

18-20 BELKNAP STREET - ARLINGTON, MA

GENERAL NOTES & SPECIFICATIONS



Carlos Ferreira

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.

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 REFLECT 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 DEFECTS 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 RESPONSIBILITY 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 SPECIFICALLY 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 RESPONSIBILITY 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, SMOKE 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 CONFIRMATION 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 SUBMITTALS BY THE OWNER'S AND/OR DESIGNER'S APPROVAL THEREOF.



1 FRONT_2
12" = 1'-0"

SHEET N°:
A-01

SCALE: 12" = 1'-0"

DATE: 28/07/2021 17:14:27

DRAWN BY: FLM

AREA: 9143 ft²

ADDRESS:
18-20 BELKNAP STREET
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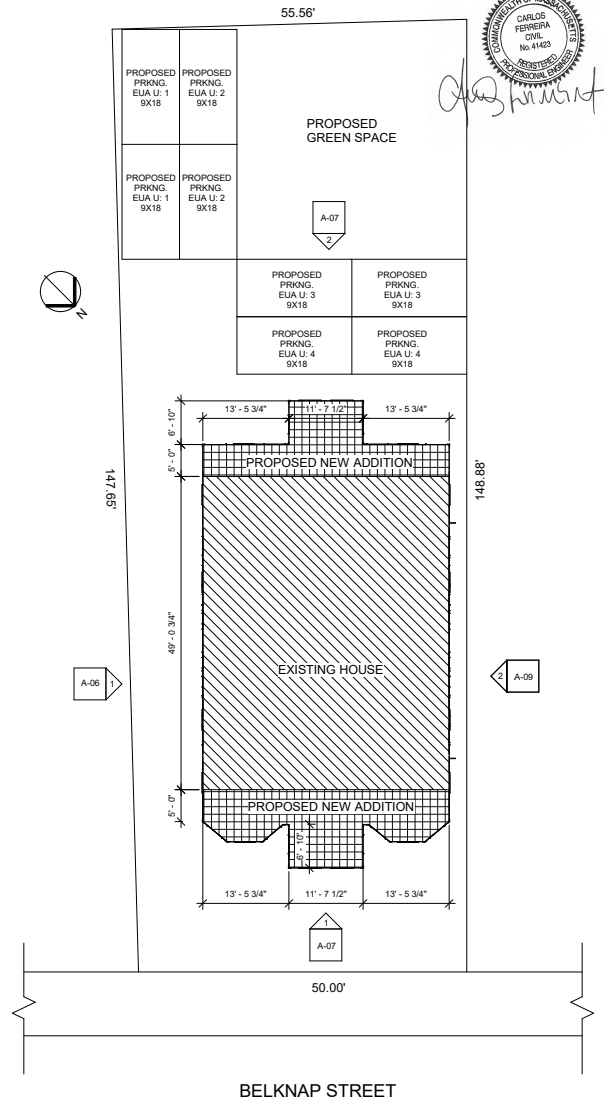


Door Schedule		
Type Mark	Height	Width
D01	7' - 0 1/4"	2' - 7 1/2"
D01: 44		
D02	7' - 0 1/4"	2' - 11 7/16"
D02: 20		
D03	7' - 0 1/4"	4' - 7 1/8"
D03: 8		
D04	7' - 0"	3' - 4"
D04: 16		
D05	7' - 0 1/4"	4' - 11 1/16"
D05: 4		
D06	7' - 0"	5' - 0"
D06: 8		
Grand total: 100		

Window Schedule		
Type Mark	Height	Width
W01	2' - 10"	3' - 2"
W01: 12		
W02	4' - 0"	3' - 0"
W02: 60		
W03	2' - 0"	2' - 0"
W03: 2		
Grand total: 74		



2 BACK_2
12" = 1'-0"



1 Site
1" = 10'-0"



SHEET N°: **A-03**

SCALE: As indicated

DATE: 28/07/2021 17:14:49

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AREA: 9143 ft²

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SHEET N°:

A-04

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

DATE: 28/07/2021 17:44:52

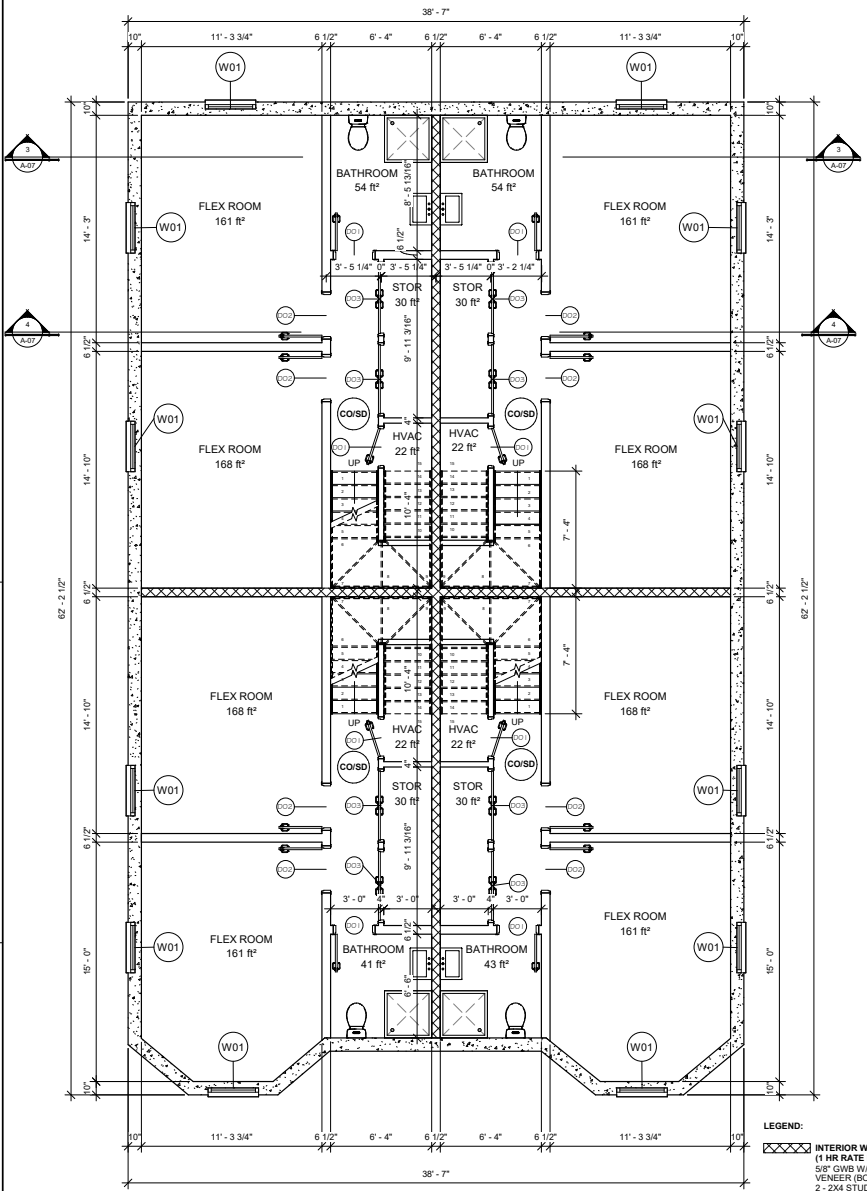
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ADDRESS:
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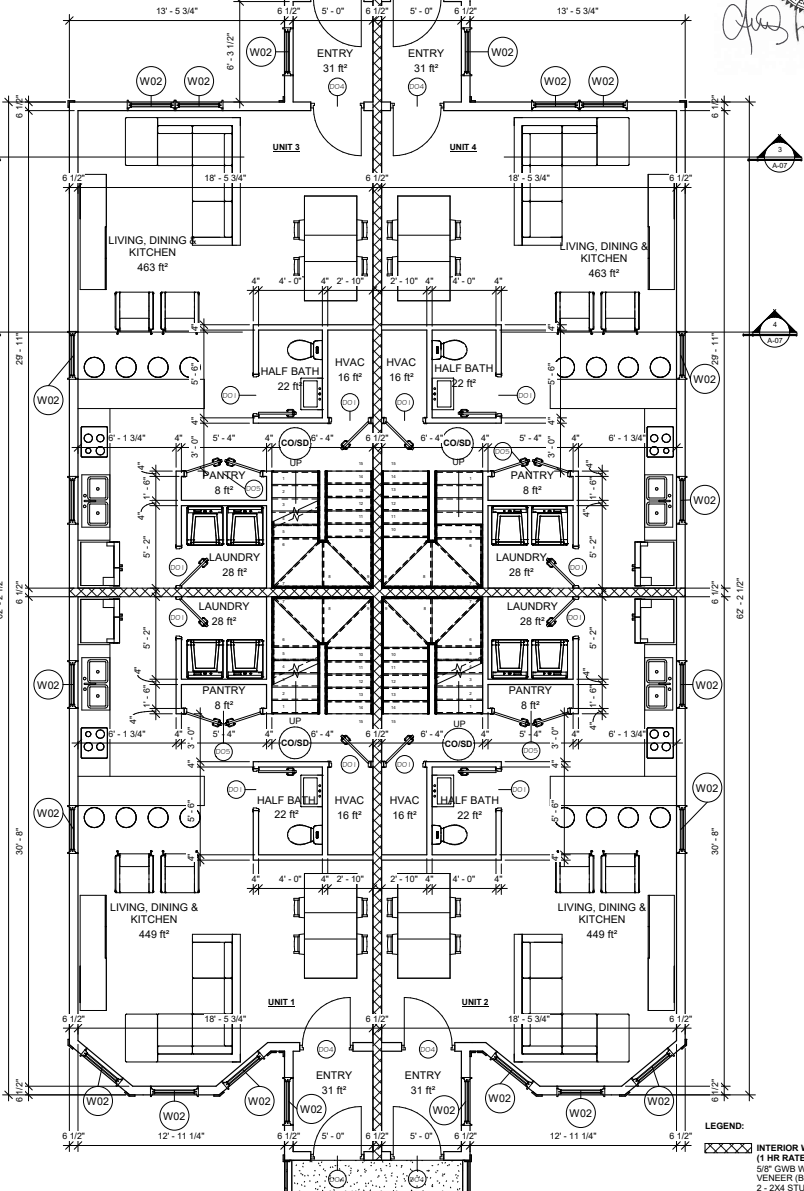
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1 BASEMENT
1/4" = 1'-0"

SD SMOKE DETECTOR CO2SD COMBINED CARBON MONOXIDE & SMOKE DETECTOR



2 FIRST FLOOR
1/4" = 1'-0"

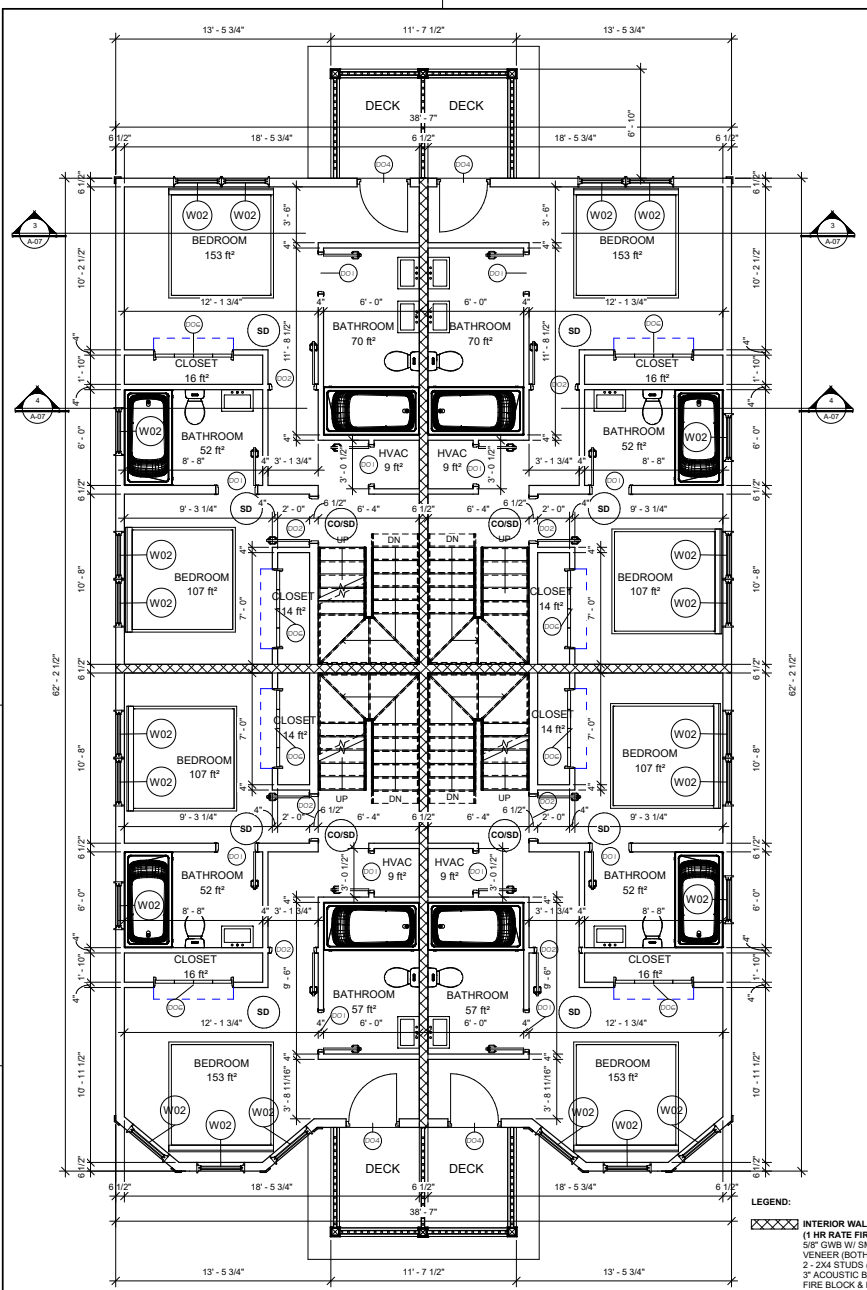
SD SMOKE DETECTOR CO2SD COMBINED CARBON MONOXIDE & SMOKE DETECTOR

LEGEND:
INTERIOR WALL CONSTRUCTION:
(1 HR RATE FIRE WALL)
5/8" GWB W/ SMOOTH PLASTER
VENNER (BOTH SIDES)
2 - 2X4 STUDS @ 16 O.C.
3" ACUSTIC BATT
FIRE BLOCK & INSTALL GWB TO
UNDERSIDE OF STRUCTURE

LEGEND:
INTERIOR WALL CONSTRUCTION:
(1 HR RATE FIRE WALL)
5/8" GWB W/ SMOOTH PLASTER
VENNER (BOTH SIDES)
2 - 2X4 STUDS @ 16 O.C.
3" ACUSTIC BATT
FIRE BLOCK & INSTALL GWB TO
UNDERSIDE OF STRUCTURE



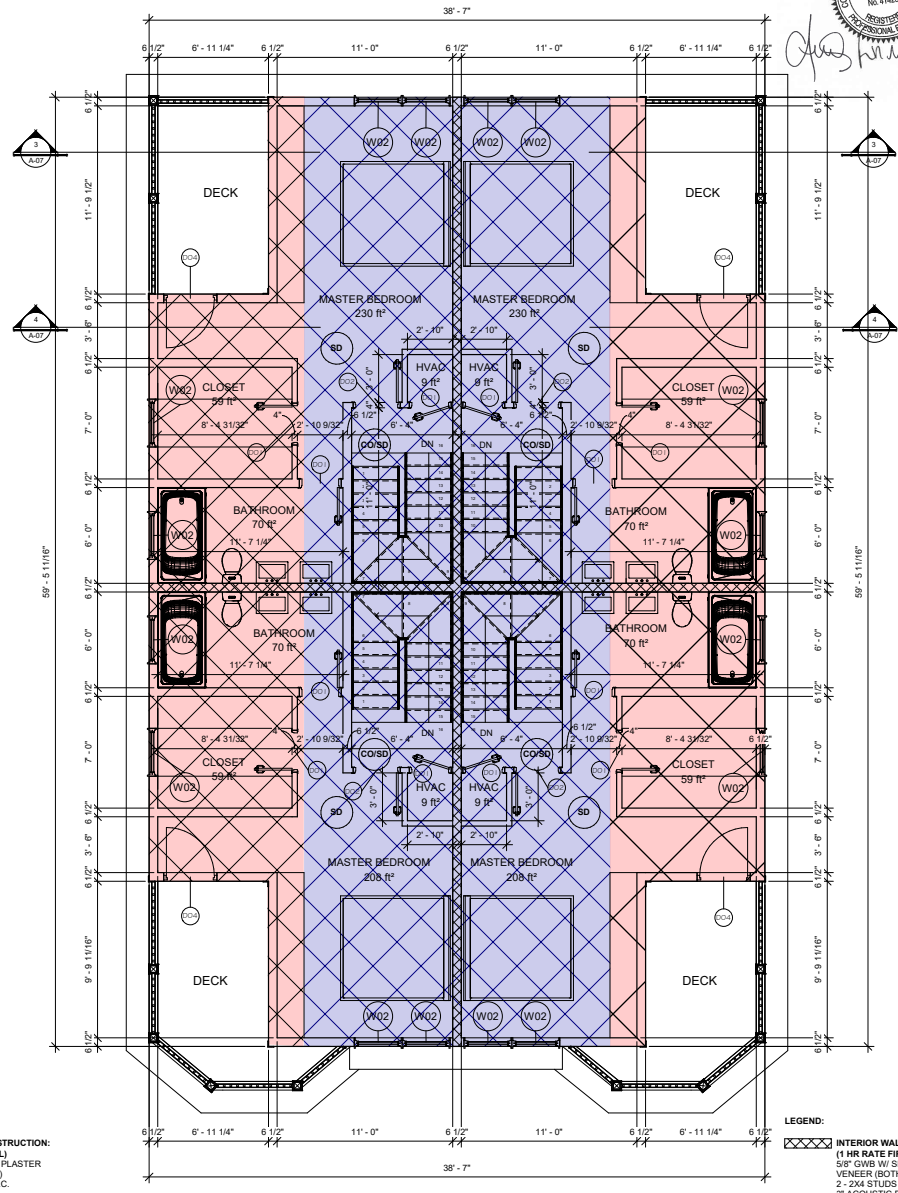
Carlos Ferrera



1 SECOND FLOOR
1/4" = 1'-0"

SD SMOKE DETECTOR CO/SD COMBINED CARBON MONOXIDE & SMOKE DETECTOR

LEGEND:
 [Hatched Box] INTERIOR WALL CONSTRUCTION:
 (1 HR RATE FIRE WALL)
 5/8" GWB W/ SMOOTH PLASTER
 VENEER (BOTH SIDES)
 2 - 2X4 STUDS @ 16 O.C.
 3" ACOUSTIC BAT
 FIRE BLOCK & INSTALL GWB TO
 UNDERSIDE OF STRUCTURE



2 THIRD FLOOR
1/4" = 1'-0"

SD SMOKE DETECTOR CO/SD COMBINED CARBON MONOXIDE & SMOKE DETECTOR

LEGEND:
 [Hatched Box] INTERIOR WALL CONSTRUCTION:
 (1 HR RATE FIRE WALL)
 5/8" GWB W/ SMOOTH PLASTER
 VENEER (BOTH SIDES)
 2 - 2X4 STUDS @ 16 O.C.
 3" ACOUSTIC BAT
 FIRE BLOCK & INSTALL GWB TO
 UNDERSIDE OF STRUCTURE

SHEET N°:
A-05

SCALE: 1/4" = 1'-0"
DATE: 28/07/2021 17:14:55

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AREA: 9143 ft²

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Carlos Ferrera



SHEET N°:

A-06

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

DATE: 28/07/2021 17:14:59

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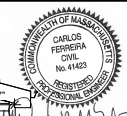
AREA: 9143 ft²

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

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



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

4 Section 3
1/4" = 1'-0"

SHEET N°:
A-07

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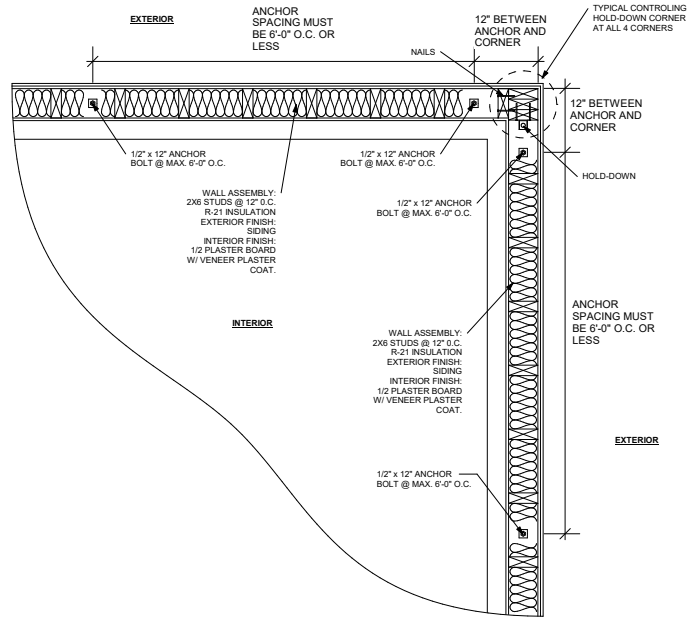
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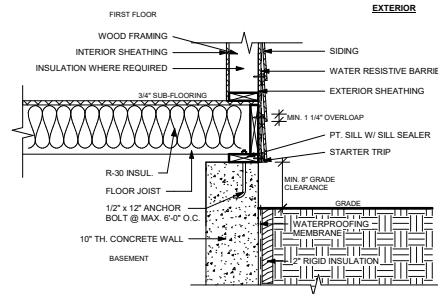




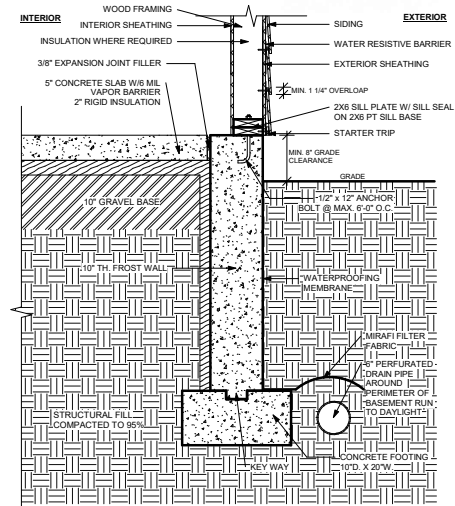
Carlos Ferrera



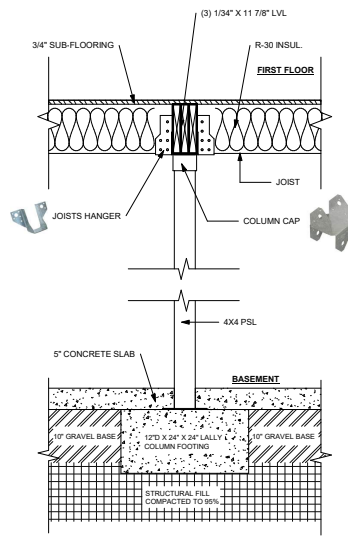
1 ANCHOR BOLTS



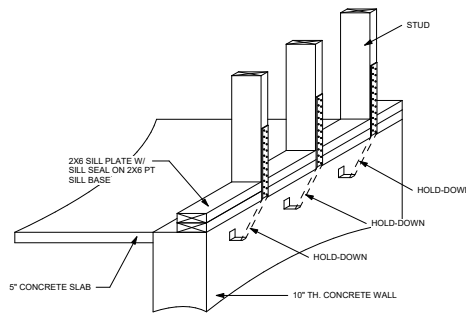
2 TYPICAL FOUNDATION WALL DETAIL



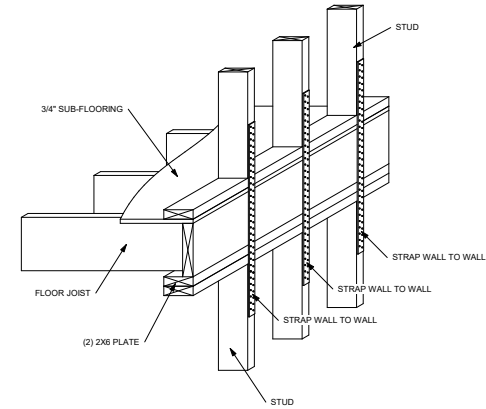
3 TYPICAL FROST WALL



4 TYPICAL LALLY COLUMN FOOTING & TOP



5 TYPICAL HOLD-DOWN IN CONCRETE



6 TYPICAL STRAP WALL TO WALL

SHEET N°: A-08

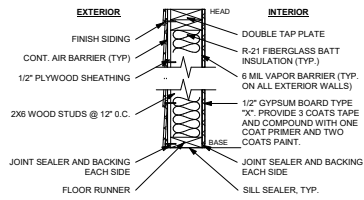
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AREA: 9143 ft²

ADDRESS: 18-20 BELKNAP STREET
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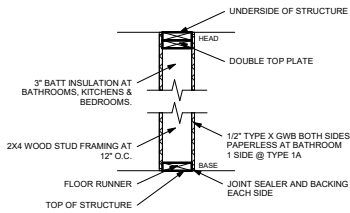
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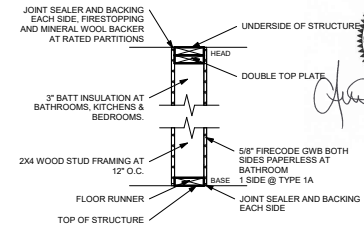
PROPOSED EXTERIOR WALL ASSEMBLY:
 2X6 STUDS @ 16" O.C.
 R-21 INSULATION
 EXTERIOR FINISH:
 SIDING
 INTERIOR FINISH:
 1/2" PLASTERBOARD
 W/ VENEER PLASTER COAT

7 TYPICAL EXTERIOR WALL



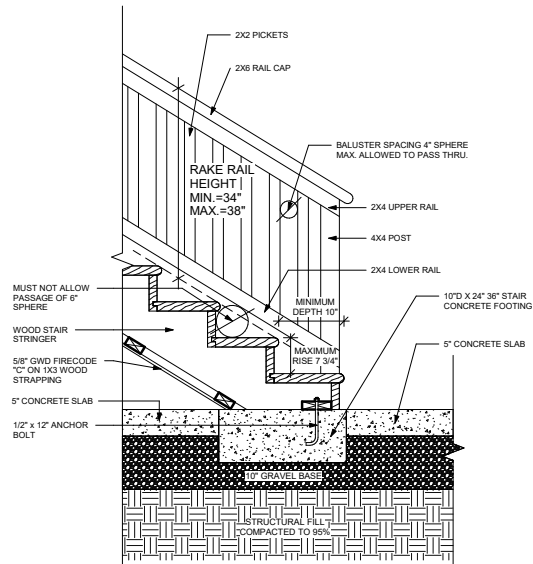
PROPOSED INTERIOR WALL CONSTRUCTION:
 (EXCEPT 1 HR RATED WALLS)
 1/2" GWB W/ SMOOTH PLASTER VENEER (BOTH SIDES)
 2X4 @ 16" O.C.
 3" ACOUSTIC BATT @ ALL BATHROOMS / BEDROOM WALLS
 USE 2X6 WHERE REQUIRED FOR PLUMBING DRAINS

8 TYPICAL INTERIOR WALL

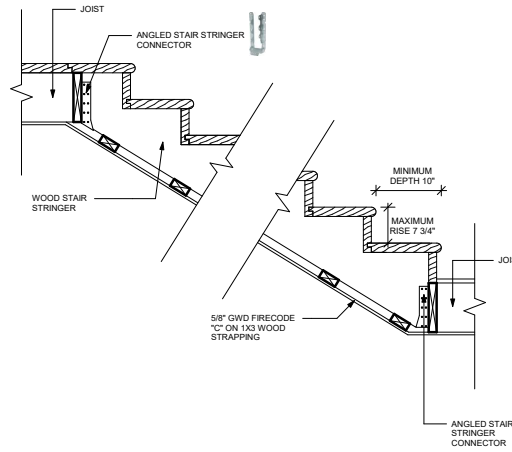


INTERIOR WALL CONSTRUCTION:
 (1 HR RATE FIRE WALL)
 5/8" FIRECODE GWB W/ SMOOTH PLASTER VENEER (BOTH SIDES)
 2X4 STUDS @ 16" O.C.
 3" ACOUSTIC BATT
 FIRE BLOCK & INSTALL GWB TO UNDERSIDE OF STRUCTURE

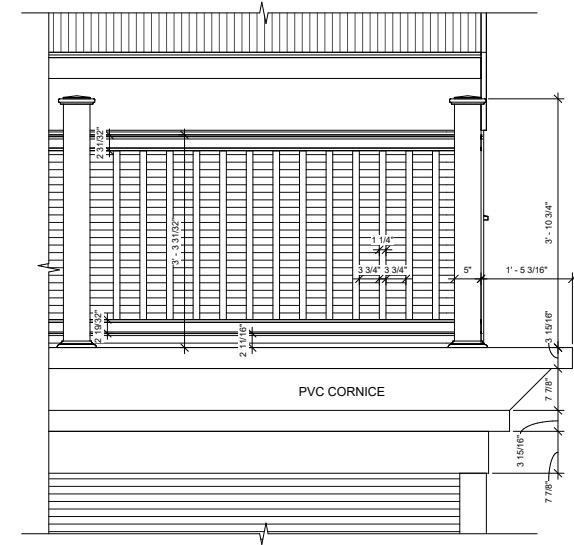
9 TYPICAL 1 HR RATED INTERIOR WALL



10 TYPICAL STAIR SECTION FOOTING



11 TYPICAL STAIR SECTION



12 DETAILING RAILING & CORNICE



SHEET N°:

A-09

SCALE: 1" = 1'-0"

DATE: 28/07/2021 17:45:06

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AREA: 9143 ft²

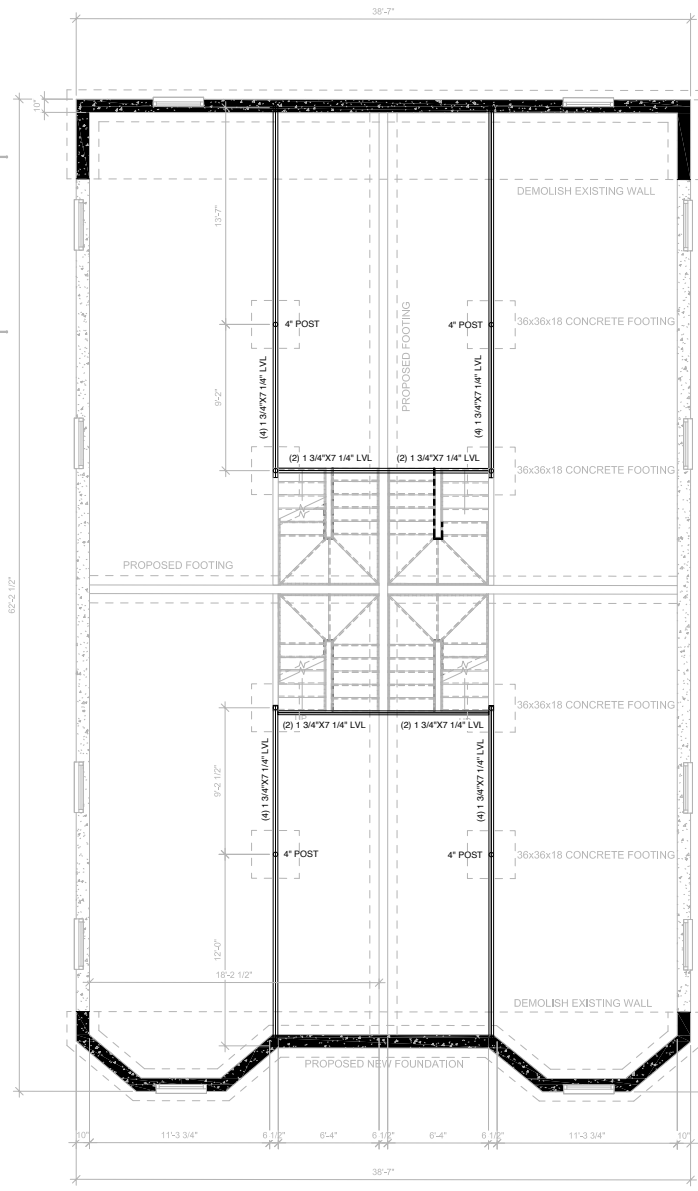
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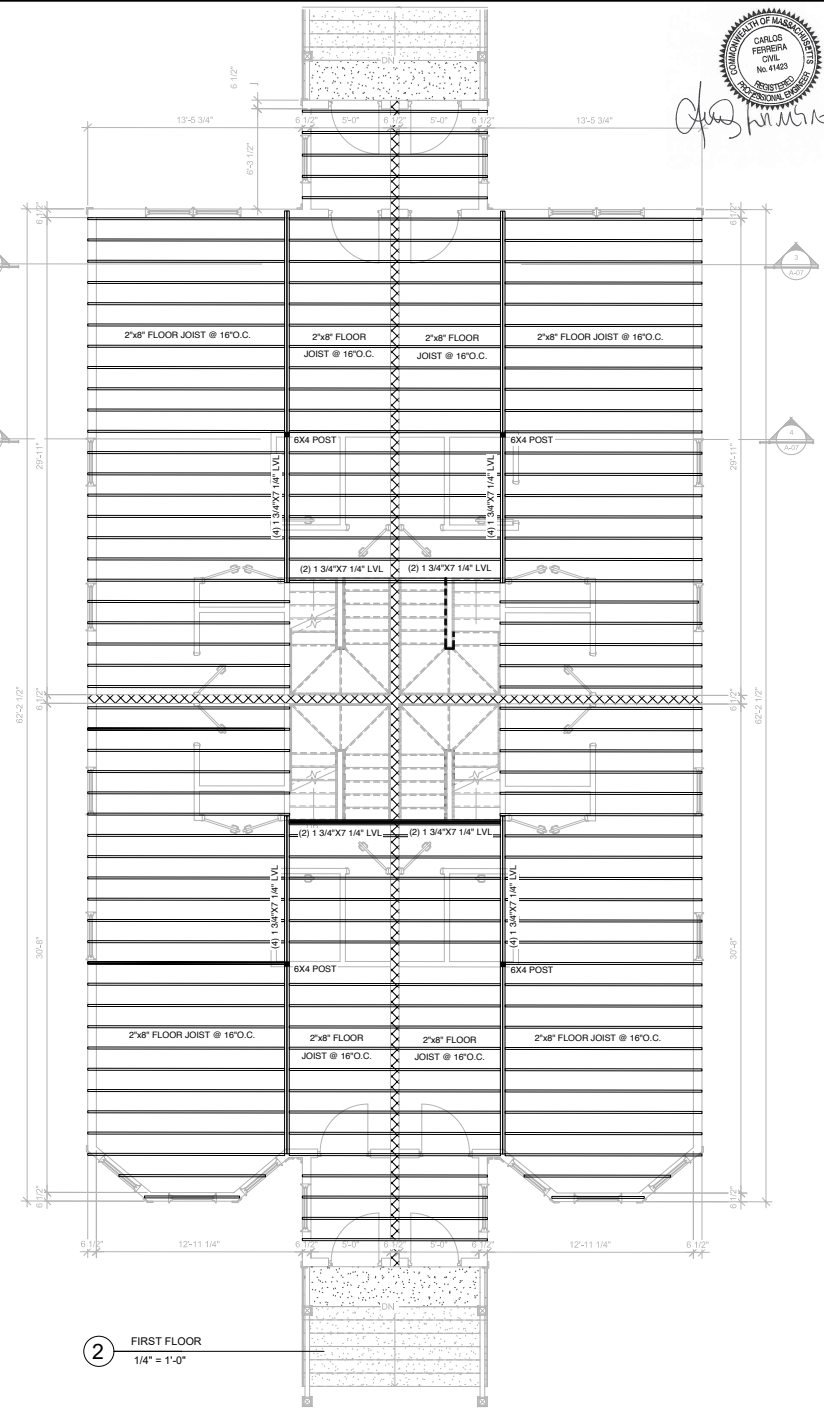




Handwritten signature



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



2 FIRST FLOOR
1/4" = 1'-0"

SHEET N°:
S-01

SCALE: 1/4" = 1'-0"
DATE: 28/07/2021 17:15:06

DRAWN BY: FLM
AREA: 9143 ft²

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Carlos Ferreira

SHEET N°:

S-02

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

DATE: 28/07/2021 17:15:06

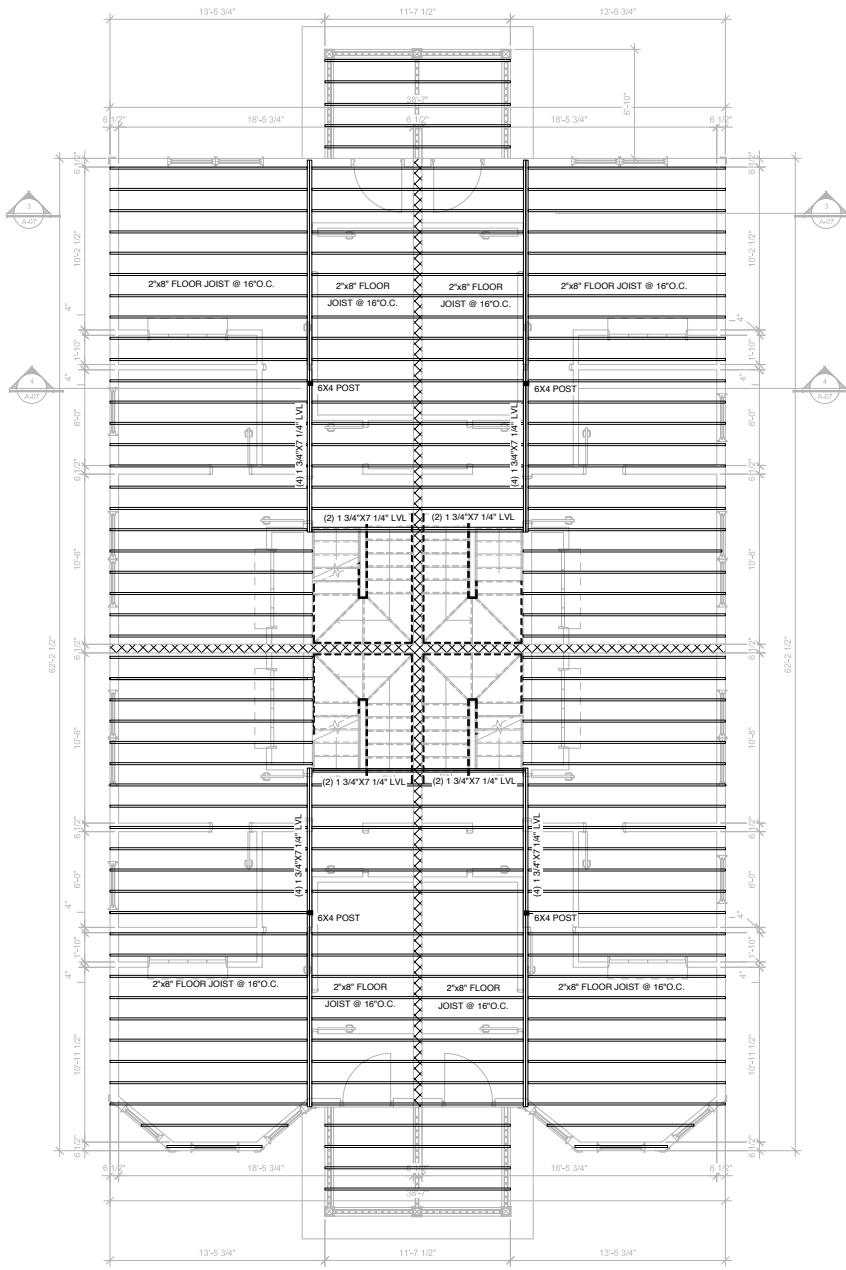
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AREA: 9143 ft²

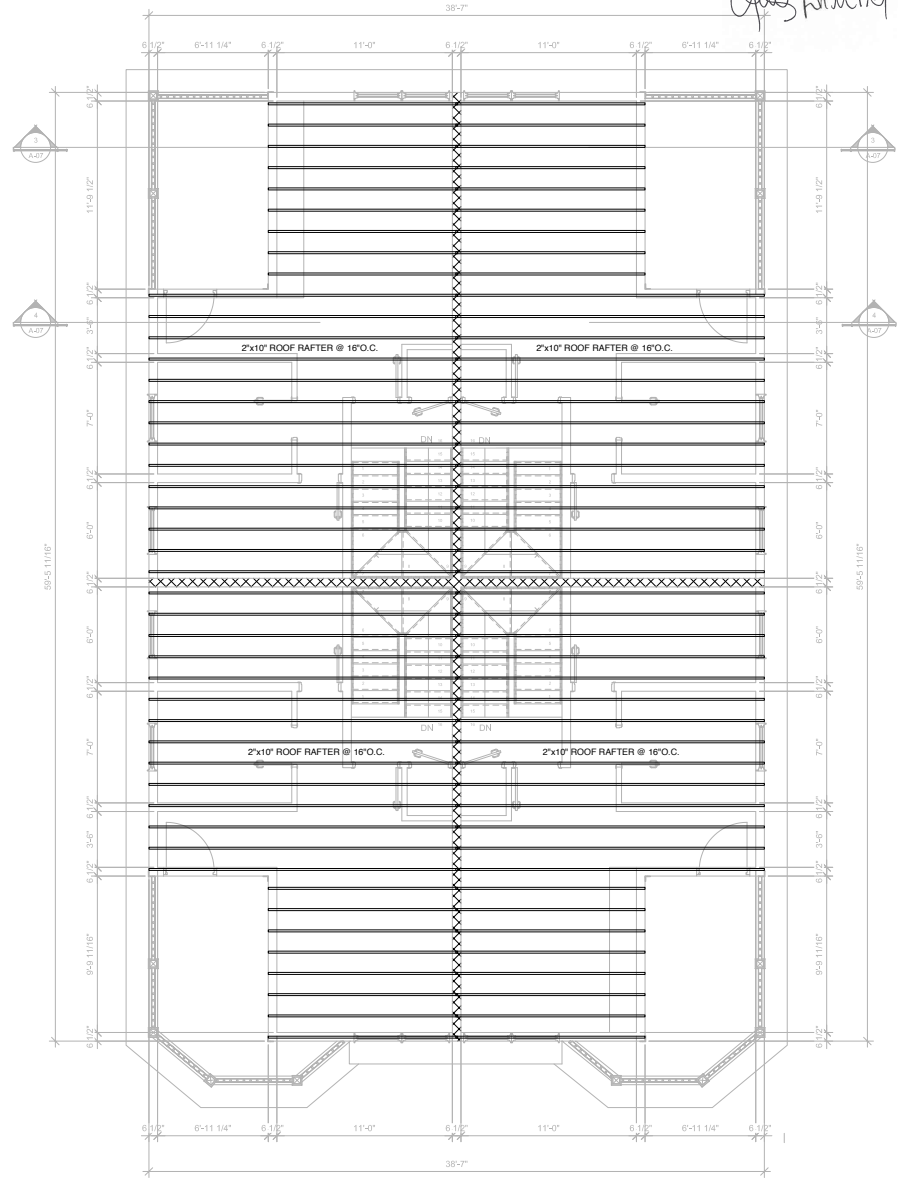
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1 SECOND FLOOR
1/4" = 1'-0"



2 THIRD FLOOR
1/4" = 1'-0"