

GAS

H₂O

ELEC.

DOORS: 6'-8" H. UNLESS NOTED OTHERWISE

- A - MORGAN M-1053 (CONFIRM AS SUITABLE FOR CLR. FINISH)
- B1 - MORGAN M-2 or 4 FD-518 (LOWER TOP PNL)
- B2 - PROSCO P-2 or 4 FD-818 (LOWER TOP PNL, CLR. PINE)
- B3 - FLUSH PROSCO #800 (BIRCH FACE)
- E - MORGAN M-7989 (LTS. 3W3H)
- F1 - 1 3/8" T. FLUSH BIRCH, HOLLOW CORE
- F2 - 1 3/8" T. FLUSH BIRCH, SOLID CORE
- G - 1 3/8" T. CLOSED LOWER MORGAN M-1511

HARDWARE:

LOCKSETS - SCHLAGE F-SERIES, PLYMOUTH STYLE, SATIN CHROME (MATCHING HINGES)
DEADBOLT @ EXTERIOR DOOR 'E'

NEW PARTITION WALLS: 2x4 STUD FRAMING TO UNDERSIDE OF EXISTING CLWG. W/ 1/2" T. P. PRO. & PLAS. FIN. FACES, RC = RADIUS CORNER READ AS INDICATED.
SOUND DEADENING INSUL. IN ALL WALL CAVITIES
SEAL GAPS & PENETRS W/ EXP. FOAM.

AREA CALCS:

TOTAL SF. FIRST FL. = 1,509
HOME OFFICE SF. = 440

452.7 = 30%
of 1,509
5/9/97
Therefore
J. Fizek
Robert J. Fizek, Architect
ARCHIMAGE

TRIM: (DOORS & WINDOWS)

1x4 POPLAR W/ ROUTED DETAIL @ EA. EDGE

ALT. 1 - NEW INSUL. GL. WINDOW UNIT
SIZED TO FIT EXISTG OPENING

ALT. 2 - REPLACE SASH
W/ GLT. PROSCO CELLAR SASH
(3W2H) 2'-10" x 2'-4"

RAISED LANDING
3/4" PLWD. OVER 2x6
FRAME @ 16" O.C.
(DARK HOUSING AT STEP)

INSULATE NORTH & EAST
WALLS
NEW 1/2" T. B. PRO. & PLAS.
OVER EXISTG.

RECON. EXISTG WINDOWS
RESTORE FUNCTION
INSTALL STORM/SCREEN
RETRIM & PRIME ALL
NEW HWK.

FLOORS: PREPARE EXIST. CONC. AND APPLY
CEMENT FLOOR LEVELING MATERIAL
VAR. ≤ 1/4" IN 10'-0".
APPLY V.P. SEALER SUITABLE FOR INTERIORS &
CRPT. OR V.C.T. INSTALLATION.

BASE: 1x6 POPLAR W/ 8453 BASE MTR.
OR 8712 BASE

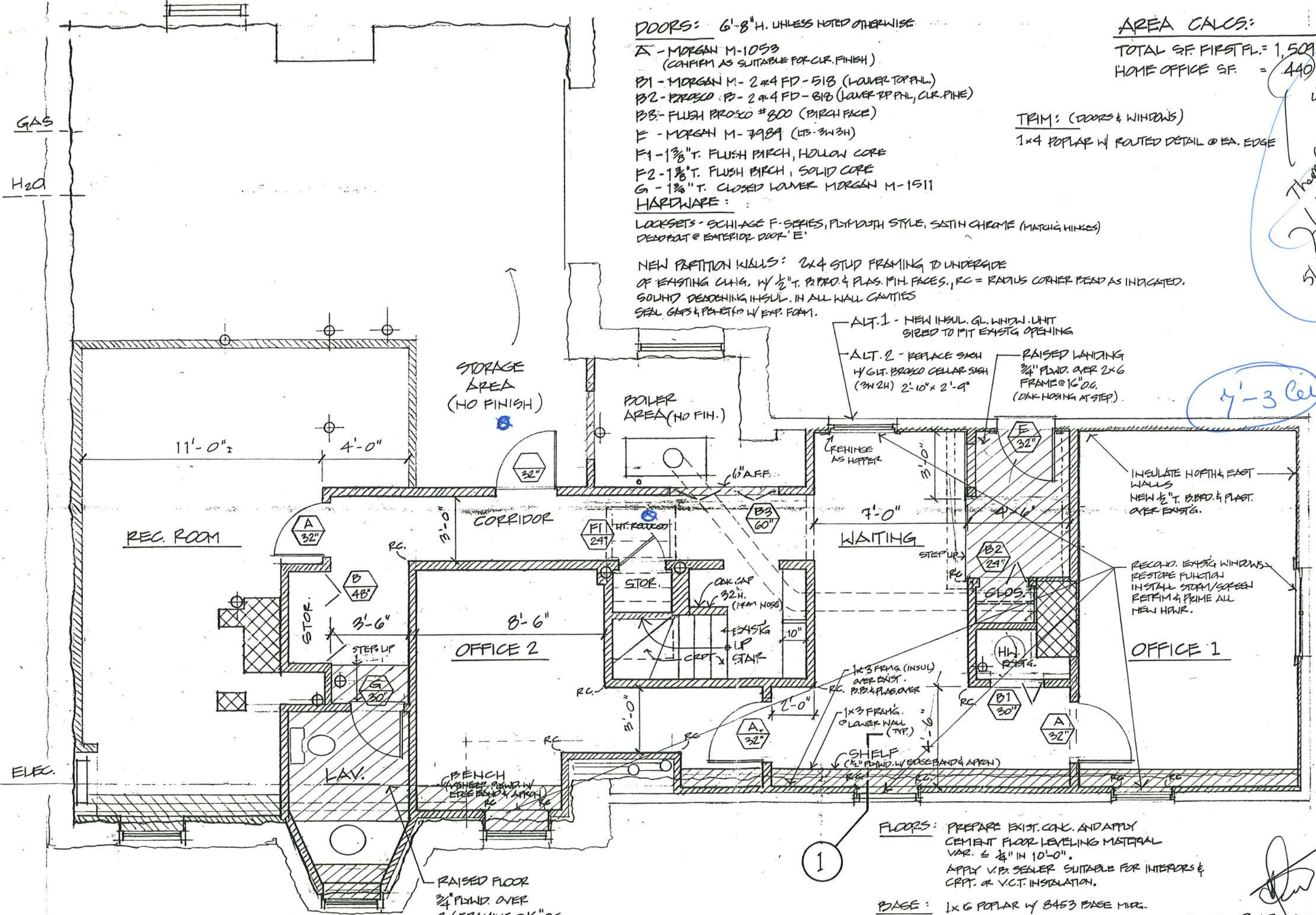
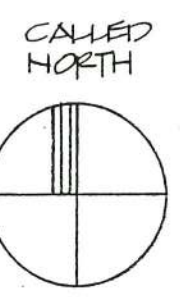
FLOOR PLAN

1/4" = 1'-0"

Highfield- Home Office
11 Chesley Street
Newton Center, MA 02159

DATE: 2-10-97
REV.:

A-1



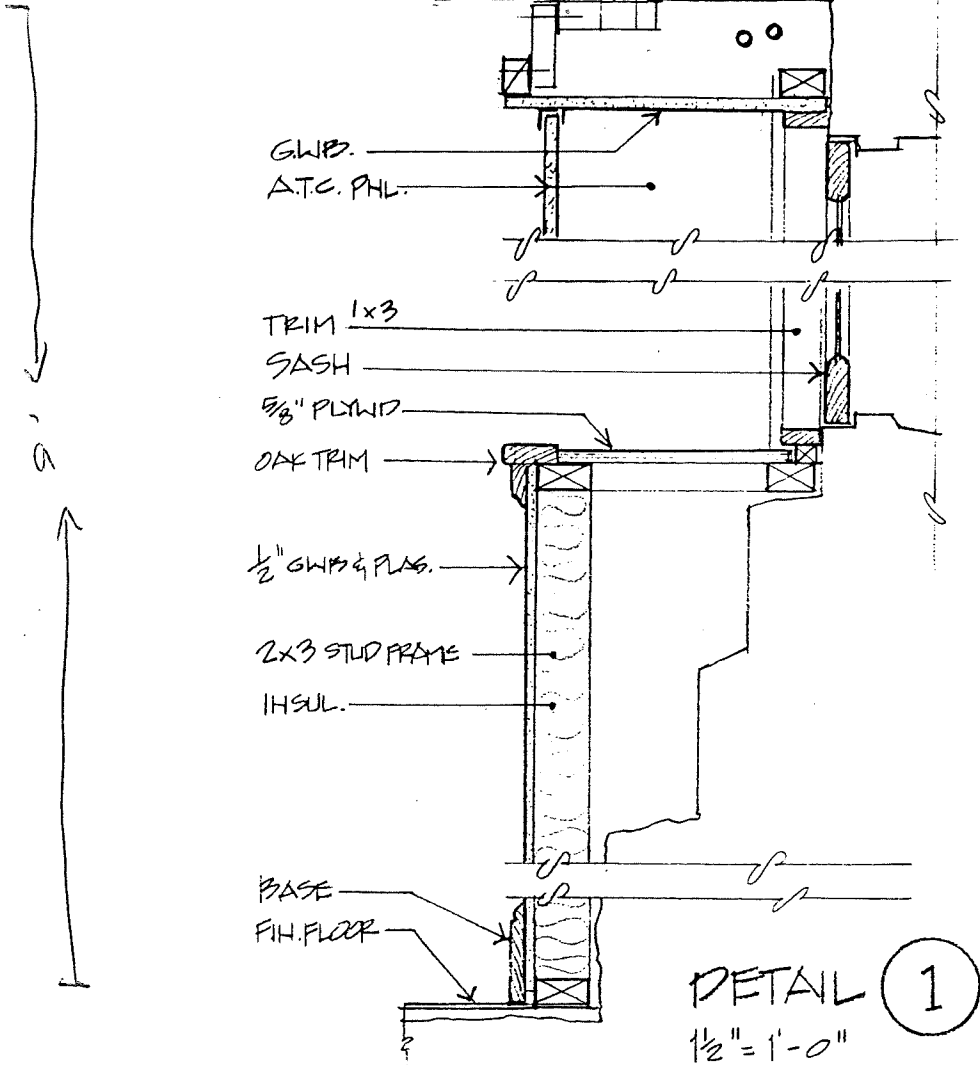
GENERAL NOTES:

1. Contractor and subcontractors shall verify all dimensions and in-situ conditions before commencing the work, and shall be responsible for means, methods and final performance of the work, which shall strictly conform to all state and local codes and regulations.
2. Contractor shall establish all lines, levels and benchmarks and verify the design layout and dimensions and coordinate the construction and installation of all parts of the work. Notify owner of any conditions which would alter the design as indicated in these documents.
3. Electrical system shall be design/build in accordance with architect's layout of fixtures and controls. Contractor shall evaluate existing service and distribution system and provide additional circuits and distribution as needed.
4. Heating system modifications and expansion shall be design/build. Contractor shall be responsible for design and coordination of the work. Addition spaces shall have separate temperature controls.
5. Plumbing system shall be design/build. Contractor shall investigate the condition and capacity of existing water and sanitary services and make necessary improvements and modifications to accommodate additional needs and coordinate this work with other trades.

RELOCATE PLUMB & ELEC. ITEMS IN CONFLICT WITH NEW WORK.

DEMOLITION NOTES:

1. Prior to demolition work:
 - Seal work areas from living spaces and ventilate to keep dust and debris out of inhabited areas.
 - Protect adjacent finishes where selective demolition and reconstruction or installation of new work is to occur.
 - Coordinate any interruption of utility services with owner.
 - Inspect existing conditions; prepare needed temporary supports, bracing enclosures, and utility connections or disconnections needed to maintain home habitability, safety and security.
2. Remove materials and debris in timely and efficient manner to disposal container(s) for proper and legal disposal.
3. Discontinue function and remove and dispose of all defunct electrical, heating, and plumbing components.



Robert J. Fizek, Architect

A R C H I T E C T

47 Forest Street
Newton Highlands, Massachusetts 02161

Highfield- Home Office
11 Chesley Street
Newton Center, MA 02159

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