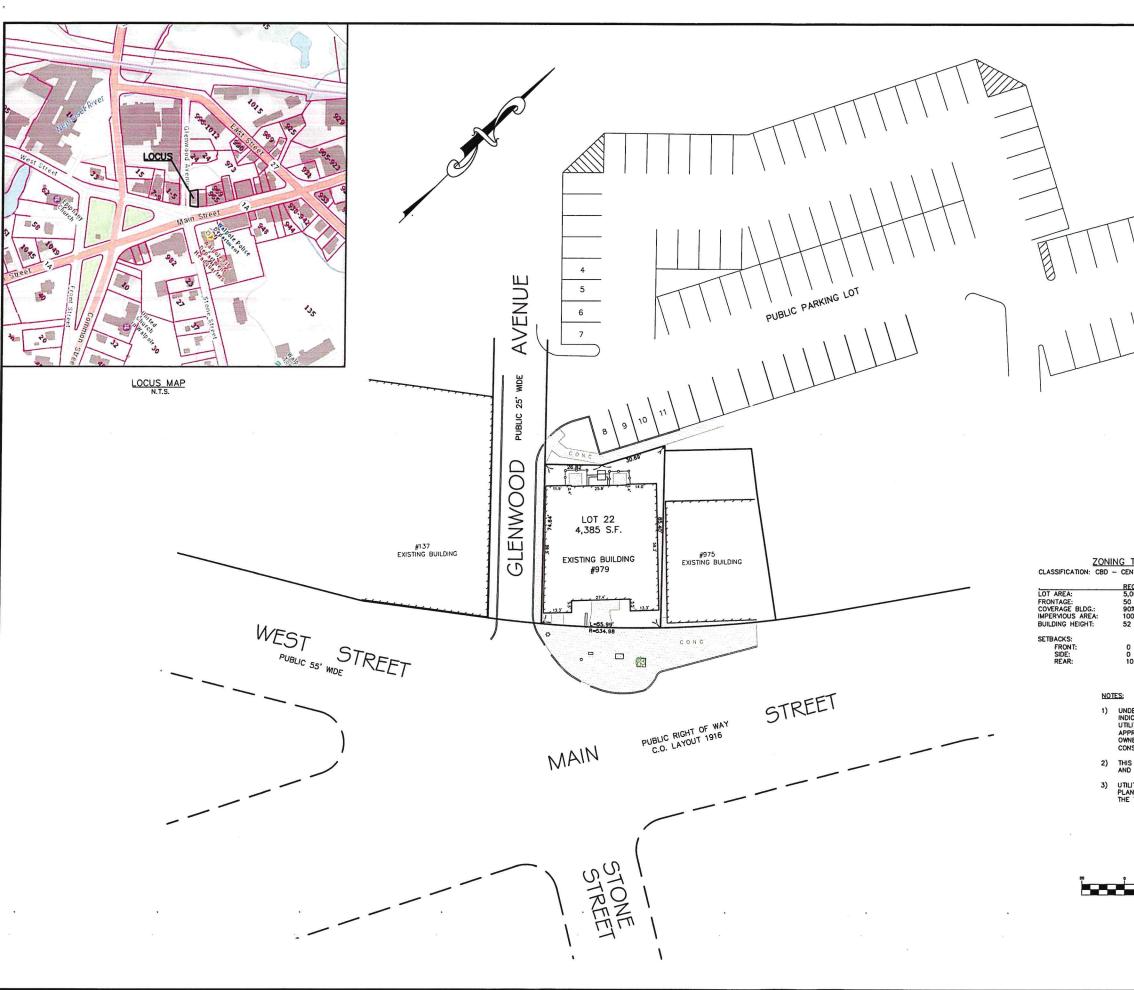
Governing Code MA 780 CMR Residential – 9th Edition, IRC 2015

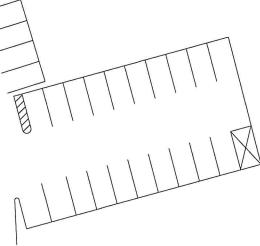
**HUS Companies** 979 Main St

COVER

04.07.2021 NPL

> A000 As indicated





ASSESSOR'S REFERENCE: MAP 30, PARCEL 30

DEED REFERENCE: NORFOLK COUNTY REGISTRY OF DEEDS Bk. 37424, Pg. 205

PLAN REFERENCE: PLAN No. 285 OF 2002, Bk. 495 PLAN No. 286 OF 2002, Bk. 495

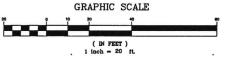
OWNER OF RECORD: JMK Property One LLC P.O. Box 174 Norwood, MA 02062

ZONING CLASSIFICATION; CBD - CENTRAL BUSINESS DISTRICT LOT AREA: 5,000 S.F.

# ZONING TABLE: CLASSIFICATION: CBD - CENTRAL BUSINESS DISTRICT

	REQUIRED	EXISTING	PROPOSED
LOT AREA:	5,000 S.F.	4,387 S.F.	4,387 S.F.
FRONTAGE:	50 ft.	55.9 ft.(Main St)	55.9 ft.(Main St)
COVERAGE BLDG.:	90%	68.1%	68.1%
IMPERVIOUS AREA:	100%	92.2%	92.2%
BUILDING HEIGHT:	52 ft.	27±'	See Arch Plan (47'-1")
SETBACKS:			
FRONT:	0	5.0 ft.(Main)	5.0 ft.(Main)
SIDE:	Ö	0.6 ft.	0.6 ft.
REAR:	10 ft.	9.5 ft.	9.5 ft.

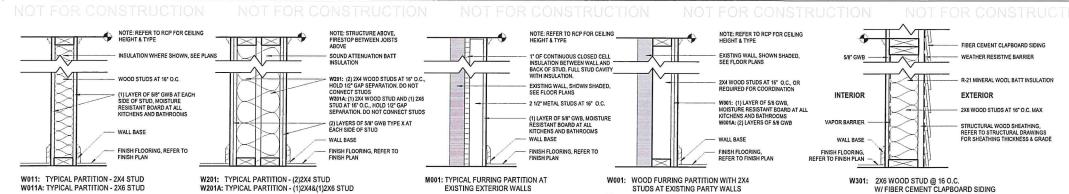
- 1) UNDERGROUND UTILITIES SHOWN ARE FROM OBSERVED SURFACE INDICATIONS AND COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES. THEY ARE APPROXIMATE ONLY AND IT IS THE CONTRACTOR AND/OR OWNERS RESPONSIBLE TO VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. "DIG SAFE" 1—888—344—7233.
- THIS PLAN WAS PREPARED FROM AN ON THE GROUND SURVEY AND PLANS OF RECORD.
- 3) UTILITY INFORMATION IN MAIN STREET WAS OBTAINED FROM PLANS ON FILE WITH THE NORFOLK REGISTRY OF DEEDS AND THE TOWN OF WALPOLE.



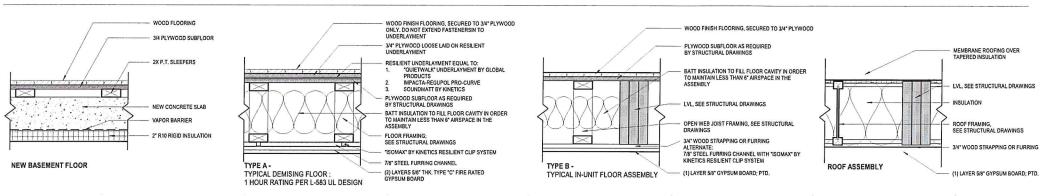
# SITE PLAN OF LAND "979 MAIN STREET" WALPOLE, MASSACHUSETTS

GLM Engineering Consultants, In 19 EXCHANGE STREET HOLLISTON, MA 01746 P: 508-429-1100 F: 508-429-7160 www.GLMengineering.com

DRW.: RST JOB No. 16,731 DATE: APRIL 28, 2020 1"=20' SCALE: 1 of 1 SHEET: 27,403 PLAN #:



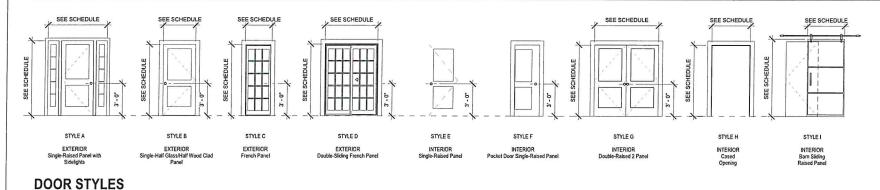
# **WALL TYPES**



W001A: WOOD FURRING PARTITION WITH 2X4

STUDS AT EXISTING PARTY WALLS - (2) LAYERS GWB

# **FLOOR ASSEMBLIES**



#### Mark Function Height Type Mark 1 1NNNNNN NNNNNN Exterior PPPPP 1.1LLLLLLL Exterior 2'-3" 6' - 0" 3' - 0 1/4" 8' - 0 1/2' Interior 3' - 0" 6' - 8" Interior 3' - 0" 6' - 8" Interior 6' - 0" 6' - 8" Interior Interior 6' - 8" Interior Interior

9' - 5 1/2"

DOOR SCHEDULE

Grand total: 82

SEE FLOOR PLANS FOR PARTITION TAGS AND LOCATIONS.

2. SEE FLOOR PLANS FOR LOCATIONS OF SOUND INSULATION.

 PARTITION TYPE DETAILS SHOW ONLY PRINCIPLE COMPONENTS AND REQUIREMENTS; RATED PARTITIONS WITH U.L. DESIGN NUMBERS MAY HAVE ADDITIONAL COMPONENTS AND REQUIREMENTS; REFER TO U.L. FIRE RESISTANCE DIRECTORY.

 RATED PARTITIONS SHALL HAVE U.L. HEAD DESIGNS, SEALANT, AND FILL MATERIAL OF THE SAME RATING.

5. ALL THROUGH-WALL PENETRATIONS MUST BE COMPLETED TO PREVENT DIRECT CONTACT WITH FRAMING MEMBERS AND SHALL BE ACOUSTICALLY SEALED WITH A RESILIENT, NON-HARDENING CAULK. IF THE PENETRATION IS THOUGH A FIRE-RATEO PARTITION, AN ACOUSTICAL FIRE-RATED CAULK SHALL BE USED.

 SEE SPECIFICATIONS AND STRUCTURAL DRAWINGS FOR REINFORCING, BRACING AND OTHER SPECIAL REQUIREMENTS.

 PROVIDE LATERAL BRACING AND CROSS-BRIDGING AS RECOMMENDED BY STUD MANUFACTURER FOR EACH CONDITION

8. COORDINATE FINISHES APPLIED TO PARTITIONS AS INDICATED IN THE FINISH SCHEDULE, INTERIOR ELEVATIONS AND ELSEWHERE IN THE CONTRACT DOCUMENTS.

 PROVIDE BLOCKING AT LOCATIONS INCLUDING BUT NOT LIMITED TO CASEWORK, SHELVING, COUNTERS, CABINETS, DOOR STOPS, HANDRAIL BRACKETS, TELEVISION LOCATIONS, BATHROOM ACCESSORIES, ETC. WHERE INDICATED, SPECIFIED OR REQUIRED TO PROVIDE A SOLID BASE.

10. SUBSTITUTE MOISTURE-RESISTANT GYPSUM BOARD AT ALL BATHROOMS AND LAUNDRY ROOMS.

11. WHERE TWO OR MORE LAYERS OF GYPSUM BOARD ARE USED, BOTH HORIZONTAL AND VERTICAL JOINTS SHALL BE STAGGERED.

12. FIBER INSULATION SHOULD BE UN-FACED AND SECURED TO STRUCTURE TO PREVENT SAGGING.



Design Resource Team, LLC 546 East Broadway Boston, MA 02127 617.804.6117 info@d-r-Lco

DRAFT

HUS Companies
979 Main St
BUILDING
INFORMATION

 Project number
 221018

 Date
 04.07.2021

 Drawn by
 DB

 Checked by
 NPL

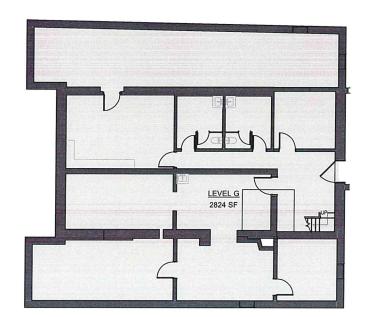
A001

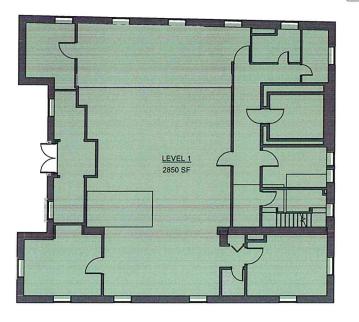
Scale

3' - 5 1/2"

Exterior

.1SSSSSS Interior





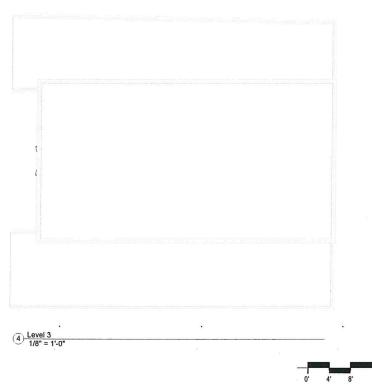
2 Level 1 1/8" = 1'-0"



Existing Gross Building

HUS Companies 979 Main St **BUILDING INFO -**EXIST. AREA CALCS

A002

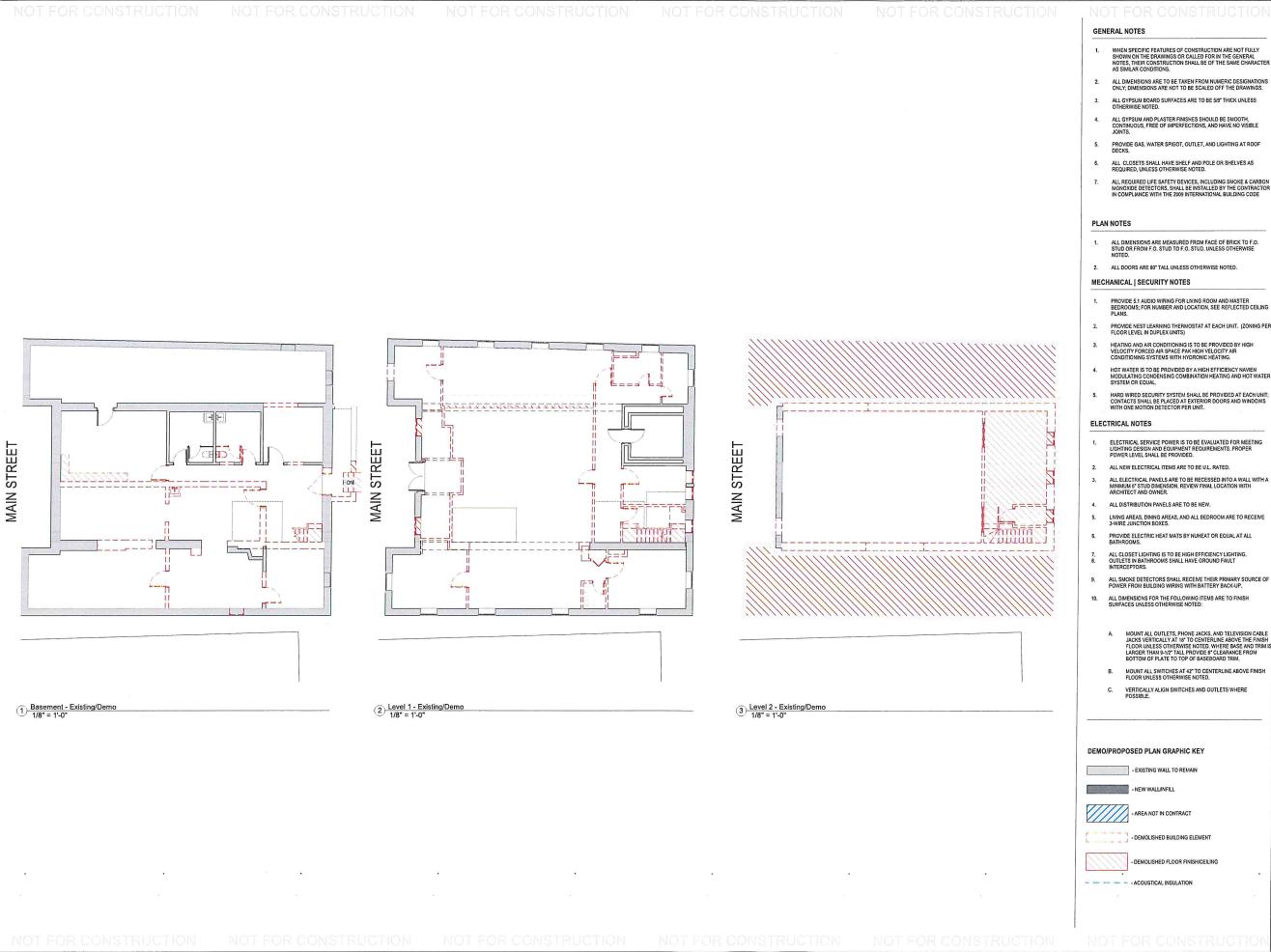


3 Level 2 1/8" = 1'-0"

1) Basement 1/8" = 1'-0"







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**HUS Companies** 979 Main St **DEMO FLOOR PLANS** 

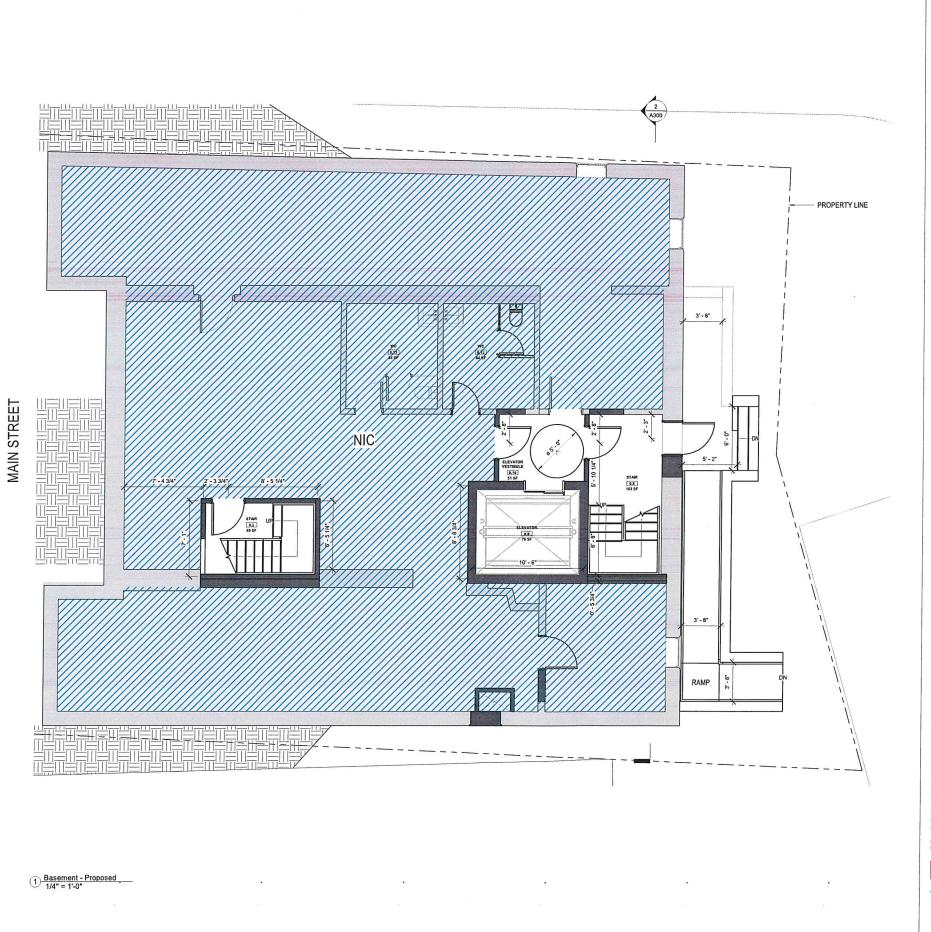
design | resource | team

Design Resource Team, LLC 546 East Broadway Boston, MA 02127 617.804.6117 info@d-r-t.co www.d-r-t.co

Project number 221018 04.07.2021 Drawn by DB Checked by NPL

A100

As indicated



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- PROVIDE GAS, WATER SPIGOT, OUTLET, AND LIGHTING AT ROOF DECKS.
- ALL CLOSETS SHALL HAVE SHELF AND POLE OR SHELVES AS REQUIRED, UNLESS OTHERWISE NOTED.
- ALL REQUIRED LIFE SAFETY DEVICES, INCLUDING SMOKE & CARBON MONOXIDE DETECTORS, SHALL BE INSTALLED BY THE CONTRACTOR IN COMPLIANCE WITH THE 2009 INTERNATIONAL BUILDING CODE

## PLAN NOTES

- ALL DIMENSIONS ARE MEASURED FROM FACE OF BRICK TO F.O. STUD OR FROM F.O. STUD TO F.O. STUD. UNLESS OTHERWISE NOTED.
- ALL DOORS ARE 80° TALL UNLESS OTHERWISE NOTED.

# MECHANICAL | SECURITY NOTES

- PROVIDE 5.1 AUDIO WIRING FOR LIVING ROOM AND MASTER BEDROOMS; FOR NUMBER AND LOCATION, SEE REFLECTED CEILING
- HEATING AND AIR CONDITIONING IS TO BE PROVIDED BY HIGH VELOCITY FORCED AIR SPACE PAK HIGH VELOCITY AIR CONDITIONING SYSTEMS WITH HYDRONIC HEATING.
- HOT WATER IS TO BE PROVIDED BY A HIGH EFFICIENCY NAVIEN MODULATING CONDENSING COMBINATION HEATING AND HOT WATER SYSTEM OR EQUAL.
- HARD WIRED SECURITY SYSTEM SHALL BE PROVIDED AT EACH UNIT; CONTACTS SHALL BE PLACED AT EXTERIOR DOORS AND WINDOWS WITH ONE MOTION DETECTOR PER UNIT.

## ELECTRICAL NOTES

- ELECTRICAL SERVICE POWER IS TO BE EVALUATED FOR MEETING LIGHTING DESIGN AND EQUIPMENT REQUIREMENTS. PROPER POWER LEVEL SHALL BE PROVIDED.
- 2. ALL NEW ELECTRICAL ITEMS ARE TO BE U.L. RATED.
- ALL ELECTRICAL PANELS ARE TO BE RECESSED INTO A WALL WITH A MINIMUM 6° STUD DIMENSION. REVIEW FINAL LOCATION WITH ARCHITECT AND OWNER.
- 4. ALL DISTRIBUTION PANELS ARE TO BE NEW.
- LIVING AREAS, DINING AREAS, AND ALL BEDROOM ARE TO RECEIVE 3-WIRE JUNCTION BOXES.
- PROVIDE ELECTRIC HEAT MATS BY NUHEAT OR EQUAL AT ALL BATHROOMS.
- ALL CLOSET LIGHTING IS TO BE HIGH EFFICIENCY LIGHTING. OUTLETS IN BATHROOMS SHALL HAVE GROUND FAULT INTERCEPTORS.
- ALL SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY SOURCE OF POWER FROM BUILDING WIRING WITH BATTERY BACK-UP.
- ALL DIMENSIONS FOR THE FOLLOWING ITEMS ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED:
- A. MOUNT ALL OUTLETS, PHONE JACKS, AND TELEVISION CABLE JACKS VERTICALLY AT 18" TO CENTRELINE ABOVE THE FINISH FLOOR UNLESS OTHERWISS HOTED, WHERE BASE AND TIRM IS LARGER THAN 9-1/2" TALL PROVIDE 6" CLEARANCE FROM BOTTOM OF PLATE TO TO OF GRASEBOARD TIRM.
- MOUNT ALL SWITCHES AT 42" TO CENTERLINE ABOVE FINISH FLOOR UNICESS OTHERWISE NOTED.
- VERTICALLY ALIGN SWITCHES AND OUTLETS WHERE POSSIBLE.

# DEMO/PROPOSED PLAN GRAPHIC KEY





- DEMOLISHED BUILDING ELEMENT



- DEMOLISHED FLOOR FINISH/CEILING



Design Resource Team, LLC 546 East Broadway Boston, MA 02127 617.804.6117 info@d-r-l.co www.d-r-l.co

Date

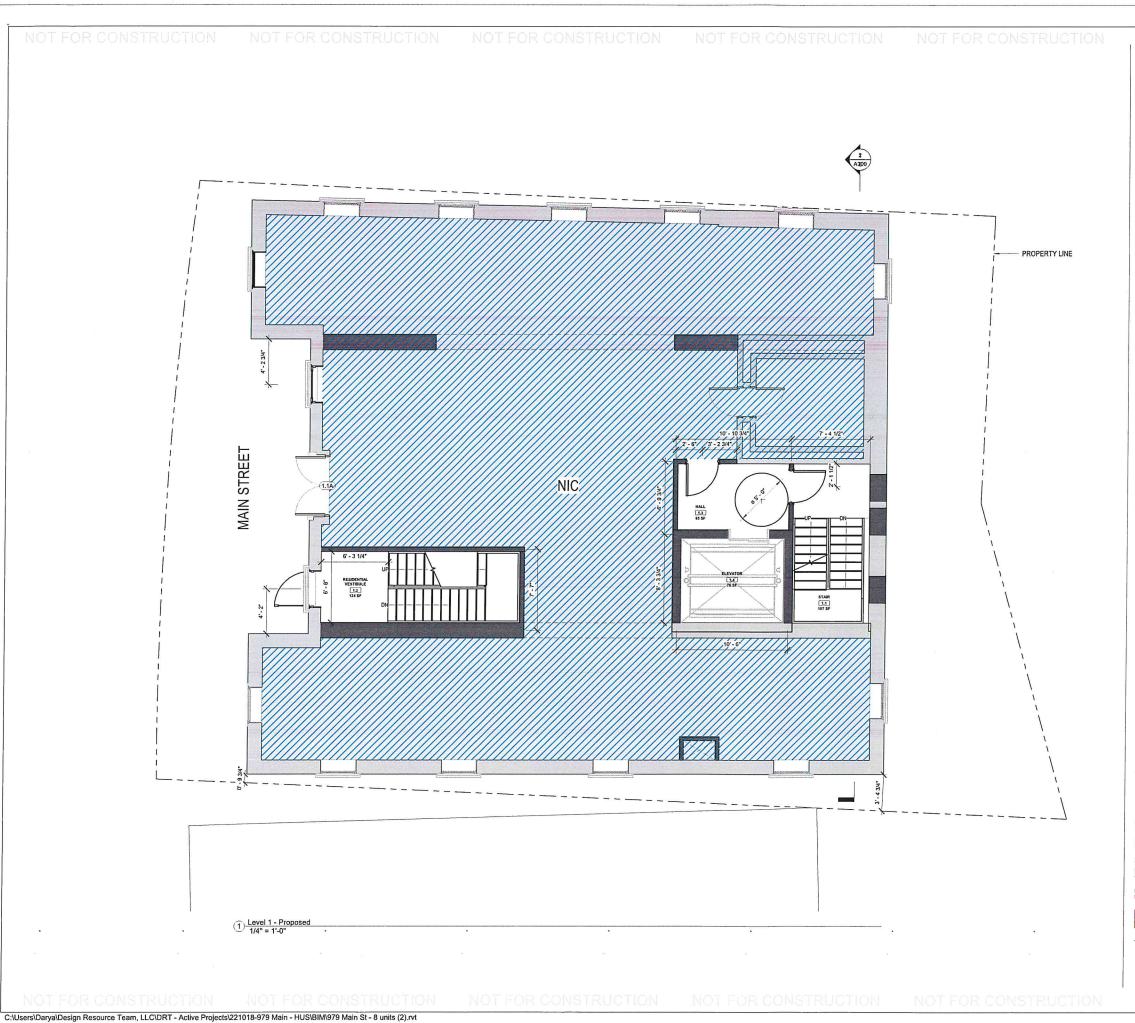
**HUS Companies** 979 Main St LEVEL G -**PROPOSED** . 221018

04.07.2021

A101

Scale

DB NPL As indicated



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- HEATING AND AIR CONDITIONING IS TO BE PROVIDED BY HIGH VELOCITY FORCED AIR SPACE PAK HIGH VELOCITY AIR CONDITIONING SYSTEMS WITH HYDRONIC HEATING.
- HOT WATER IS TO BE PROVIDED BY A HIGH EFFICIENCY NAVIEN MODULATING CONDENSING COMBINATION HEATING AND HOT WATER SYSTEM OR EQUAL.
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# DEMO/PROPOSED PLAN GRAPHIC KEY

- EXISTING WALL TO REMAIN - NEW WALL/INFILL





DEMOLISHED FLOOR FINISH/CEILING

-- - - - ACOUSTICAL INSULATION

**HUS Companies** 979 Main St

design | resource | team

Design Resource Team, LLC 546 East Broadway Boston, MA 02127 617,804,6117

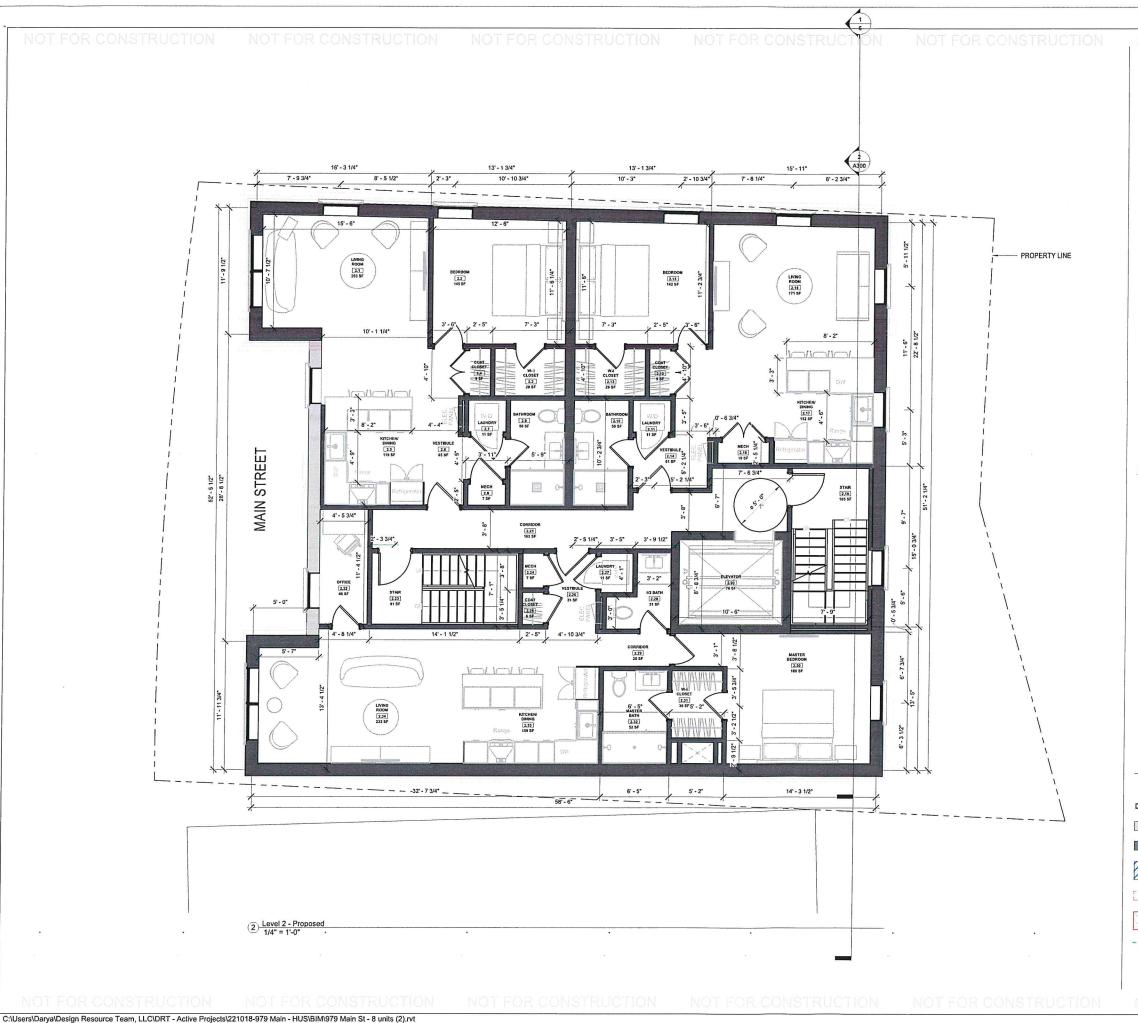
LEVEL 1 -**PROPOSED** 

Project number Drawn by

A102

As indicated

Scale



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- ALL CLOSET LIGHTING IS TO BE HIGH EFFICIENCY LIGHTING. OUTLETS IN BATHROOMS SHALL HAVE GROUND FAULT INTERCEPTORS.
- ALL SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY SOURCE OF POWER FROM BUILDING WIRING WITH BATTERY BACK-UP.
- 10. ALL DIMENSIONS FOR THE FOLLOWING ITEMS ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED:
  - MOUNT ALL OUTLETS, PHONE JACKS, AND TELEVISION CABLE JACKS VERTICALLY AT 18" TO CENTERLINE ABOVE THE FINISH FLOOR UNLESS OTHERWISE NOTED. WHERE BASE AND TRIM IS LARGER THAIN FIZE TALL PROVIDE OF CLEARANCE FROM BOTTOM OF PLATE TO TOP OF BASEBOARD TRIM.
  - MOUNT ALL SWITCHES AT 42" TO CENTERLINE ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED.
  - VERTICALLY ALIGN SWITCHES AND OUTLETS WHERE POSSIBLE.

# DEMO/PROPOSED PLAN GRAPHIC KEY

- EXISTING WALL TO REMAIN - NEW WALL/INFILL



- DEMOLISHED BUILDING ELEMENT



- DEMOLISHED FLOOR FINISH/CEILING

**HUS Companies** 979 Main St LEVEL 2 -**PROPOSED** 

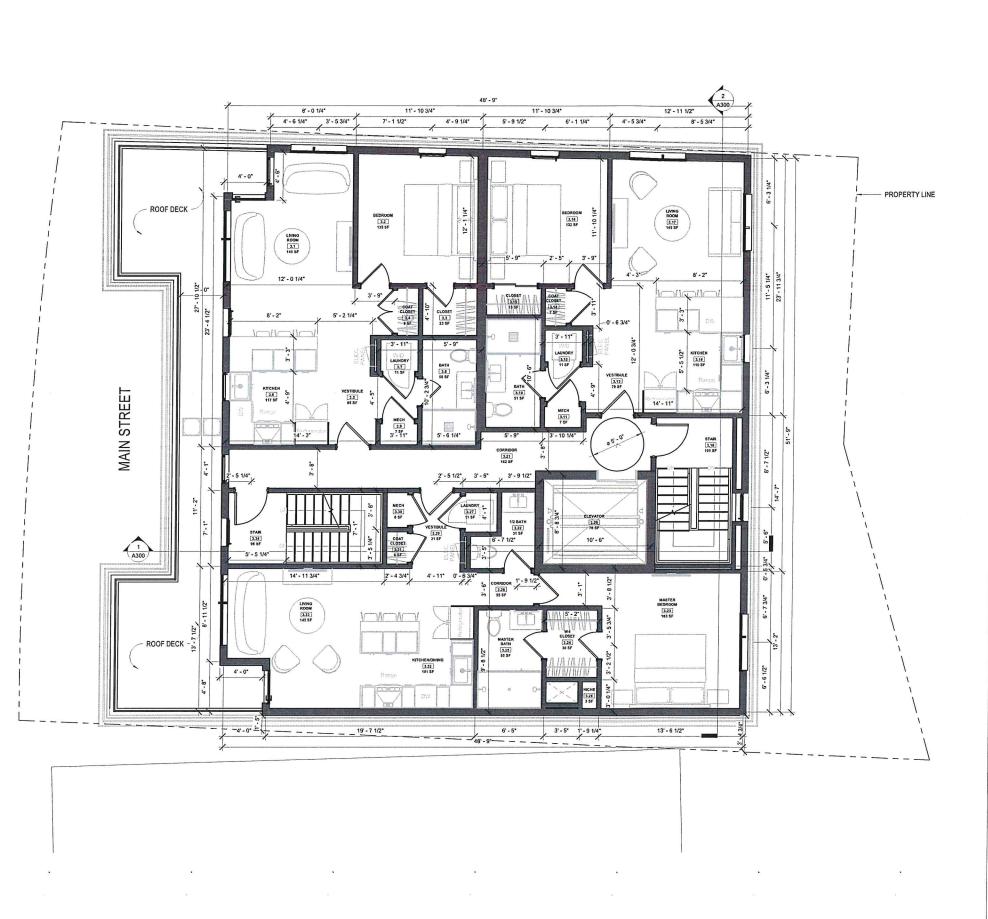
design | resource | team

Design Resource Team, LLC 546 East Broadway Boston, MA 02127 617.604.6117 info@d-r-t.co www.d-r-t.co

Project number 04.07.2021 Drawn by Checked by

A103

As indicated



NOT FOR CONSTRUCTION

# GENERAL NOTES

- WHEN SPECIFIC FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SMILAR CONDITIONS.
- ALL DIMENSIONS ARE TO BE TAKEN FROM NUMERIC DESIGNATIONS ONLY; DIMENSIONS ARE NOT TO BE SCALED OFF THE DRAWINGS.
- ALL GYPSUM BOARD SURFACES ARE TO BE 5/8\* THICK UNLESS OTHERWISE NOTED.
- ALL GYPSUM AND PLASTER FINISHES SHOULD BE SMOOTH, CONTINUOUS, FREE OF IMPERFECTIONS, AND HAVE NO VISIBLE JOINTS.
- PROVIDE GAS, WATER SPIGOT, OUTLET, AND LIGHTING AT ROOF DECKS.
- ALL CLOSETS SHALL HAVE SHELF AND POLE OR SHELVES AS REQUIRED, UNLESS OTHERWISE NOTED.
- ALL REQUIRED LIFE SAFETY DEVICES, INCLUDING SMOKE & CARBON MONOXIDE DETECTORS, SHALL BE INSTALLED BY THE CONTRACTOR IN COMPLIANCE WITH THE 2009 INTERNATIONAL BUILDING CODE

# PLAN NOTES

- ALL DIMENSIONS ARE MEASURED FROM FACE OF BRICK TO F.O. STUD OR FROM F.O. STUD TO F.O. STUD. UNLESS OTHERWISE NOTED.
- ALL DOORS ARE 80° TALL UNLESS OTHERWISE NOTED.

# MECHANICAL | SECURITY NOTES

- PROVIDE 5.1 AUDIO WIRING FOR LIVING ROOM AND MASTER
  BEDROOMS; FOR NUMBER AND LOCATION, SEE REFLECTED CEILING
  PLANS.
- PROVIDE NEST LEARNING THERMOSTAT AT EACH UNIT. (ZONING FLOOR LEVEL IN DUPLEX UNITS)
- HEATING AND AIR CONDITIONING IS TO BE PROVIDED BY HIGH VELOCITY FORCED AIR SPACE PAK HIGH VELOCITY AIR CONDITIONING SYSTEMS WITH HYDRONIC HEATING.
- HOT WATER IS TO BE PROVIDED BY A HIGH EFFICIENCY NAVIEN MODULATING CONDENSING COMBINATION HEATING AND HOT WATER SYSTEM OR FOLIAL
- HARD WIRED SECURITY SYSTEM SHALL BE PROVIDED AT EACH UNIT. CONTACTS SHALL BE PLACED AT EXTERIOR DOORS AND WINDOWS WITH ONE MOTION DETECTOR PER UNIT.

## **ELECTRICAL NOTES**

- ELECTRICAL SERVICE POWER IS TO BE EVALUATED FOR MEETING LIGHTING DESIGN AND EQUIPMENT REQUIREMENTS. PROPER POWER LEVEL SHALL BE PROVIDED.
- 2. ALL NEW ELECTRICAL ITEMS ARE TO BE U.L. RATED.
- ALL ELECTRICAL PANELS ARE TO BE RECESSED INTO A WALL WITH A
  MINIMUM 6" STUD DIMENSION. REVIEW FINAL LOCATION WITH
  ARCHITECT AND OWNER.
- 4. ALL DISTRIBUTION PANELS ARE TO BE NEW.
- LIVING AREAS, DINING AREAS, AND ALL BEDROOM ARE TO RECEIVE 3-WIRE JUNCTION BOXES.
- PROVIDE ELECTRIC HEAT MATS BY NUHEAT OR EQUAL AT ALL BATHROOMS.
- ALL CLOSET LIGHTING IS TO BE HIGH EFFICIENCY LIGHTING.
  OUTLETS IN BATHROOMS SHALL HAVE GROUND FAULT
  INTERCEPTORS.
- ALL SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY SOURCE OF POWER FROM BUILDING WIRING WITH BATTERY BACK-UP.
- ALL DIMENSIONS FOR THE FOLLOWING ITEMS ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED:
  - MOUNT ALL OUTLETS, PHONE JACKS, AND TELEVISION CABLE JACKS VERTICALLY AT 16" TO CENTERLINE ABOVE THE FINISH FLOOR UNIESS OTHERWISE MOTED, WHERE BASE AND TRIM IS LARGER THAN 9-1/2" TALL PROVIDE 6" CLEARANCE FROM BOTTOM OF PLATE TO TOP OF BASEBOARD TRIM.
- MOUNT ALL SWITCHES AT 42" TO CENTERLINE ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED.
- C. VERTICALLY ALIGN SWITCHES AND OUTLETS WHERE POSSIBLE.

# DEMO/PROPOSED PLAN GRAPHIC KEY

EXISTING WALL TO REMAIN
 NEW WALL/INFILL

- AREA NOT IN CONTRACT

- DEMOLISHED BUILDING ELEMENT

- DEMOLISHED FLOOR FINISH/CEILING

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HUS Companies 979 Main St

> LEVEL 3 -PROPOSED

 Project number
 .221018

 Date
 .04.07.2021

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 DB

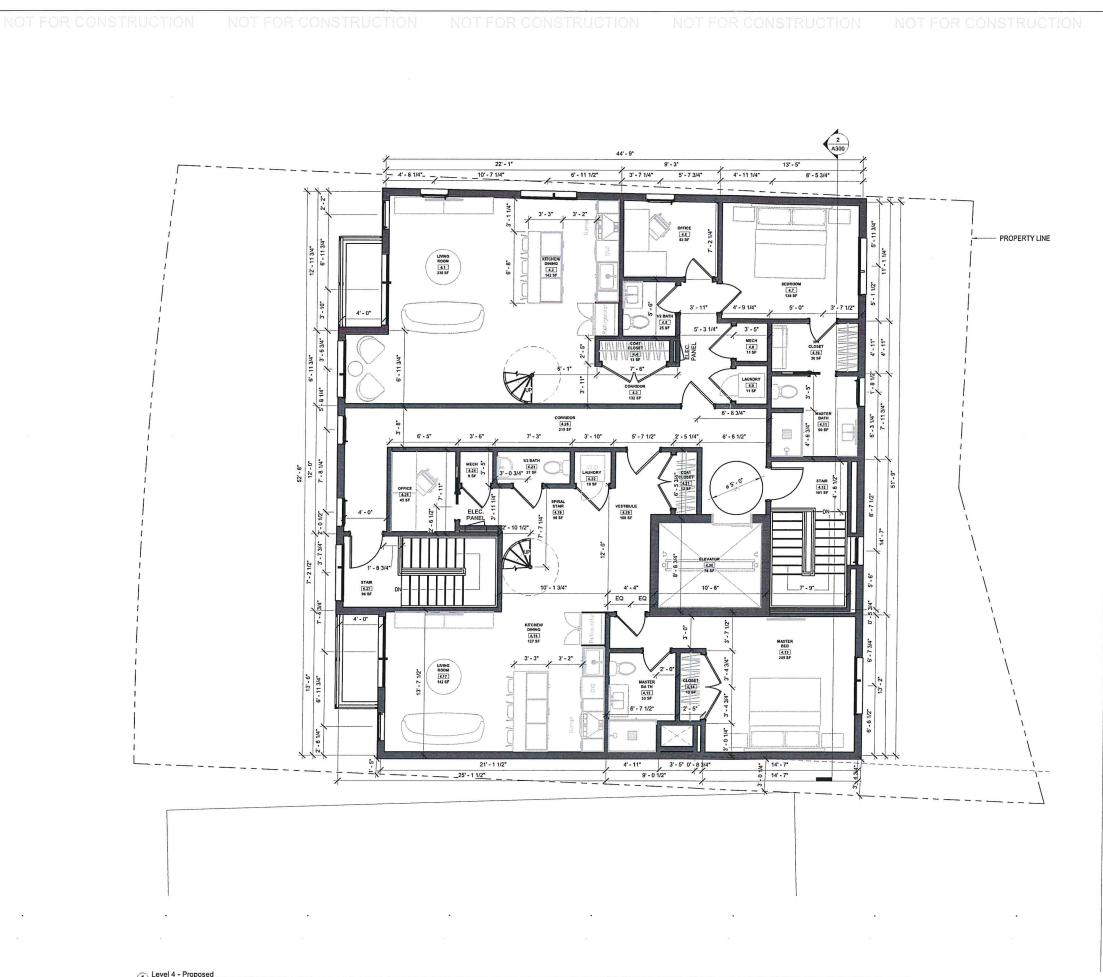
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 NPL

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Scale

NPL NPL Section 1991

OT FOR CONSTRUCTION



- WHEN SPECIFIC FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMLAR CONDITIONS.
- ALL DIMENSIONS ARE TO BE TAKEN FROM NUMERIC DESIGNATIONS ONLY; DIMENSIONS ARE NOT TO BE SCALED OFF THE DRAWINGS.
- ALL GYPSUM BOARD SURFACES ARE TO BE 5/8" THICK UNLESS OTHERWISE NOTED.
- PROVIDE GAS, WATER SPIGOT, OUTLET, AND LIGHTING AT ROOF
- ALL CLOSETS SHALL HAVE SHELF AND POLE OR SHELVES AS REQUIRED, UNLESS OTHERWISE NOTED.
- ALL REQUIRED LIFE SAFETY DEVICES, INCLUDING SMOKE & CARBON MONOXIDE DETECTORS, SHALL BE INSTALLED BY THE CONTRACTOR IN COMPLIANCE WITH THE 2009 INTERNATIONAL BUILDING CODE

# PLAN NOTES

- ALL DIMENSIONS ARE MEASURED FROM FACE OF BRICK TO F.O. STUD OR FROM F.O. STUD TO F.O. STUD. UNLESS OTHERWISE NOTED.
- 2. ALL DOORS ARE 80" TALL UNLESS OTHERWISE NOTED.

# MECHANICAL | SECURITY NOTES

- PROVIDE 5.1 AUDIO WIRING FOR LIVING ROOM AND MASTER BEDROOMS; FOR NUMBER AND LOCATION, SEE REFLECTED CEILING
- HEATING AND AIR CONDITIONING IS TO BE PROVIDED BY HIGH VELOCITY FORCED AIR SPACE PAK HIGH VELOCITY AIR CONDITIONING SYSTEMS WITH HYDRONIC HEATING.
- HOT WATER IS TO BE PROVIDED BY A HIGH EFFICIENCY NAVIEN MODULATING CONDENSING COMBINATION HEATING AND HOT WATER SYSTEM OR EQUAL.
- HARD WIRED SECURITY SYSTEM SHALL BE PROVIDED AT EACH UNIT. CONTACTS SHALL BE PLACED AT EXTERIOR DOORS AND WINDOWS WITH ONE MOTION DETECTOR PER UNIT.

# ELECTRICAL NOTES

- ELECTRICAL SERVICE POWER IS TO BE EVALUATED FOR MEETING LIGHTING DESIGN AND EQUIPMENT REQUIREMENTS, PROPER POWER LEVEL SHALL BE PROVIDED.
- 2. ALL NEW ELECTRICAL ITEMS ARE TO BE U.L. RATED.
- ALL ELECTRICAL PANELS ARE TO BE RECESSED INTO A WALL WITH A MINIMUM 6° STUD DIMENSION. REVIEW FINAL LOCATION WITH ARCHITECT AND OWNER.
- 4. ALL DISTRIBUTION PANELS ARE TO BE NEW.
- LIVING AREAS, DINING AREAS, AND ALL BEDROOM ARE TO RECEIVE 3-WIRE JUNCTION BOXES.
- PROVIDE ELECTRIC HEAT MATS BY NUHEAT OR EQUAL AT ALL BATHROOMS.
- ALL CLOSET LIGHTING IS TO BE HIGH EFFICIENCY LIGHTING. OUTLETS IN BATHROOMS SHALL HAVE GROUND FAULT
- ALL SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY SOURCE OF POWER FROM BUILDING WIRING WITH BATTERY BACK-UP.
- ALL DIMENSIONS FOR THE FOLLOWING ITEMS ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED:
- A. MOUNT ALL OUTLETS, PHONE JACKS, AND TELEVISION CABLE JACKS VERTICALLY AT 18" TO CENTERLINE ABOVE THE FINISH FLOOR UNLESS OTHERWISE NOTED. WHERE BASE AND TRAIL IS LARGER THAN 9-1/2" TALL PROVIDE 6" CLEARANCE FROM BOTTOM OF PLATE TO TOP OF BASEBOAD TIME.
- MOUNT ALL SWITCHES AT 42\* TO CENTERLINE ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED.
- VERTICALLY ALIGN SWITCHES AND OUTLETS WHERE POSSIBLE.

# DEMO/PROPOSED PLAN GRAPHIC KEY - EXISTING WALL TO REMAIN







- DEMOLISHED FLOOR FINISH/CEILING

- - - - - - - - - - ACOUSTICAL INSULATION



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**HUS Companies** 979 Main St LEVEL 4 -**PROPOSED** 

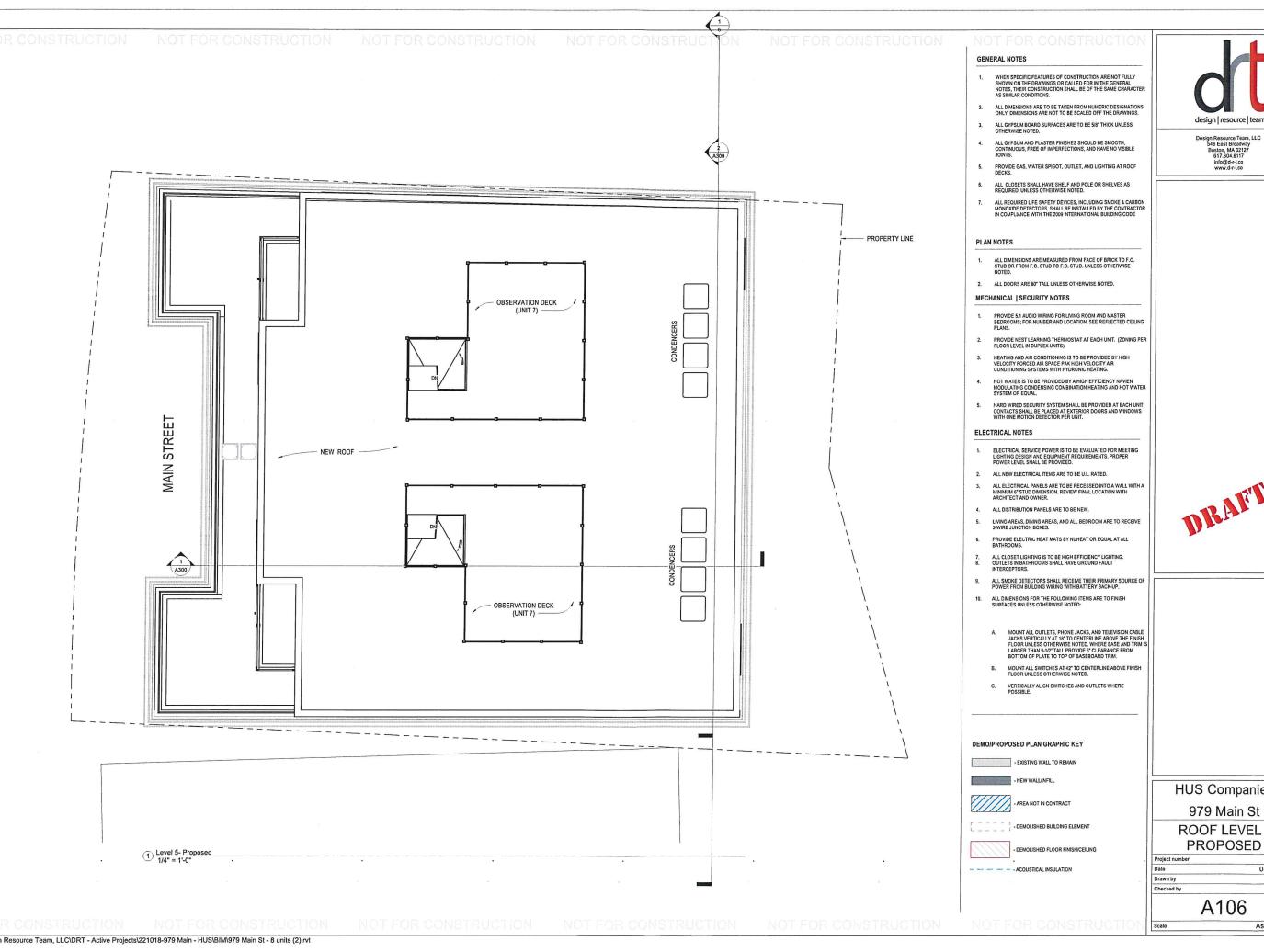
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Scale

As indicated

Date



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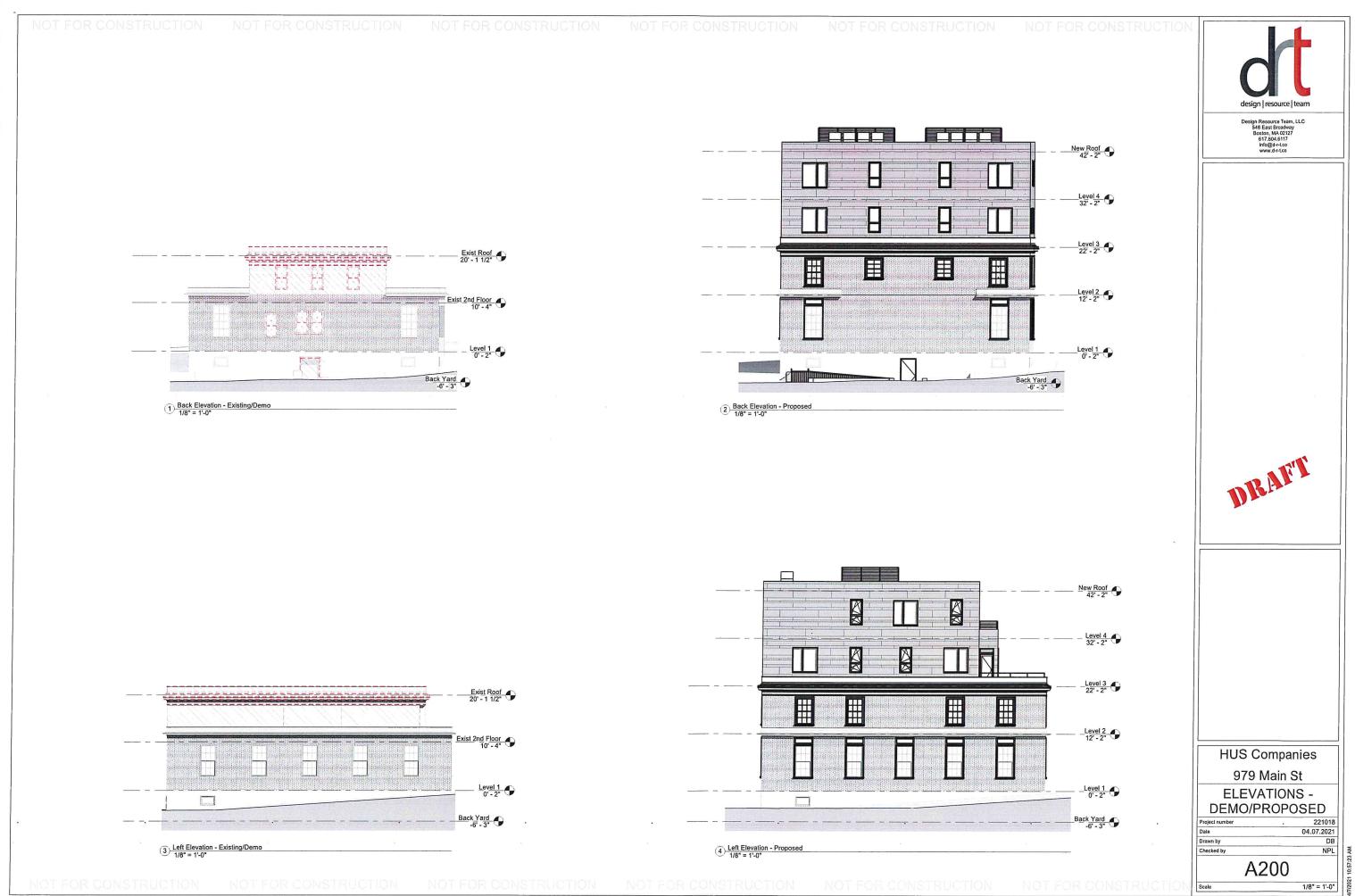
**HUS Companies** 979 Main St

**ROOF LEVEL -PROPOSED** 

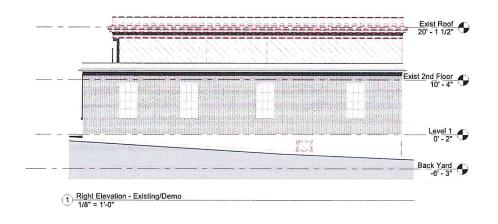
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As indicated



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DRAFT

HUS Companies 979 Main St ELEVATIONS -DEMO/PROPOSED

 Project number
 221018

 Date
 04.07.2021

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 DB

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 NPL

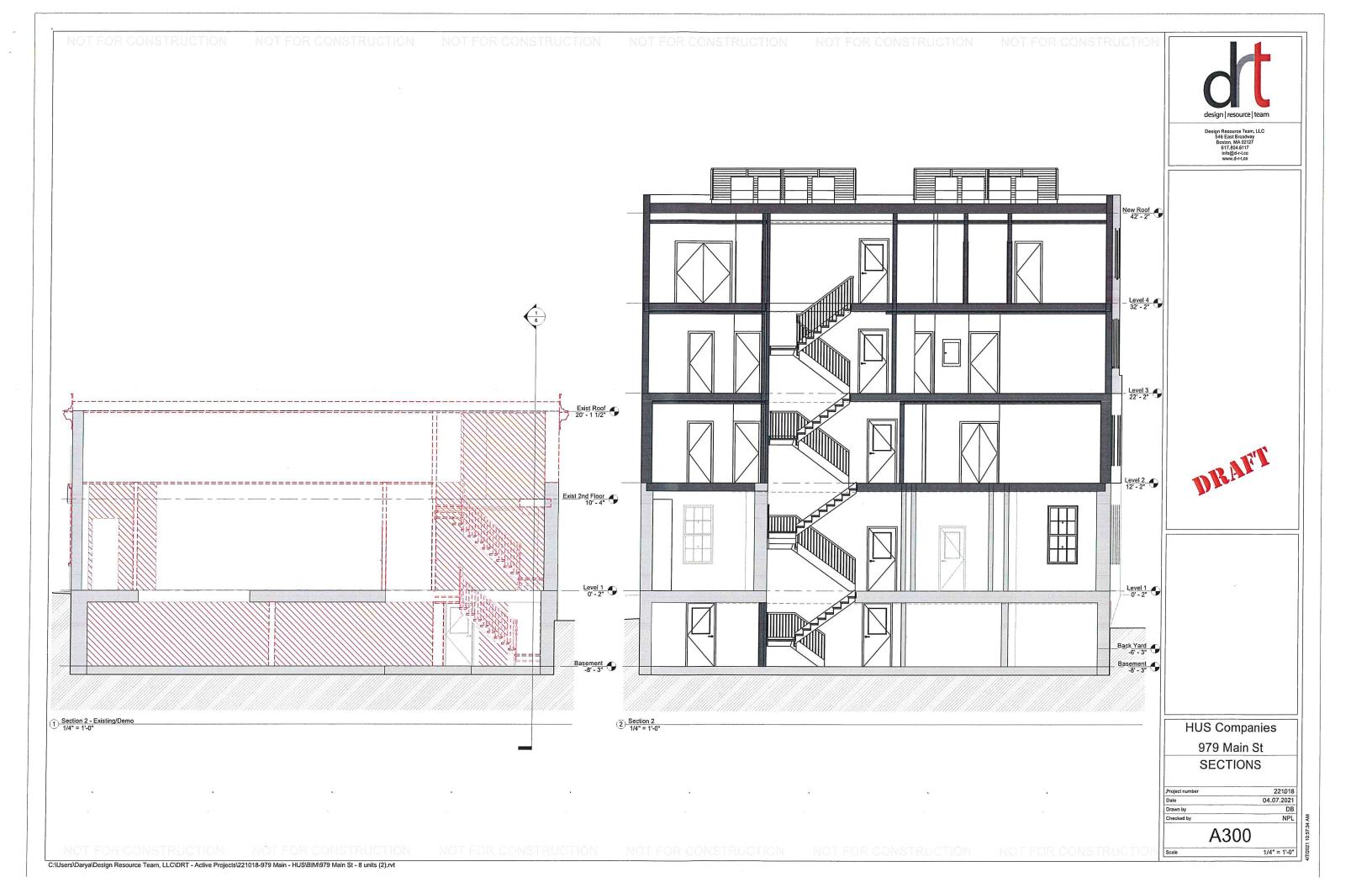
A201

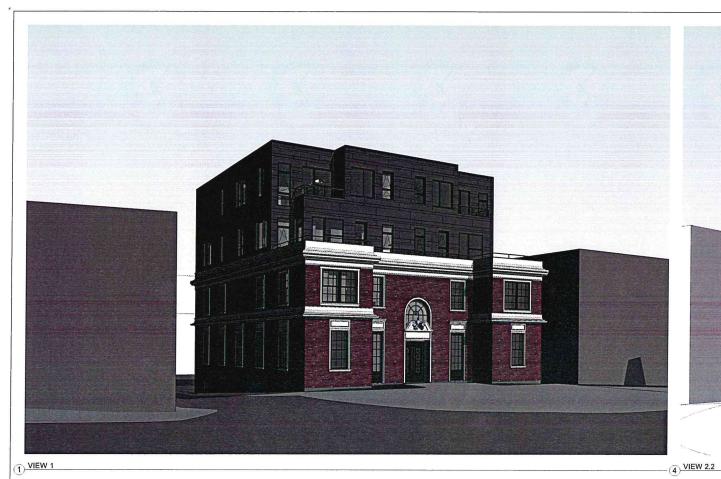
1/8" = 1'-0"

Exist 2nd Floor
10' - 4"

Back Yard
-6' - 3"

West Elevation - Existing/Demo
18" = 1'-0"







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Design Resource Team, 546 East Broadway Boston, MA 02127 617.804.6117 info@d-r-l.co

2 DIAGRAM AXON - OPT 4

HUS Companies 979 Main St

PERSPECTIVE VIEWS

 Project number
 221018

 Date
 04.07.2021

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