Smith Residence

30 Mayflower Road
Arlington, MA 02476

Energy Compliance Review Set
March 22, 2024

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Architect
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APPROACH^3
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508.532.0876

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REFERENCED CODES AND GUIDANCE:

BASE CODE: 780 CMR (IBC 2015 WITH MASS AMENDMENTS)

RESIDENTIAL CODE: 780 CMR 51.00 (IRC 2015 WITH MASS AMENDMENTS)

EXISTING BUILDING CODE: 780 CMR 34.00 (IBC 2015 WITH MASS AMENDMENTS)

ENERGY CONSERVATION CODE: 780 CMR 22.00, APPENDIX RC (MASSACHUSETTS MUNICIPAL OPT–IN SPECIALIZED STRETCH CODE 2023, RESIDENTIAL LOW–RISE BUILDING PROVISIONS), AN AMENDED VERSION OF THE 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC 2021)

ENERGY CODE GUIDE: DOER 2023 TECHNICAL GUIDANCE, MASSACHUSETTS STRETCH ENERGY CODES

MECHANICAL CODE: 780 CMR 28.00 (IMC 2015 WITH MASS AMENDMENTS)

FIRE CODE: MASSACHUSETTS COMPREHENSIVE FIRE SAFETY CODE (527 CMR 1.00), AN AMENDED VERSION OF THE 2012 NFPA 1, NATIONAL FIRE CODE

ELECTRICAL CODE: MASSACHUSETTS ELECTRICAL CODE (527 CMR 12.00), AN AMENDED VERSION OF THE 2020 NATIONAL ELECTRICAL CODE (NFPA 70)

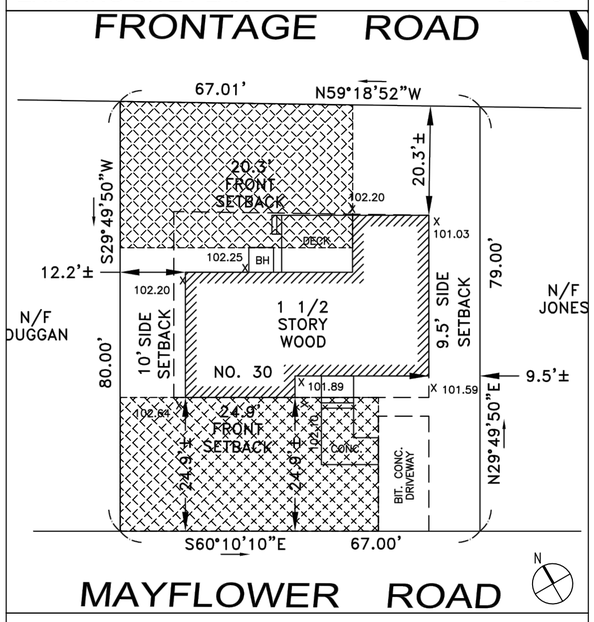
PLUMBING CODE: MASSACHUSETTS FUEL GAS AND PLUMBING CODE (248 CMR); NFPA 54, 2012: NATIONAL FUEL GAS CODE WITH MASS AMENDMENTS

Zoning Constraints Summary

	REQUIREMENT	EXISTING	PROPOSED	CONFORMING	EXISTING NONCONFORMING	DIFFERENCE	FINDING
LOT AREA (MIN)	6,000 SF	5,326 SF	5,326 SF		X	-674 SF	NO CHANGE
LOT FRONTAGE (MIN)	60.0 FT	67.0 FT	67.0 FT	X		7.0 FT	NO CHANGE
FRONT YARD SETBACK (MIN)	25.0 FT	24.9 FT	24.9 FT		X	-0.1 FT	NO CHANGE
RIGHT SIDE YARD SETBACK (MIN)	10.0 FT	9.5 FT	9.5 FT		X	-0.5 FT	NO CHANGE
LEFT SIDE YARD SETBACK (MIN)	10.0 FT	12.2 FT	12.2 FT	X		2.2 FT	NO CHANGE
REAR (FRONT) YARD SETBACK (MIN)	25.0 FT	20.3 FT	20.3 FT		X	-4.7 FT	NO CHANGE
PROPOSED DECK (FRONT YARD)	<10 FT DEPTH	0.0 FT	8.0 FT	X		2.0 FT	COMPLIES
BUILDING HEIGHT (MAX)	35.0 FT	20.5 FT	31.1 FT	X		-3.9 FT	COMPLIES
BUILDING STORIES (MAX)	2.5	1.5	2.2	X		-	COMPLIES
LOT COVERAGE (MAX)	35%	21%	28%	X		7%	COMPLIES
LANDSCAPED OPEN SPACE (AREA)	-	3,592 SF	3,110 SF			-	-
LANDSCAPED OPEN SPACE (MIN %)	10.0%	172.6%	78.7%	X		69%	COMPLIES
USABLE OPEN SPACE (AREA)	-	2,360 SF	1,197 SF			-	(SEE NOTE)
USABLE OPEN SPACE (MIN %)	30.0%	113.4%	30.3%	X		0.3%	COMPLIES
GROSS FLOOR AREA	-	2,081 SF	3,950 SF			-	-
ADDITION OUTSIDE FOUNDATION	-	-	990 SF			-	§ 5.4.2.B(6)
PARKING SPACES	1	1	1	X		-	NO CHANGE
PARKING LOCATION (FRONT YARD)	-	-	-		X	-	NO CHANGE

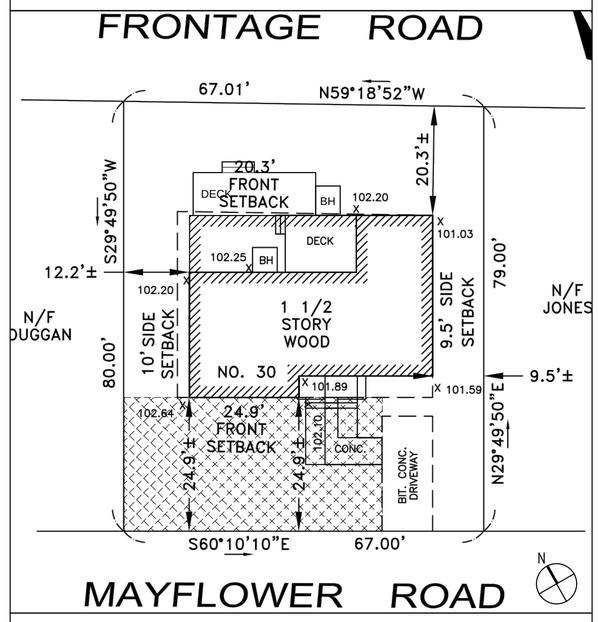
NOTE: SHORT DIMENSION OF USABLE OPEN SPACE IS NOTED ON SITE PLAN AS BEING "24.9±". THIS DIMENSION HAS BEEN ACCEPTED BY THE ZONING ENFORCEMENT OFFICER AS MEETING THE MINIMUM REQUIREMENT FOR USABLE OPEN SPACE PER THE DIFINITION IN SECTION 2 OF THE ZONING BYLAW.

EXISTING SITE PLAN 1"=20'-0"



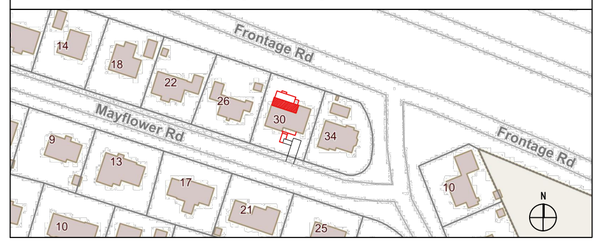
USABLE OPEN SPACE: 113% of GFA (2,360 SF)

PROPOSED SITE PLAN 1"=20'-0"



USABLE OPEN SPACE: 29% of GFA (1,197 SF)

NEIGHBORHOOD BUILDING PLAN 1"=100'-0"



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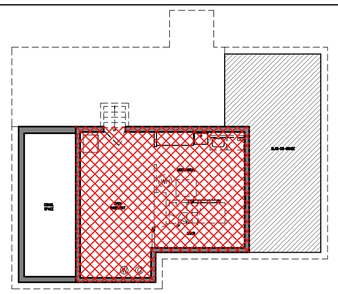
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Drawing: Cover, Drawing List, Zoning Information

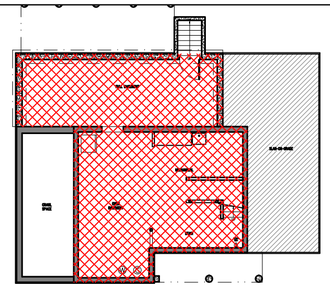
Date: 22 MAR 24
File No. 2209
Architect: BDP
Revisions:
22 APR 24

GROSS FLOOR AREA (GFA) & CONDITIONED FLOOR AREA (CFA) CALCULATIONS

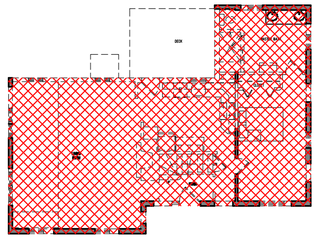
EXISTING BASEMENT PLAN
EXISTING GFA: 537 SF
EXISTING CFA: 470 SF



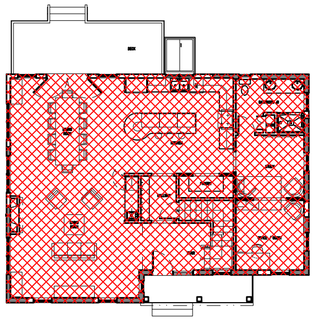
PROPOSED BASEMENT PLAN
PROPOSED GFA: 870 SF
PROPOSED CFA: 778 SF



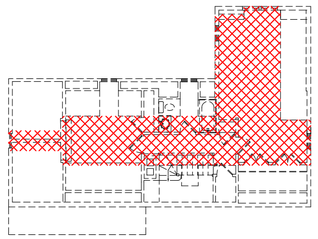
EXISTING FIRST FLOOR PLAN
EXISTING GFA: 1,098 SF
EXISTING CFA: 1,009 SF



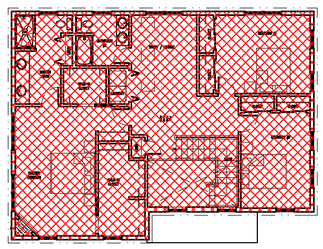
PROPOSED FIRST FLOOR PLAN
PROPOSED GFA: 1,431 SF
PROPOSED CFA: 1,342 SF



EXISTING SECOND FLOOR PLAN
EXISTING GFA: 447 SF
EXISTING CFA: 936 SF

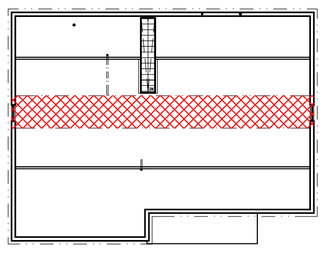


PROPOSED SECOND FLOOR PLAN
PROPOSED GFA: 1,431 SF
PROPOSED CFA: 1,342 SF



EXISTING ATTIC PLAN
EXISTING GFA: 0 SF
EXISTING CFA: 0 SF

PROPOSED ATTIC PLAN
PROPOSED GFA: 218 SF
PROPOSED CFA: 0 SF



TOTAL EXISTING:
EXISTING GFA: 2,082 SF
EXISTING CFA: 2,415 SF

TOTAL PROPOSED:
PROPOSED GFA: 3,950 SF
PROPOSED CFA: 3,462 SF

GENERAL DEMOLITION NOTES

A. PROJECT IS A RENOVATION WITH ADDITION. CONTRACTOR TO MAINTAIN EXISTING FRONT WALL AND SIDE WALLS TO GREATEST EXTENT POSSIBLE THROUGHOUT PROJECT. CONTRACTOR TO DISCUSS RECONFIGURATION OF EXISTING EXTERIOR WALLS TO REMAIN WITH BUILDING INSPECTOR BEFORE EXPANDING THE SCOPE OF THE PROPOSED DEMOLITION.

B. CONTRACTOR TO PERFORM ENVIRONMENTAL TESTING ON ANY SUSPECT MATERIALS PRIOR TO REMOVAL TO AVOID POSSIBLE EXPOSURE.

C. CUT AND REMOVE EXISTING MATERIALS AS REQUIRED FOR NEW CONSTRUCTION, TAKE PRECAUTIONS AND USE PROTECTIVE DEVICES REQUIRED TO ASSURE SUPPORT OF EXISTING WORK TO REMAIN.

D. REMOVE ALL ABANDONED MECHANICAL AND ELECTRICAL EQUIPMENT, LIGHT FIXTURES, PIPING, WIRING, AND CONDUIT THROUGHOUT INTERIOR OF EXISTING BUILDING NOT REQUIRED FOR NEW CONSTRUCTION – REFER TO DRAWINGS.

E. RE-ROUTE ALL EXISTING PIPING TO REMAIN AS REQUIRED FOR NEW CONSTRUCTION.

F. REMOVE ALL EXISTING RECEPTACLES, SWITCHES, AND CONDUIT ASSOCIATED WITH EXISTING WALLS AND PARTITIONS TO BE DEMOLISHED.

G. REMOVE EXISTING FLOORING, PREPARE SUBFLOOR TO RECEIVE NEW FLOORING AS INDICATED ON FINISH PLAN.

H. EXISTING LOAD-BEARING WALLS IDENTIFIED TO REMAIN ARE NOTED ON THE STRUCTURAL PLAN.

I. CUT, FILL, REPAIR, AND PATCH EXISTING CONCRETE SLAB AS REQUIRED FOR INSTALLATION OF PLUMBING.

J. CONTRACTOR TO PROVIDE ACCESS TO EXTERIOR SURFACES OF EXISTING FOUNDATION WALLS AS REQUIRED TO INSTALL REQUIRED INSULATION.

GENERAL CONSTRUCTION NOTES

A. ALL DIMENSIONS ARE FACE OF FINISH TO FACE OF FINISH, EXCEPT WINDOWS WHICH ARE R.O. TO R.O. OR CENTER LINE, OR OTHER ITEMS AS INDICATED.

B. DO NOT SCALE DRAWINGS. CONSULT WITH ARCHITECTS WHEN CONFLICTS OCCUR.

C. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES AS ADOPTED BY THE LOCAL JURISDICTION HAVING AUTHORITY. CONTRACTOR TO ARRANGE FOR REQUIRED INSPECTIONS BY AUTHORITIES AT THE PROPER TIME DURING PROGRESS OF THE WORK.

D. THIS SHEET IS PART OF AN ENTIRE SET OF CONSTRUCTION DOCUMENTS AS OUTLINED IN THE SCHEDULE OF DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION BETWEEN SUBCONTRACTORS BASED ON THE ENTIRE SET OF DOCUMENTS.

E. IN CASE OF INACCURACIES OR DISCREPANCIES, THE MOST STRINGENT NOTE OR CONDITION SHALL APPLY AND THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF SUCH DISCREPANCIES.

F. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS AND DIMENSIONS PRIOR TO STARTING CONSTRUCTION. CONDITIONS SHOWN ON THESE DOCUMENTS ARE BASED ON INFORMATION OBTAINED FROM SITE VISITS PRIOR TO CONSTRUCTION. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK OR ORDERING MATERIALS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

G. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A CURRENT SET OF CONSTRUCTION DOCUMENTS ON THE SITE DURING CONSTRUCTION. THE CONTRACTOR SHALL INDICATE ON THESE PLANS ALL APPROVED CHANGES TO THE WORK DESCRIBED ON THESE DRAWINGS. THIS SHALL BE TURNED OVER TO THE OWNER WHEN THE PROJECT IS COMPLETED, WITH A COPY PROVIDED TO THE ARCHITECT.

H. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS APPEAR ON THESE DRAWINGS, SPECIFICATIONS, OR OTHER DOCUMENTS, THE OWNER'S CONTRACTOR SHALL NOTIFY THE ARCHITECT.

I. THE CONTRACTOR SHALL VERIFY WITH THE OWNER ALL FIXTURES BY OTHERS, AND SHALL BE AVAILABLE TO RECEIVE DELIVERY AND ASSIST IN INSTALLATION OF ALL EQUIPMENT AND FIXTURES PROVIDED BY OWNER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE PROTECTION OF ALL ITEMS STORED ON SITE.

J. THE CONTRACTOR TO COORDINATE WORK SCHEDULES, DELIVERIES, AND UNUSUAL SERVICE DISCONNECTS WITH OWNER.

K. THE CONTRACTOR IS TO PROVIDE ALL NECESSARY BARRIERS, DUST PROTECTION, AND OTHER FORMS OF PROTECTION FOR PORTIONS OF THE HOUSE NOT TO BE DAMAGED.

L. THESE DRAWINGS ARE NOT TO BE ALTERED IN ANY WAY WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT. CHANGES IN DRAWINGS OR ACTUAL WORK SHALL BE ISSUED BY THE ARCHITECT.

M. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS CONCERNING THE DEMOLITION AND DISPOSAL OF HAZARDOUS MATERIALS, INCLUDING LEAD, ASBESTOS, OIL, AND ALL OTHER MATERIALS DEEMED HAZARDOUS BY THE EPA.

N. CONTRACTOR SHALL PROVIDE SUPPLEMENTARY SUPPORT AND/OR FRAMING FOR ALL FIXTURES, DEVICES, FIXTURES, EQUIPMENT, ETC.

O. CONTRACTOR SHALL PERFORM ALL WORK IN STRICT ACCORDANCE WITH MANUFACTURERS' SPECIFICATIONS AND INSTRUCTIONS, AND IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS OF WORKMANSHIP.

P. CONTRACTOR SHALL MAINTAIN A CLEAN AND ORDERLY CONSTRUCTION SITE AT ALL TIMES.

Q. CONTRACTOR SHALL EXAMINE ALL SURFACES TO DETERMINE THAT THEY ARE SOUND, DRY, CLEAN, AND READY TO RECEIVE FINISHES OR MILLWORK PRIOR TO INSTALLATION. START OF INSTALLATION SHALL IMPLY ACCEPTANCE OF SUBSTRATE AND SHALL NOT BE GROUNDS FOR CLAIMS AGAINST IMPROPER PERFORMANCE OF INSTALLED MATERIALS. NOTIFY ARCHITECT OF ANY EXISTING CONDITIONS NOT WITHIN INDUSTRY STANDARDS PRIOR TO START OF CONSTRUCTION.

R. CONTRACTOR SHALL THOROUGHLY CLEAN ALL SURFACES OF DUST, DEBRIS, LOOSE CONSTRUCTION MATERIAL, AND EQUIPMENT PRIOR TO OCCUPANCY OF FINISHED WORK.

S. CONTRACTOR SHALL COMPLETE ALL WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALL WORK UNDER THE CONTRACT IS TO BE PERFORMED TO A COMPLETE AND FINISHED PRODUCT. AT END OF WORK, CONTRACTORS SHALL LEAVE THE JOB SITE IN AN ORDERLY AND NEAT FASHION CAPABLE OF BEING USED FOR THE INTENDED PURPOSE. ALL WORK IS TO BE WARRANTED FOR ONE YEAR AGAINST ANY DEFECTS OR DEFICIENCIES, UNLESS OTHERWISE STATED WITHIN THE CONTRACT DOCUMENTS. CONTRACTOR TO PROVIDE ALL KEYS, EQUIPMENT, OPERATING INSTRUCTIONS, RECORD DRAWINGS, ETC., TO OWNER.

GENERAL FINISH NOTES

A. REFER TO INTERIOR FINISH SCHEDULE FOR SELECTED FINISHES. ALL OTHER FINISHES TO BE DETERMINED BY THE OWNER.

B. LAMINATES TO BE MANUFACTURER'S HIGH GRADE PLASTIC LAMINATE FOR HORIZONTAL APPLICATION UNLESS NOTED OTHERWISE.

C. PAINTED SURFACES TO RECEIVE ONE (1) PRIME COAT AND TWO (2) FINISH COATS MINIMUM.

ENERGY CODE COMPLIANCE NOTES

1. ARLINGTON HAS ADOPTED THE 2023 SPECIALIZED ENERGY CODE. PROJECT TO COMPLY WITH THE REQUIREMENTS OF THE STRETCH ENERGY CODE [225 CMR 22] AND THE REQUIREMENTS OF THE SPECIALIZED CODE [225 CMR 22, APPENDIX RC].
2. ARLINGTON IS A PARTICIPATING COMMUNITY IN THE DOER'S "MUNICIPAL FOSSIL FUEL FREE BUILDING CONSTRUCTION AND RENOVATION DEMONSTRATION PROJECT" [225 CMR 24]. MAJOR RENOVATION PROJECTS SEEKING A PERMIT AFTER THE EFFECTIVE DATE OF THE TOWN'S ACCEPTANCE INTO THE PROJECT MAY NOT INSTALL "EQUIPMENT OR APPLIANCES USED FOR SPACE HEATING, SERVICE WATER HEATING, COOKING, CLOTHES DRYING, AND/OR LIGHTING THAT CAN UTILIZE" FOSSIL FUELS.
3. PER SECTION R401, WHERE THE ADDITIONAL CFA IS GREATER THAN 1,000 SF, AND THE ALTERATION AFFECTS MORE THAN 50% OF THE EXISTING CFA, THE PROJECT MUST FOLLOW THE PRESCRIPTIVE PATH IN SECTION R502.3 AND THE ERI-BASED [HERS] RATING PATH IN SECTION R406.5..
4. PER SECTION R502.3, ADDITIONS SHALL COMPLY WITH THE FOLLOWING:
   - 4.1. ENVELOPE ASSEMBLIES SHALL COMPLY WITH R402.1, R402.2, R402.3.1-5, AND R402.4.
   - 4.2. HVAC DUCTS SHALL COMPLY WITH R402.4.1.2.
   - 4.3. HOT WATER SYSTEM SHALL COMPLY WITH R403.5.
   - 4.4. LIGHTING SYSTEMS SHALL COMPLY WITH R404.1.
5. PER SECTION R406.5, THE MAXIMUM ALLOWED HERS RATING IS 52.

GENERAL POWER NOTES

A. CIRCUIT NUMBERS TO BE DETERMINED IN THE FIELD AND DOCUMENTED ON PANELBOARD SCHEDULE BY THE ELECTRICAL CONTRACTOR. INTERCONNECTING BRANCH WIRING SHALL BE SIZED EQUAL TO THE HOME RUN UNLESS NOTED OTHERWISE.

B. VOLTAGE DROP SHALL BE A CONSIDERATION IN THE DESIGN OF ALL BRANCH CIRCUITRY AND FEEDER SIZES BASED UPON THE ILLUSTRATED EQUIPMENT LAYOUTS AND THE SHORTEST CONDUCTOR/RACEWAY ROUTING. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR DEVIATIONS TAKEN THAT WILL INCREASE CONDUCTOR/RACEWAY ROUTING LENGTHS. BRANCH CIRCUITS LONGER THAN 75' FOR 120V FROM PANEL TO LAST OUTLET SHALL BE INCREASED A MINIMUM OF ONE SIZE ABOVE THAT NORMALLY SPECIFIED TO LIMIT VOLTAGE DROP TO LESS THAN 3%. FEEDERS SHALL FOLLOW SIMILAR GUIDELINES AND BE LIMITED TO A 2% DROP.

C. POWER BRANCH CIRCUITRY SHALL BE INSTALLED IN CONDUIT WHERE EXPOSED. BRANCH CIRCUITRY SHALL BE TYPE NM OR MC CABLE WHERE CONCEALED.

D. PROVIDE SERVICE WITH FUSED DISCONNECT TO ALL MAJOR MECHANICAL AND PLUMBING EQUIPMENT REQUIRING POWER.

E. DEVICE AND PLATE FINISHES TO BE DETERMINED BY ARCHITECT.

F. PROVIDE GFCI PROTECTED DEVICES AT KITCHEN, LAUNDRY, AND RESTROOM AREAS.

G. ELECTRICAL SYSTEM TO BE DESIGN TO COMPLY WITH THE REQUIREMENTS OF THE ELECTRIC READINESS, ON-SITE RENEWABLE ENERGY, AND ELECTRIC VEHICLE READINESS REQUIREMENTS OF THE SPECIALIZED ENERGY CODE.

GENERAL CEILING / LIGHTING NOTES

A. CEILINGS TO RECEIVE SMOOTH PLASTER FINISH UNLESS NOTED OTHERWISE. PAINT CEILINGS FLAT WHITE.

B. INDICATED LIGHT FIXTURE LOCATIONS ARE TO BE MAINTAINED AS CLOSE AS PRACTICAL. CONTRACTOR TO PROVIDE LIGHTING CONTROLS COMPATIBLE WITH LOCAL ENERGY CODE. EACH ROOM TO BE SWITCHED INDEPENDENTLY. COORDINATE SWITCH LOCATIONS WITH ELECTRICAL SUBCONTRACTOR, OWNER, AND ARCHITECT BY PROVIDING SCHEMATIC PLAN FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION OF ANY SWITCHES.

C. CIRCUIT NUMBERS TO BE DETERMINED IN THE FIELD AND DOCUMENTED ON AS-BUILT DOCUMENTATION BY THE ELECTRICAL CONTRACTOR. INTERCONNECTING BRANCH WIRING SHALL BE SIZED EQUAL TO THE HOME RUN UNLESS NOTED OTHERWISE.

D. VOLTAGE DROP SHALL BE A CONSIDERATION IN THE DESIGN OF ALL BRANCH CIRCUITRY AND FEEDER SIZES BASED UPON THE ILLUSTRATED EQUIPMENT LAYOUTS AND THE SHORTEST CONDUCTOR/RACEWAY ROUTING. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR DEVIATIONS TAKEN THAT WILL INCREASE CONDUCTOR/RACEWAY ROUTING LENGTHS. BRANCH CIRCUITS LONGER THAN 75' FOR 120V FROM PANEL TO LAST FIXTURE SHALL BE INCREASED A MINIMUM OF ONE SIZE ABOVE THAT NORMALLY SPECIFIED TO LIMIT VOLTAGE DROP TO LESS THAN 3%.

E. LIGHTING BRANCH CIRCUITRY SHALL BE INSTALLED IN CONDUIT WHERE EXPOSED. LIGHTING BRANCH CIRCUITRY MAY BE TYPE NM OR MC CABLE WHERE CONCEALED.

F. PROVIDE COMMON FACE PLATE FOR ALL MULTIPLE GANG SWITCH LOCATIONS.

G. DEVICE AND PLATE FINISHES TO BE DETERMINED BY ARCHITECT.

H. ALL FIXTURES TO BE DIMMING AND CONNECTED TO DIMMING SWITCHES. COORDINATE FIXTURE SWITCHING IN FIELD WITH ARCHITECT.

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G.01

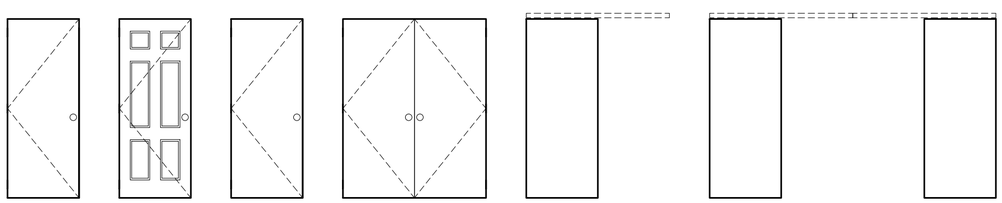
DOOR SCHEDULE

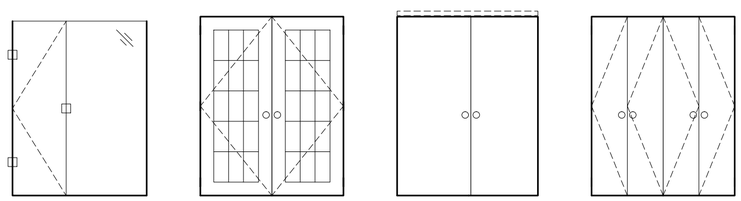
NO.	LOCATION	DOOR TYPE	DOOR WIDTH	DOOR HEIGHT	DOOR THICKNESS	DOOR CONST.	DOOR FINISH	DOOR GLAZING	FRAME MATERIAL	FRAME FINISH	REMARKS
01	BULKHEAD ACCESS	A	3'-0"	6'-8"	1 3/4"	METAL	PAINTED	–	HM	PAINTED	INSULATED STEEL DOOR, WEATHERSTRIPPING
02	FRONT ENTRANCE	B	3'-0"	6'-8"	1 3/4"	WD	PAINTED	–	WD	PAINTED	THERMA-TRU FC60, 6 PANEL FIBER CLASSIC
03	BASEMENT	C	2'-6"	6'-8"	1 3/8"	WD	PAINTED	–	WD	PAINTED	–
04	PANTRY	D2	2 @ 2'-0"	6'-8"	1 3/8"	WD	PAINTED	–	WD	PAINTED	DOUBLE POCKET DOOR
05	STUDY	D	3'-0"	6'-8"	1 3/8"	WD	PAINTED	–	WD	PAINTED	POCKET DOOR
06	OFFICE/GUEST	D2	2 @ 2'-6"	6'-8"	1 3/8"	WD	PAINTED	–	WD	PAINTED	DOUBLE POCKET DOOR
07	BATHROOM #1	C	2'-6"	6'-8"	1 3/8"	WD	PAINTED	–	WD	PAINTED	–
08	LINEN #1	C2	2 @ 1'-0"	6'-8"	1 3/8"	WD	PAINTED	–	WD	PAINTED	–
09	SHOWER #1	E	2'-0"	6'-4"	1/2"	GLASS	–	TEMPERED	GLASS	–	GLASS SHOWER DOOR
10	REAR DOORS	F2	2 @ 3'-0"	6'-8"	1 3/4"	WD/GL	PAINTED	INS/TEMP	WD	PAINTED	INSULATED INSWING FRENCH DOORS
11	BULKHEAD	G	2'-4"	5'-4"	22"	METAL	PREFINISH	–	WD	PREFINISH	BILCO, SIZE "B"
12	BEDROOM #2	C	2'-6"	6'-8"	1 3/8"	WD	PAINTED	–	WD	PAINTED	–
13	CLOSET #2A	H2	2 @ 2'-0"	6'-8"	1 3/8"	WD	PAINTED	–	WD	PAINTED	BYPASS DOORS
14	CLOSET #2B	H2	2 @ 2'-0"	6'-8"	1 3/8"	WD	PAINTED	–	WD	PAINTED	BYPASS DOORS
15	BEDROOM #1	C	2'-6"	6'-8"	1 3/8"	WD	PAINTED	–	WD	PAINTED	–
16	CLOSET #1A	H2	2 @ 2'-4"	6'-8"	1 3/8"	WD	PAINTED	–	WD	PAINTED	BYPASS DOORS
17	CLOSET #1B	H2	2 @ 2'-4"	6'-8"	1 3/8"	WD	PAINTED		WD	PAINTED	BYPASS DOORS
18	BATHROOM #2	C	2'-4"	6'-8"	1 3/8"	WD	PAINTED	–	WD	PAINTED	–
19	LAUNDRY	I4	4 @ 1'-2"	6'-8"	1 3/8"	WD	PAINTED	–	WD	PAINTED	BIFOLD DOORS
20	MASTER BEDROOM	C	2'-6"	6'-8"	1 3/8"	WD	PAINTED	–	WD	PAINTED	–
21	WALK-IN CLOSET	D	2'-6"	6'-8"	1 3/8"	WD	PAINTED	–	WD	PAINTED	POCKET DOOR
22	MASTER BATH	C	2'-6"	6'-8"	1 3/8"	WD	PAINTED	–	WD	PAINTED	–
23	MASTER LINEN	I4	4 @ 1'-0"	6'-8"	1 3/8"	WD	PAINTED	–	WD	PAINTED	BIFOLD DOORS
24	MASTER SHOWER	E	2'-0"	6'-4"	1/2"	GLASS	–	TEMPERED	GLASS	–	GLASS SHOWER DOOR
25	WALK-IN CLOSET	D	2'-8"	6'-8"	1 3/8"	WD	PAINTED	–	WD	PAINTED	POCKET DOOR
26	LINEN CLOSET	C	2'-0"	6'-8"	1 3/8"	WD	PAINTED	–	WD	PAINTED	–

DOOR HARDWARE SCHEDULE

HARDWARE SET	FUNCTION / DOORS	COMPONENTS
Set A1	Exterior Swing Door – Door 02	(3) Butt Hinges (per Manufacturer (1) Electronic Lockset (Nest, by Owner) (1) Weatherstripping Kit (per Manufacturer)
Set A2	Exterior In-swing French Door – Door 10	All Hardware per Manufacturer
Set A3	Basement Bulkhead Door – Door 11	All Hardware per Manufacturer
Set B1	Privacy Door – Door 07 – Door 18 – Door 12 – Door 20 – Door 15 – Door 22	(3) Butt Hinges (1) Lockset, Privacy Function (1) Stop
Set C1	Passage Door – Door 01 – Door 03	(3) Butt Hinges (1) Latchset, Passage Function (1) Stop
Set C2	Passage Double Doors – Door 08	(6) Butt Hinges (2) Door Pulls (2) Roller Catches
Set D1	Pocket Door – Door 05 – Door 25 – Door 21	(1) Heavy Duty Pocket Door Hanging Kit (1) Recessed Pull Lockset, Passage Function
Set D2	Double Pocket Door – Door 04 – Door 06	(2) Heavy Duty Pocket Door Hanging Kits (2) Recessed Pull Lockset, Privacy Function
Set E1	Bypass Doors – Door 13 – Door 16 – Door 14 – Door 17	(1) Heavy Duty Sliding Bypass Door Hanging Kit (2) Recessed Finger Pulls
Set F1	Bifold Doors – Door 19 – Door 23	(2) Heavy Duty Bifold Door Hanging Kits (4) Door Pulls
Set G1	Glass Shower Door – Door 09 – Door 24	(2) Stainless Steel Glass Door Hinges (1) Glass Door Push/Pull (1) Glass Door Strike/Stop

DOOR TYPES:

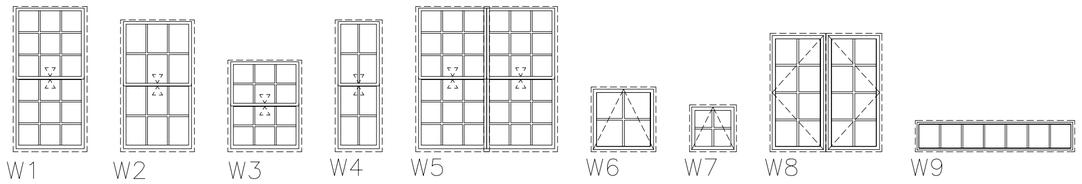




WINDOW SCHEDULE

NO.	MODEL	FRAME TYPE	FRAME WIDTH	FRAME HEIGHT	FRAME THICKNESS	FRAME CONST.	FRAME FINISH	EGRESS	GLASS PANES	GLASS THICKNESS	GLASS U-VALUE	GLASS SHGC	GLASS GLAZING	REMARKS
W1	PELLA DH3365	DH	2'-9"	5'-5"	5"	WOOD	PRIMED	YES	DOUBLE	11/16"	0.26	0.45	NS+LowE,IG, Argon	–
W2	PELLA DH3359	DH	2'-9"	4'-11"	5"	WOOD	PRIMED	NO	DOUBLE	11/16"	0.26	0.45	NS+LowE,IG, Argon	–
W3	PELLA DH3341	DH	2'-9"	3'-5"	5"	WOOD	PRIMED	NO	DOUBLE	11/16"	0.26	0.45	NS+LowE,IG, Argon	–
W4	PELLA DH2159	DH	1'-9"	4'-11"	5"	WOOD	PRIMED	NO	DOUBLE	11/16"	0.26	0.45	NS+LowE,IG, Argon	–
W5	PELLA DH3365-DH3365	DH-DH	5'-6"	5'-5"	5"	WOOD	PRIMED	YES	DOUBLE	11/16"	0.26	0.45	NS+LowE,IG, Argon	–
W6	PELLA A2929	A	2'-5"	2'-5"	5"	WOOD	PRIMED	NO	DOUBLE	11/16"	0.26	0.42	NS+LowE,IG, Argon	–
W7	PELLA A2121	A	1'-9"	1'-9"	5"	WOOD	PRIMED	NO	DOUBLE	11/16"	0.26	0.42	NS+LowE,IG, Argon	–
W8	PELLA C2553-C2553	C-C	4'-2"	3'-5"	5"	WOOD	PRIMED	NO	DOUBLE	11/16"	0.26	0.42	NS+LowE,IG, Argon	–
W9	PELLA T7214	T	5'-11 1/4"	1'-2"	5"	WOOD	PRIMED	NO	DOUBLE	13/16"	0.25	0.32	NS+LowE,IG, Argon	–

WINDOW TYPES:



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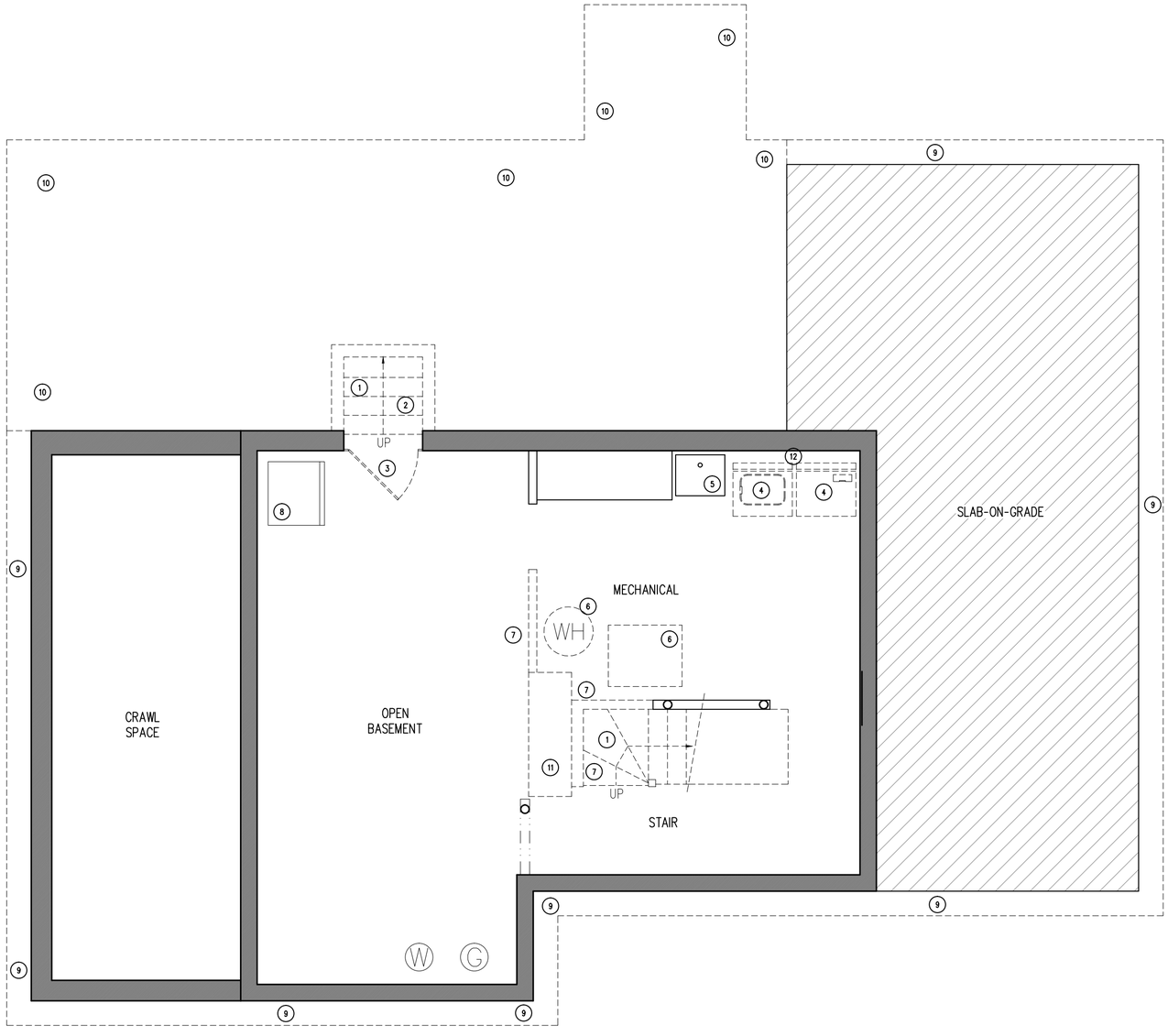
Drawing:
Cover, Drawing List, Zoning Information

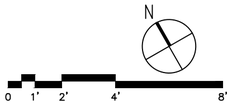
Date: 22 MAR 24
File No. 2209
Architect: BDP
Revisions:

G.02

KEYED DEMOLITION NOTES

1. EXISTING STAIRWAY TO BE REMOVED.
2. EXISTING BULKHEAD AREA TO BE REMOVED
3. EXISTING DOOR AND FRAME TO BE REMOVED.
4. EXISTING APPLIANCES TO BE REMOVED OR RELOCATED.
5. EXISTING PLUMBING TO REMAIN.
6. EXISTING EQUIPMENT TO BE REMOVED.
7. AREA OF EXISTING PARTITION TO BE REMOVED.
8. EXISTING APPLIANCE TO REMAIN.
9. EXCAVATE TO EXPOSE EXISTING FOUNDATION WALL.
10. EXCAVATE FOR PROPOSED FOUNDATION WALL.
11. EXISTING CHIMNEY TO BE REMOVED.
12. EXISTING PLUMBING TO BE REMOVED.





1 / A.00 Existing Basement Demolition Plan
SCALE: 1/4" = 1'-0"

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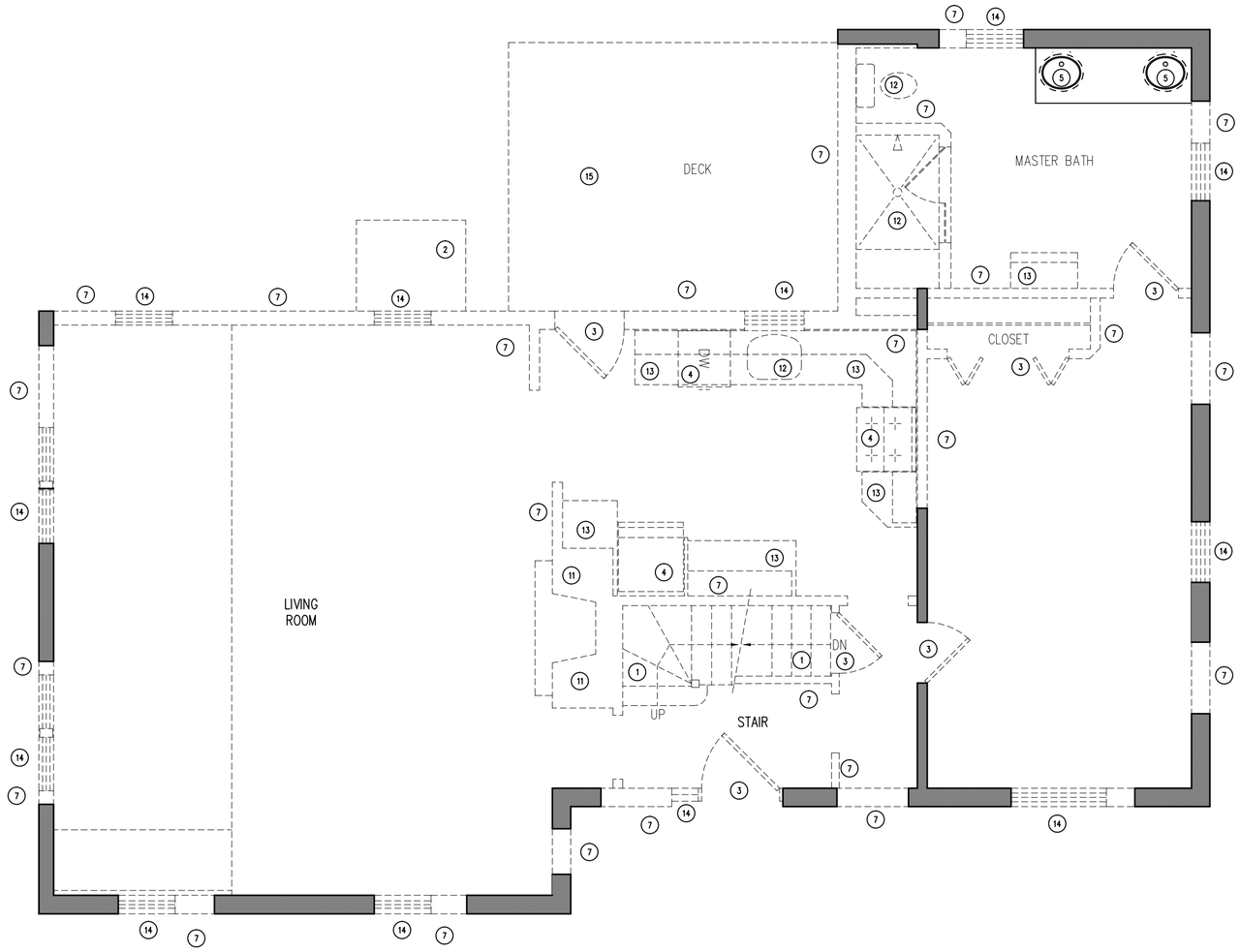
Drawing:
Existing Basement
Demolition Plan

Date: 22 MAR 24
File No. 22209
Architect: BDP
Revisions:

A.00

KEYED DEMOLITION NOTES

1. EXISTING STAIRWAY TO BE REMOVED.
2. EXISTING BULKHEAD AREA TO BE REMOVED
3. EXISTING DOOR AND FRAME TO BE REMOVED.
4. EXISTING APPLIANCES TO BE REMOVED OR RELOCATED.
5. EXISTING PLUMBING TO REMAIN.
6. <NOT USED>
7. AREA OF EXISTING PARTITION TO BE REMOVED.
8. <NOT USED>
9. <NOT USED>
10. <NOT USED>
11. EXISTING CHIMNEY TO BE REMOVED.
12. EXISTING PLUMBING TO BE REMOVED.
13. EXISTING MILLWORK TO BE REMOVED.
14. EXISTING WINDOW TO BE REMOVED.
15. EXISTING DECK AND STAIRS TO BE REMOVED.



N

0 1' 2' 4' 8'

1 A.01 Existing First Floor Demolition Plan
SCALE: 1/4" = 1'-0"

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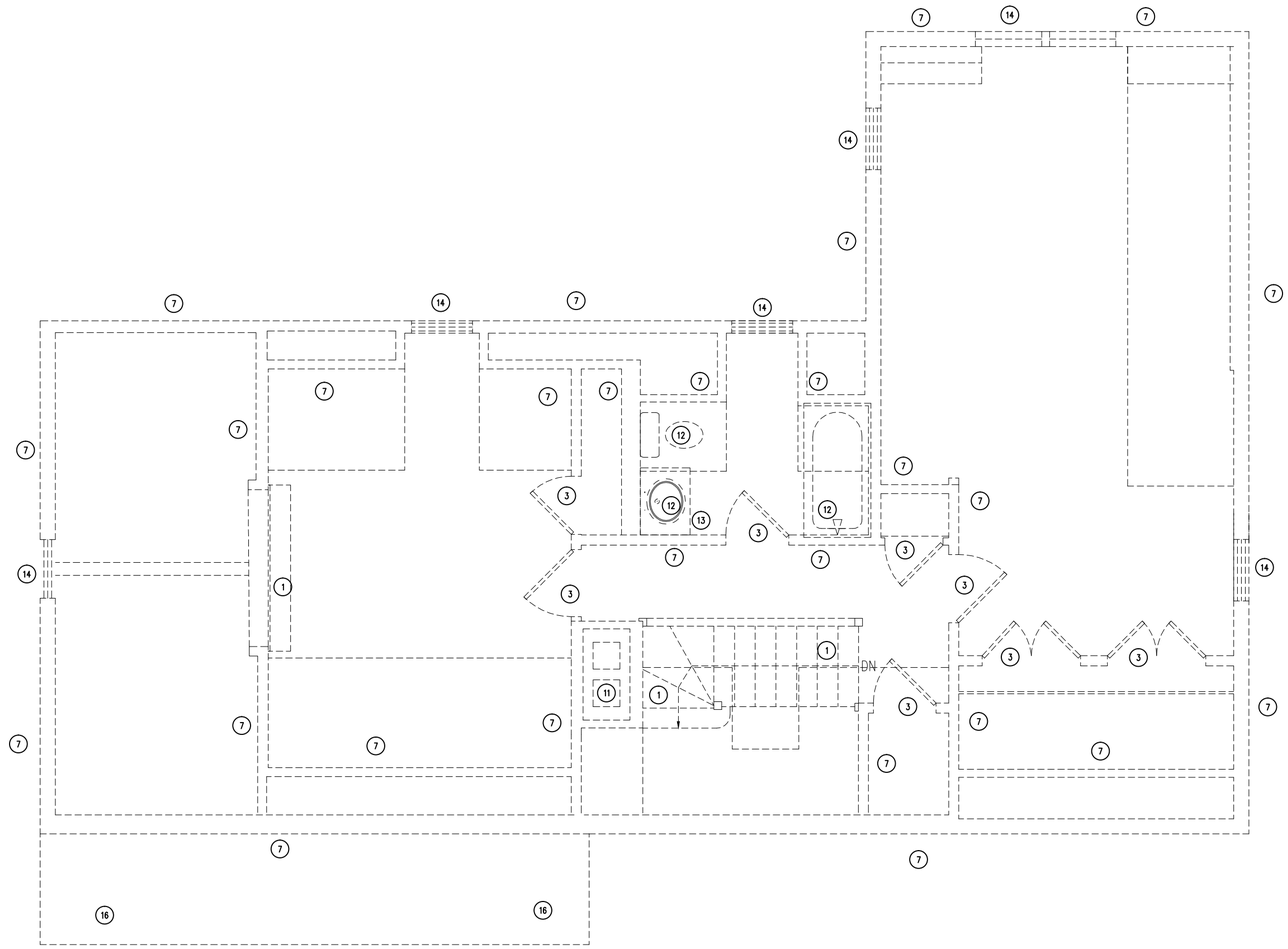
Drawing:
Existing First Floor
Demolition Plan

Date: 22 MAR 24
File No. 2209
Architect: BDP
Revisions:

A.01

KEYED DEMOLITION NOTES

1. EXISTING STAIRWAY TO BE REMOVED.
2. <NOT USED>
3. EXISTING DOOR AND FRAME TO BE REMOVED.
4. <NOT USED>
5. <NOT USED>
6. <NOT USED>
7. AREA OF EXISTING PARTITION TO BE REMOVED.
8. <NOT USED>
9. <NOT USED>
10. <NOT USED>
11. EXISTING CHIMNEY TO BE REMOVED.
12. EXISTING PLUMBING TO BE REMOVED.
13. EXISTING MILLWORK TO BE REMOVED.
14. EXISTING WINDOW TO BE REMOVED.
15. <NOT USED>
16. EXISTING ROOF BELOW TO BE REMOVED.



1 A.02 Existing Second Floor Demolition Plan
SCALE: 1/4" = 1'-0"

N

0 1' 2' 4' 8'

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Drawing:

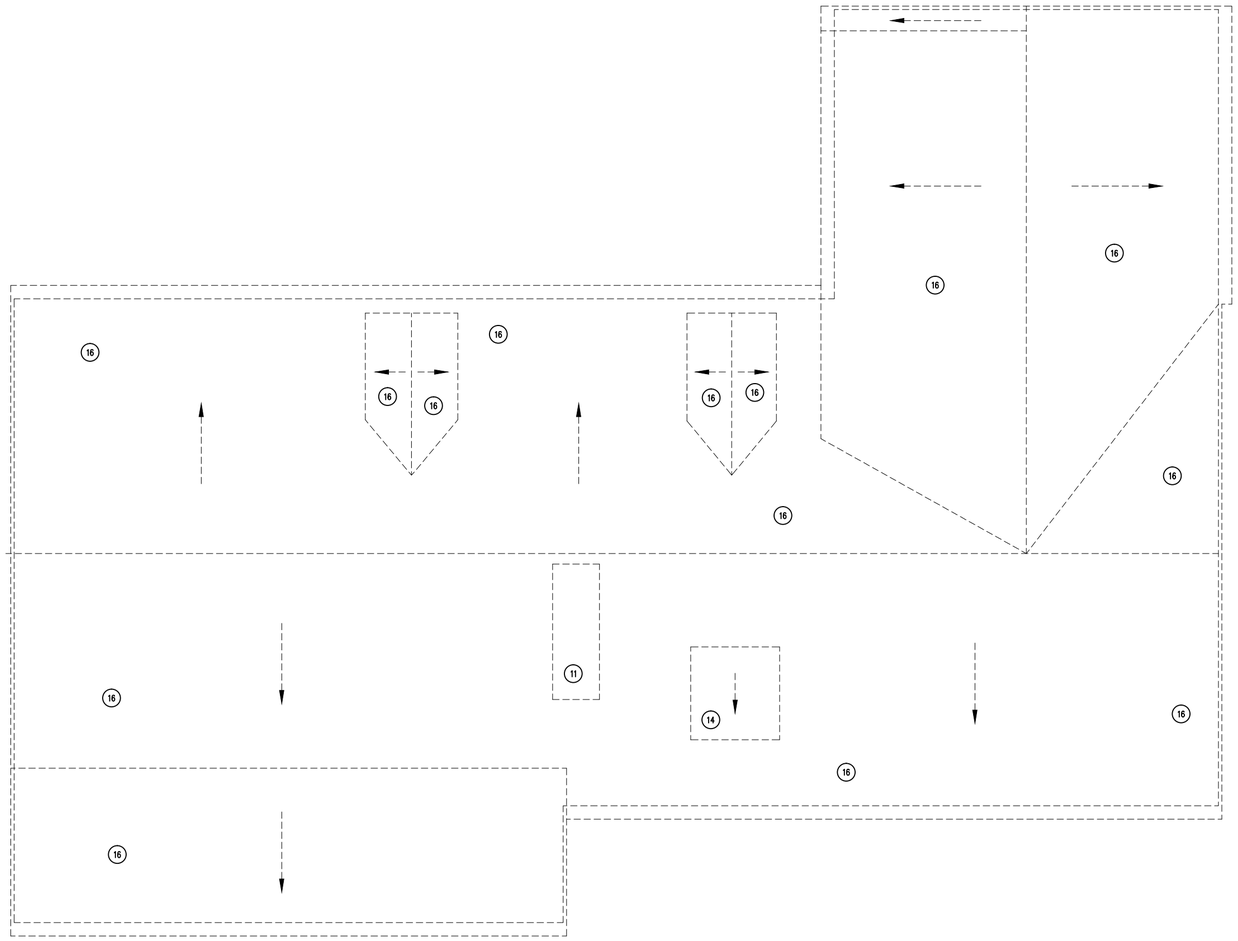
Existing Second Floor
Demolition Plan

Date: 22 MAR 24
File No. 2209
Architect: BDP
Revisions:

A.02

KEYED DEMOLITION NOTES

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2. <NOT USED>
3. <NOT USED>
4. <NOT USED>
5. <NOT USED>
6. <NOT USED>
7. <NOT USED>
8. <NOT USED>
9. <NOT USED>
10. <NOT USED>
11. EXISTING CHIMNEY TO BE REMOVED.
12. <NOT USED>
13. <NOT USED>
14. EXISTING WINDOW TO BE REMOVED.
15. <NOT USED>
16. EXISTING ROOF BELOW TO BE REMOVED.



N

0 1' 2' 4' 8'

1 A.04 Existing Roof Demolition Plan
SCALE: 1/4" = 1'-0"

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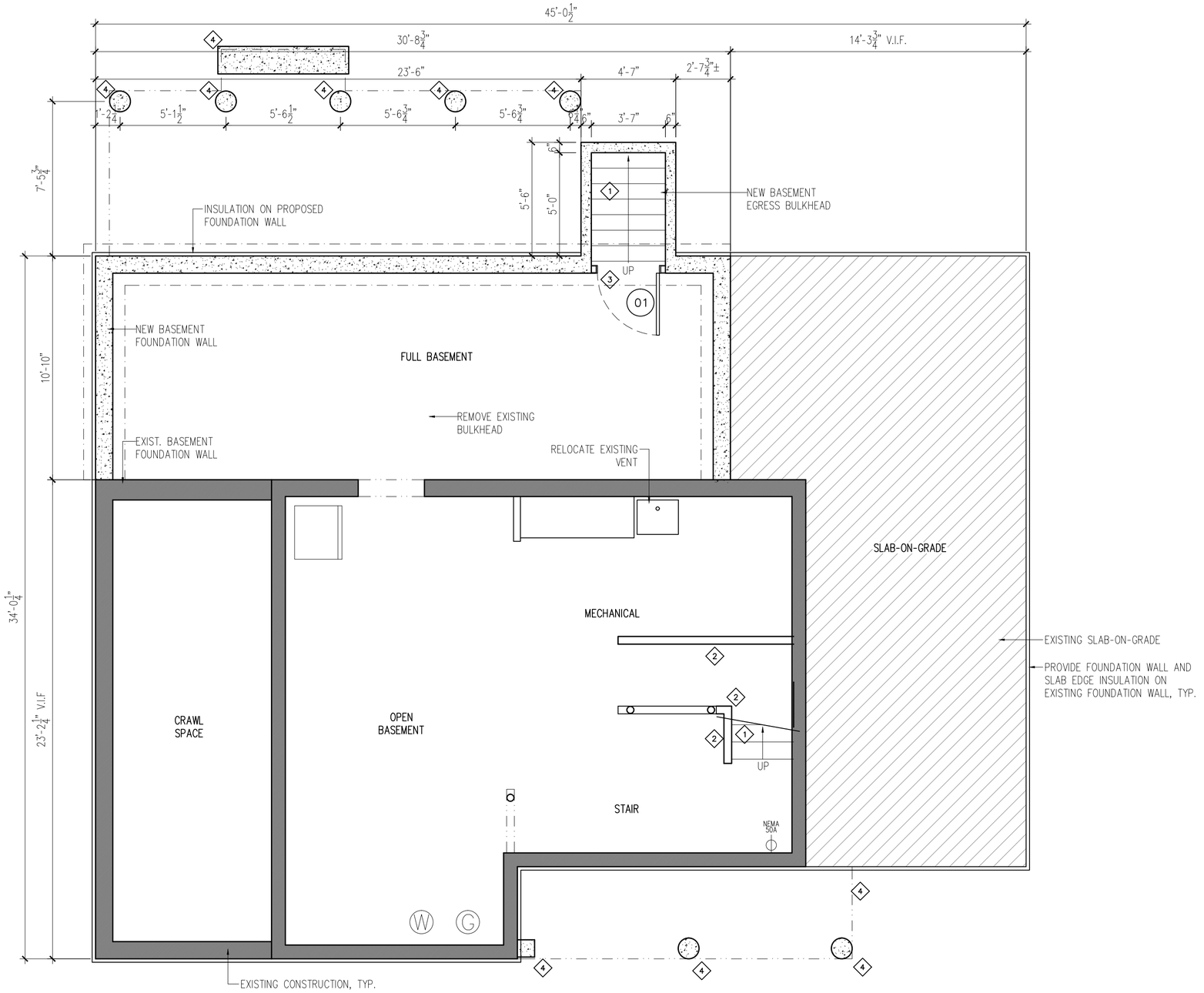
Drawing:
Existing Roof
Demolition Plan

Date: 22 MAR 24
File No. 2209
Architect: BDP
Revisions:

A.04

KEYED CONSTRUCTION NOTES

1. PROPOSED STAIRWAY
2. PROPOSED WALL OR PARTITION.
3. PROPOSED DOOR AND FRAME.
4. PROPOSED FOOTING, REFER TO STRUCTURAL PLAN.



N

0 1' 2' 4' 8'

1 / A.10 Basement Construction Plan
SCALE: 1/4" = 1'-0"

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Drawing:
Basement
Construction Plan

Date: 22 MAR 24
File No. 2209
Architect: BDP
Revisions:

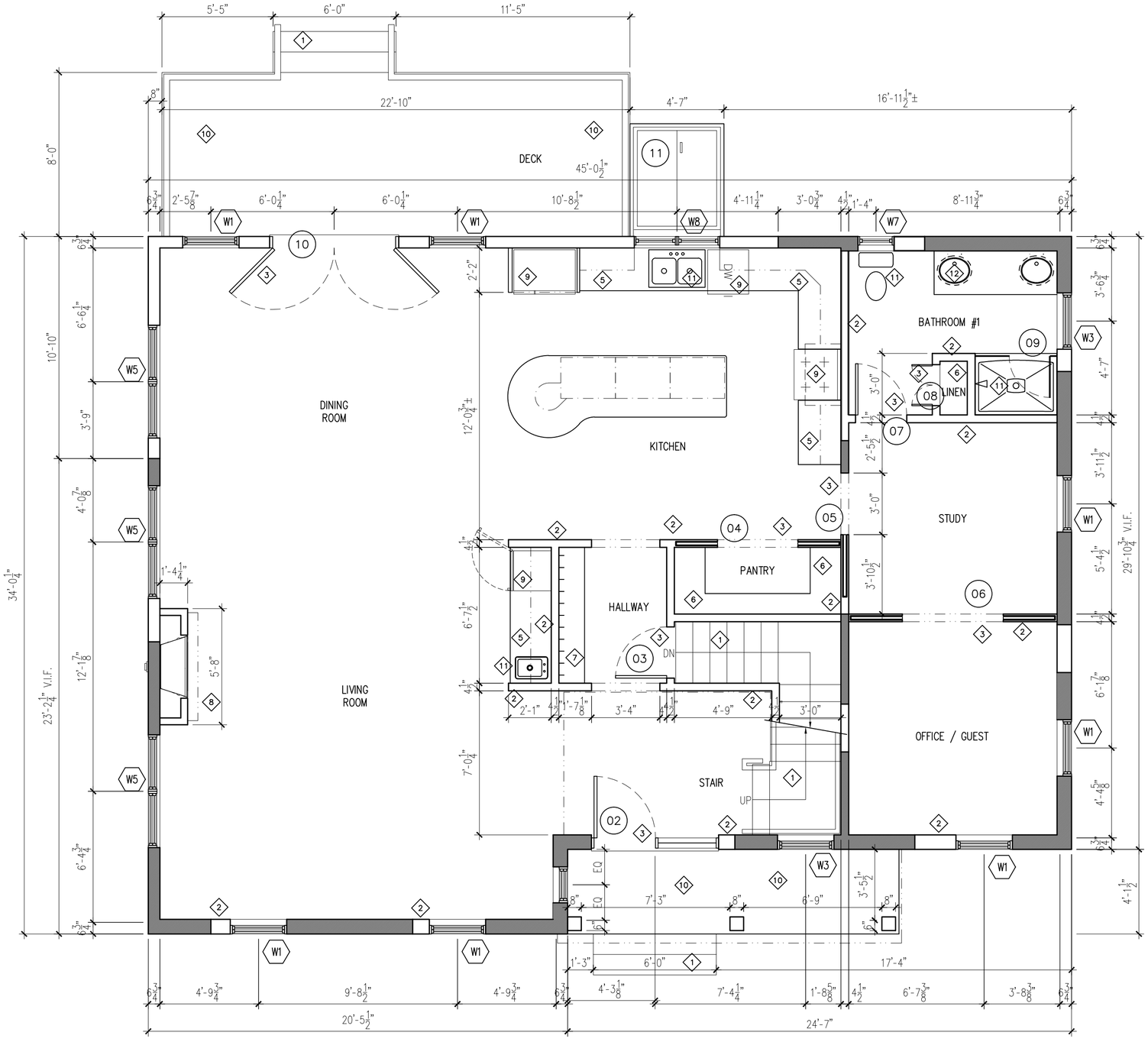
A.10

KEYED CONSTRUCTION NOTES

1. PROPOSED STAIRWAY
2. PROPOSED WALL OR PARTITION.
3. PROPOSED DOOR AND FRAME.
4. <NOT USED>
5. PROPOSED MILLWORK COUNTER AND CABINETS.
6. PROPOSED SHELVING.
7. PROPOSED STORAGE BENCH AND WALL HOOKS.
8. PROPOSED GAS FIREPLACE AND SURROUND.
9. PROPOSED APPLIANCES BY OWNER.
10. PROPOSED WOOD–FRAMED DECK.
11. PROPOSED PLUMBING FIXTURE.
12. EXISTING PLUMBING FIXTURES.

GENERAL CONSTRUCTION NOTES

A. EXISTING EXTERIOR WALLS TO BE EXTENDED IN HEIGHT TO ACCOMMODATE A RAISED SECOND FLOOR.



1 / A.11 First Floor Construction Plan
SCALE: 1/4" = 1'–0"

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Drawing:

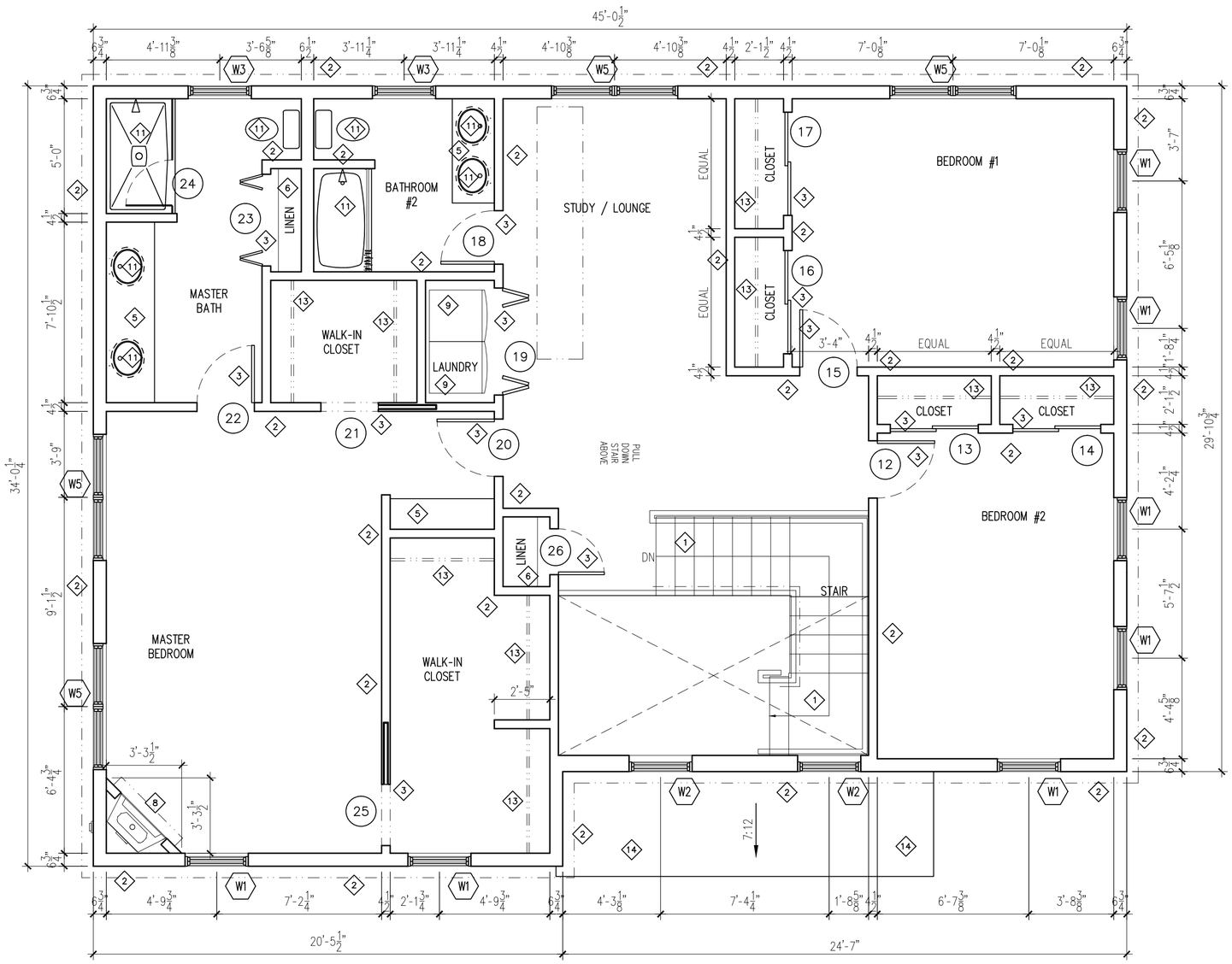
First Floor
Construction Plan

Date: 22 MAR 24
File No. 2209
Architect: BDP
Revisions:

A.11

KEYED CONSTRUCTION NOTES

1. PROPOSED STAIRWAY
2. PROPOSED WALL OR PARTITION.
3. PROPOSED DOOR AND FRAME.
4. <NOT USED>
5. PROPOSED MILLWORK COUNTER AND CABINETS.
6. PROPOSED SHELVING.
7. <NOT USED>
8. PROPOSED GAS FIREPLACE AND SURROUND.
9. PROPOSED APPLIANCES BY OWNER.
10. <NOT USED>
11. PROPOSED PLUMBING FIXTURE.
12. <NOT USED>
13. CLOSET POLE WITH SHELF ABOVE.
14. AREA OF ROOF BELOW.



1 / A12 Second Floor Construction Plan
SCALE: 1/4" = 1'-0"

N
0 1' 2' 4' 8'

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Drawing:

Second Floor
Construction Plan

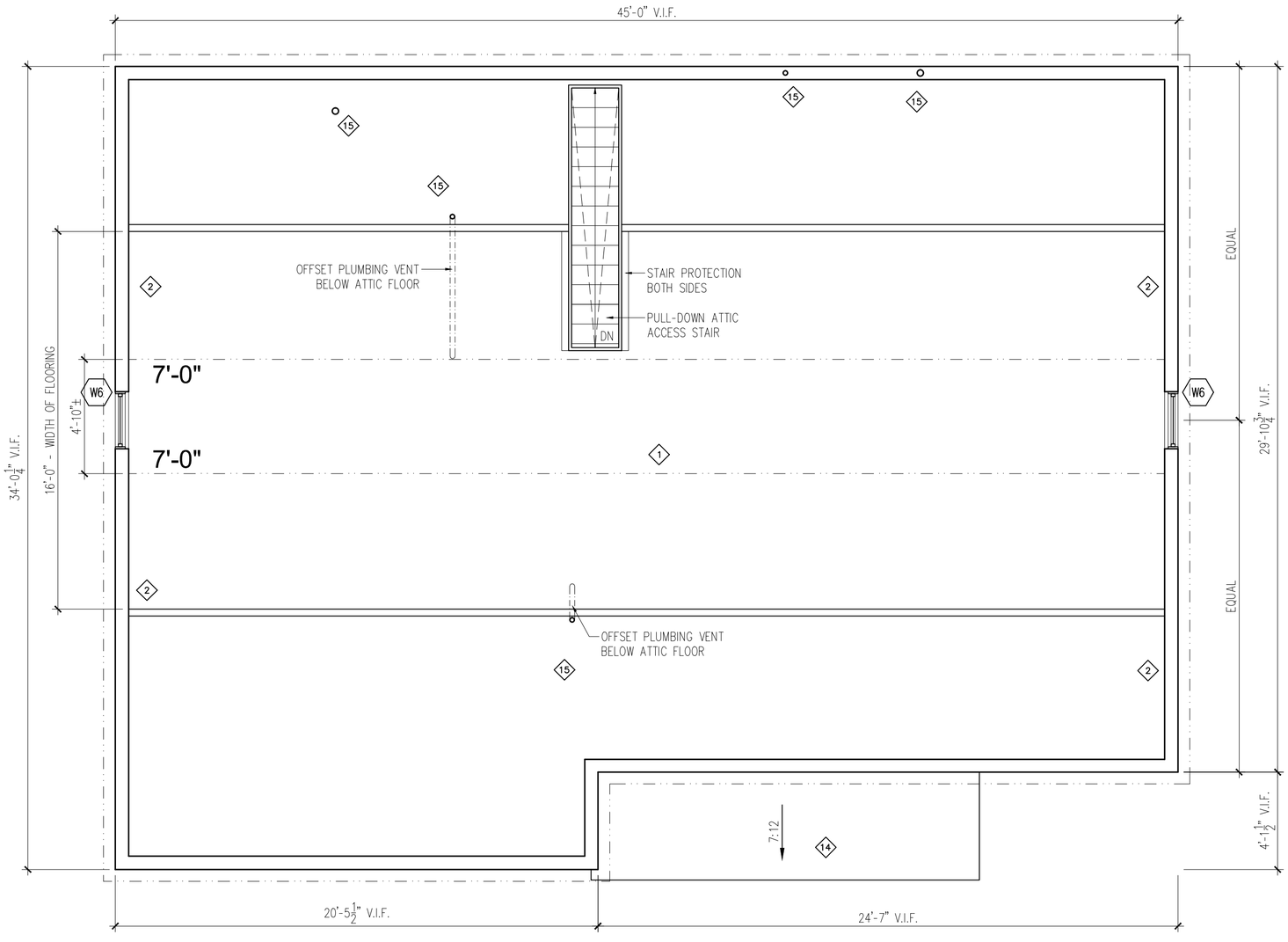
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Architect: BDP

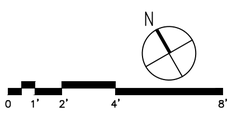
Revisions:

A.12

KEYED CONSTRUCTION NOTES

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2. PROPOSED WALL OR PARTITION.
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6. <NOT USED>
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8. <NOT USED>
9. <NOT USED>
10. <NOT USED>
11. <NOT USED>
12. <NOT USED>
13. <NOT USED>
14. AREA OF ROOF BELOW.
15. PROPOSED LOCATION FOR PLUMBING VENT.





1 / A.13 Attic Floor Construction Plan
SCALE: 1/4" = 1'-0"

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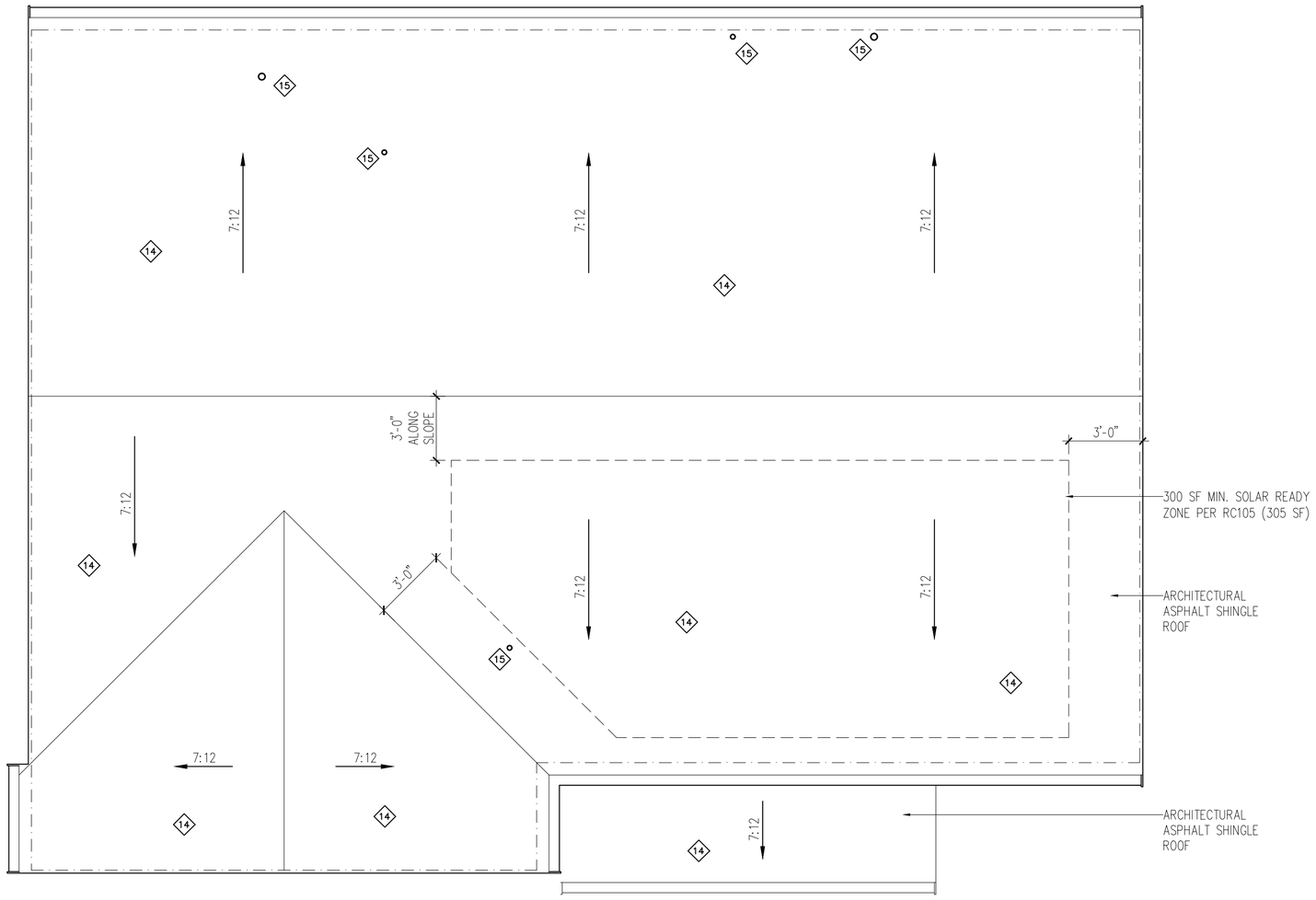
Drawing:
Attic Floor
Construction Plan

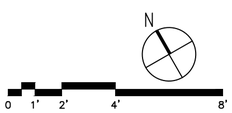
Date: 22 MAR 24
File No. 2209
Architect: BDP
Revisions:

A.13

KEYED CONSTRUCTION NOTES

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12. <NOT USED>
13. <NOT USED>
14. AREA OF ROOF BELOW.
15. PROPOSED LOCATION FOR PLUMBING VENT.





1 / A.14 Roof Construction Plan
SCALE: 1/4" = 1'-0"

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Drawing:
Roof
Construction Plan

Date: 22 MAR 24
File No. 2209
Architect: BDP
Revisions:

A.14



0 / A.31 Existing Front (South) Elevation
SCALE: 1/8" = 1'-0"



1 / A.31 Proposed Front (South) Elevation
SCALE: 1/4" = 1'-0"

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Drawing:
Front (South) Elevation

Date: 09 APR 24
File No. 2209
Architect: BDP

Revisions:
22 APR 24

A.31



0 / A.32 Existing Right Side (East) Elevation
SCALE: 1/8" = 1'-0"



1 / A.32 Proposed Right Side (East) Elevation
SCALE: 1/4" = 1'-0"

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Arlington, MA 02476

Drawing:
Right Side (East) Elevation

Date: 22 MAR 24
File No. 2209
Architect: BDP
Revisions:
22 APR 24

A.32



0 / A.33 Existing Rear (North) Elevation
SCALE: 1/8" = 1'-0"



1 / A.33 Proposed Rear (North) Elevation
SCALE: 1/4" = 1'-0"

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Client:
Smith Residence
30 Mayflower Road
Arlington, MA 02476

Drawing:
Rear (North) Elevation

Date: 22 MAR 24
File No. 2209
Architect: BDP
Revisions:
22 APR 24

A.33



0 / A.34 Existing Left Side (West) Elevation
SCALE: 1/8" = 1'-0"



1 / A.34 Proposed Left Side (West) Elevation
SCALE: 1/4" = 1'-0"

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Drawing:
Left Side (West) Elevation

Date: 22 MAR 24
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A.34