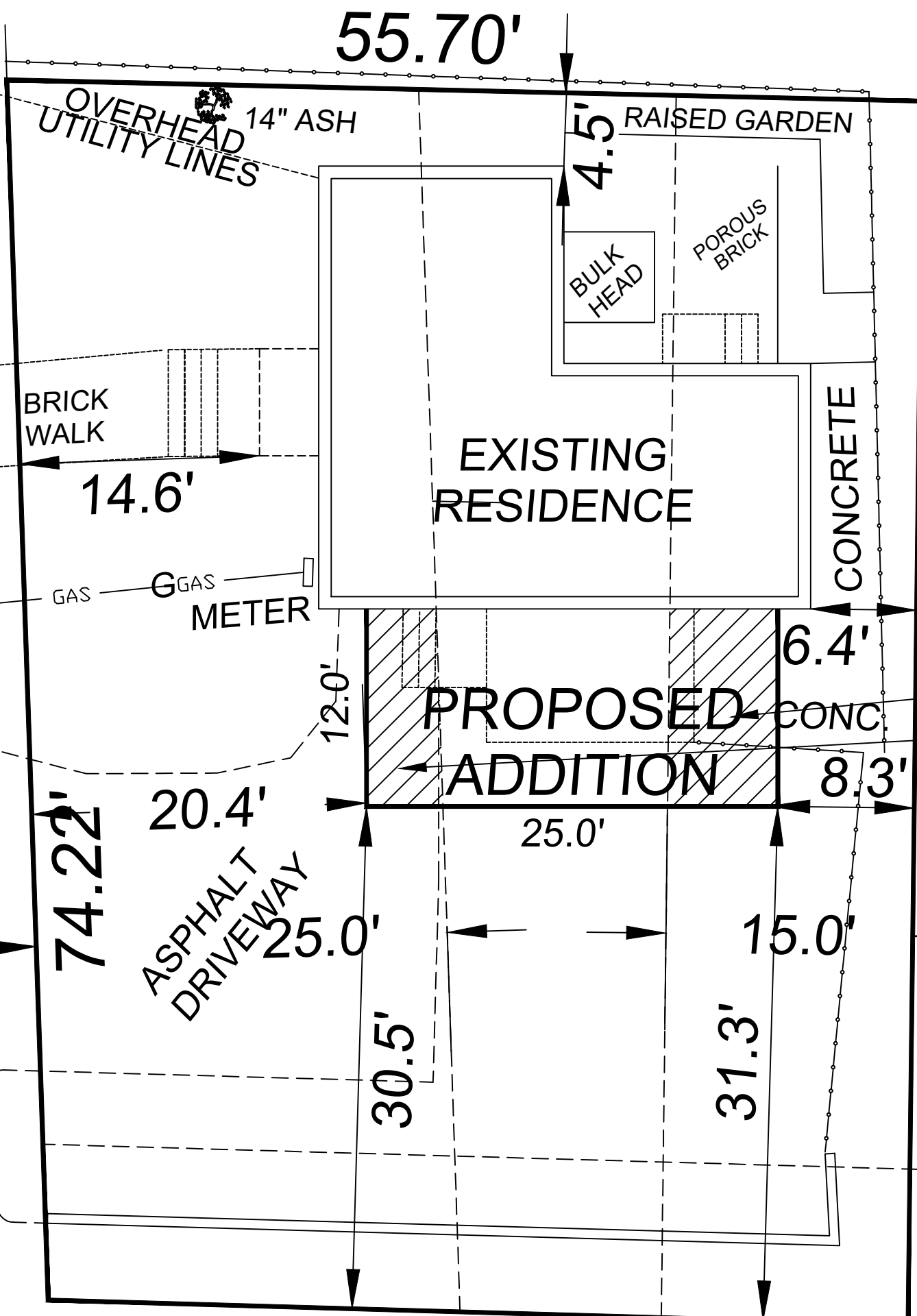


CUMMINGS ROAD (PUBLIC -30' WIDE)

MATTHEW MCCARRICK
BOOK 15283, PAGE 296

DAVID BELCOURT
B.19820, P.207



FLOOR AREA RATIO WORKSHEET	
PROPERTY ADDRESS: 14 CUMMINGS ROAD, NEWTON, MA	
ZONING DISTRICT: SR-2	LOT SIZE: 4,008 SF
1. FIRST FLOOR	903 GSF
2. ATTACHED GARAGE	N/A
3. SECOND STORY	903 GSF
4. ATRIA, OPEN WELLS & OTHER VERTICAL SPACES	N/A
5. CERTAIN FLOOR AREA ABOVE SECOND STORY	0 SF
6. ENCLOSED PORCHES	23 SF
7. MASS BELOW FIRST STORY	0 SF
8. DETACHED GARAGE	N/A
9. AREA ABOVE DETACHED GARAGE	N/A
10. OTHER DETACHED ACCESSORY BUILDING	N/A
F.A.R. OF PROPOSED STRUCTURE(S)	
A. TOTAL GROSS FLOOR AREA (SUM OF ROWS 1-9 ABOVE)	1,829 SF
B. LOT SIZE	4,008 SF
C. FAR = A/B	0.45
ALLOWED F.A.R.	
ALLOWABLE F.A.R.	0.46
BONUS OF .02 IF ELIGIBLE (LOT CREATED BEFORE 1953)	N/A
TOTAL ALLOWED F.A.R.	0.46

NOTE: IF THE AREA OF THE ENCROACHMENT INTO SETBACK DOES NOT EXCEED 750 SF, OWNER MAY APPLY FOR DE-MINIMIS APPLICATION WHICH WAIVES THE ZONING PROCESS.

79 sf x 2 = 158 sf
 53 sf x 2 = 106 sf
 53 sf x 2 = 264 sf < 750 sf
 (WAIVED)

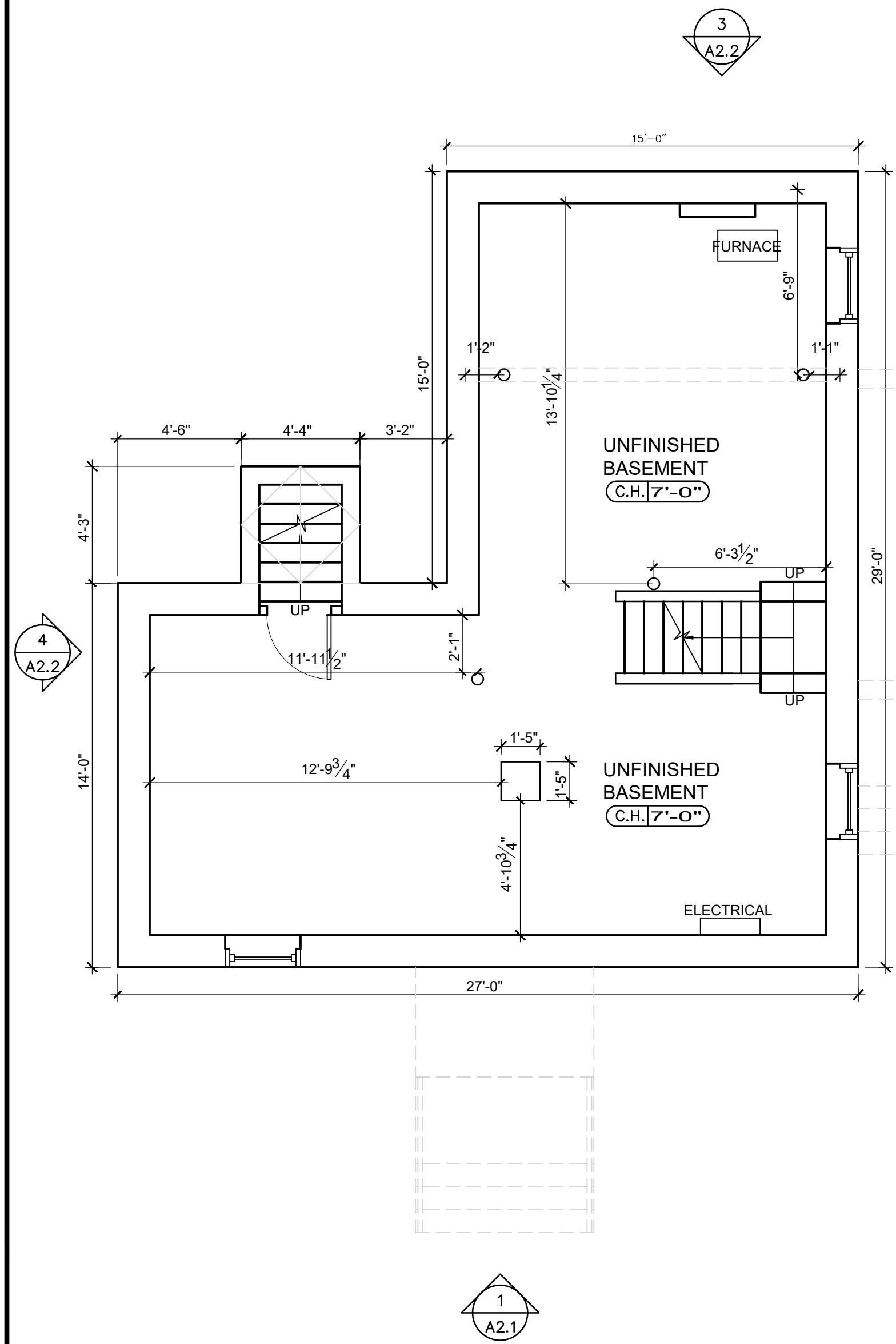
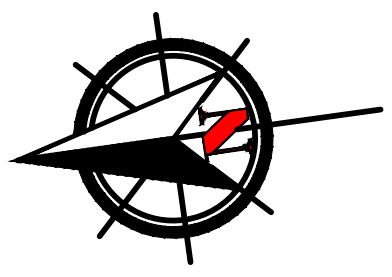
1 PROPOSED SITE PLAN PLAN
1/8" = 1'-0"

DENNS PLACE (PUBLIC/PRIVATE -28' WIDE)

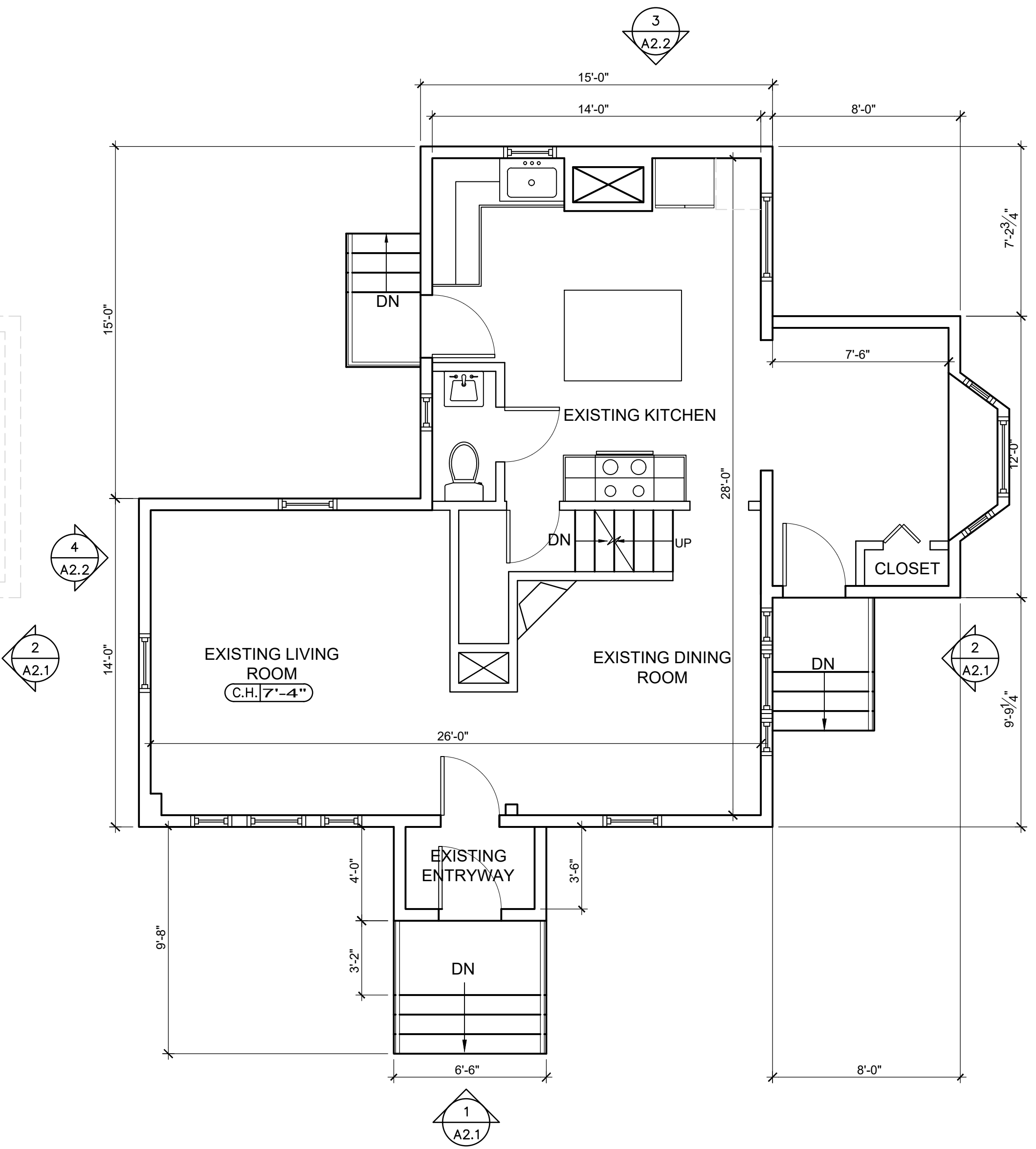
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REGISTRATION			
REVISIONS			
NO.	BY	DESCRIPTION	DATE
PROJECT			
SINGLE-FAMILY RESIDENCE			
14 CUMMINGS ROAD NEWTON, MA			
PROJECT NO. 20059			
SHEET TITLE			
PROPOSED SITE PLAN			
DRAWN:	NOTED:	DRAWING NO.	
SCALE:	DATE:	A1.0	
CHECKED:	SHEET OF:		

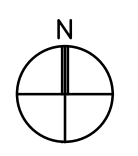
BASEMENT PLAN: 603 GROSS SQ.FT.
 LOWER LEVEL PLAN: 733 GROSS SQ.FT.
 UPPER LEVEL PLAN: 603 GROSS SQ.FT.
 TOTAL GROSS SF: 1,939 GROSS SQ.FT.



1 EXISTING BASEMENT FLOOR PLAN
 1/4" = 1'-0"



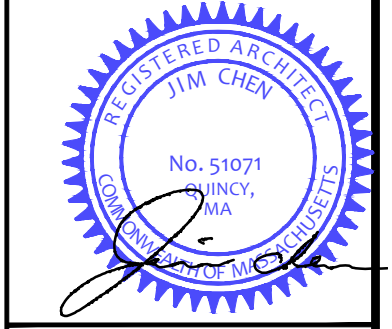
2 EXISTING FIRST FLOOR PLAN
 1/4" = 1'-0"



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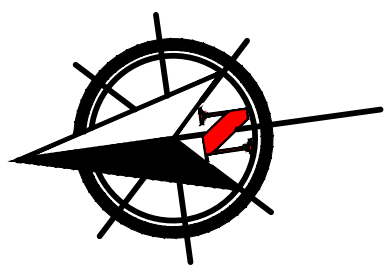
SINGLE-FAMILY RESIDENCE
 14 CUMMINGS ROAD
 NEWTON, MA
 PROJECT NO. 20059

SHEET TITLE

EXISTING FLOOR PLANS

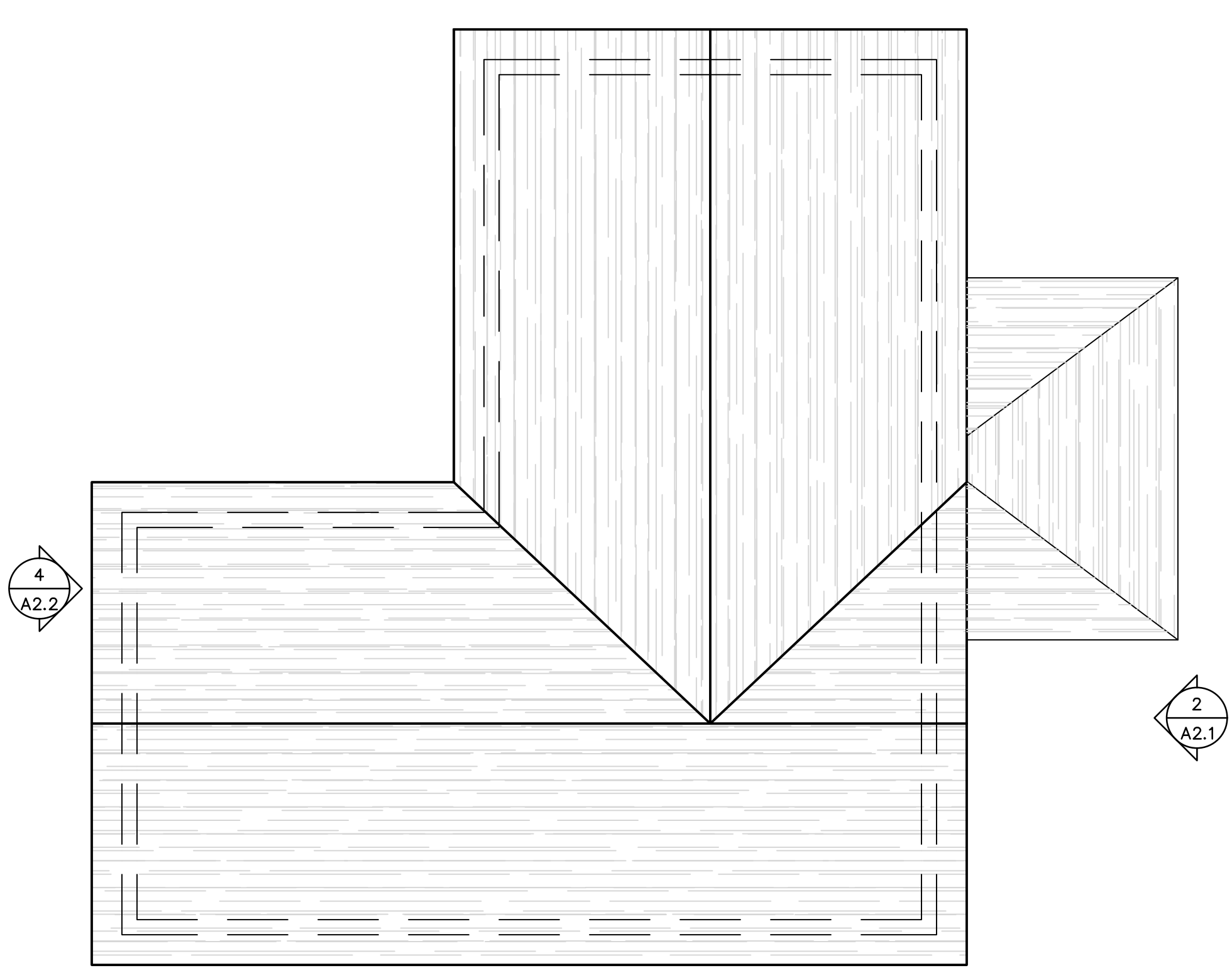
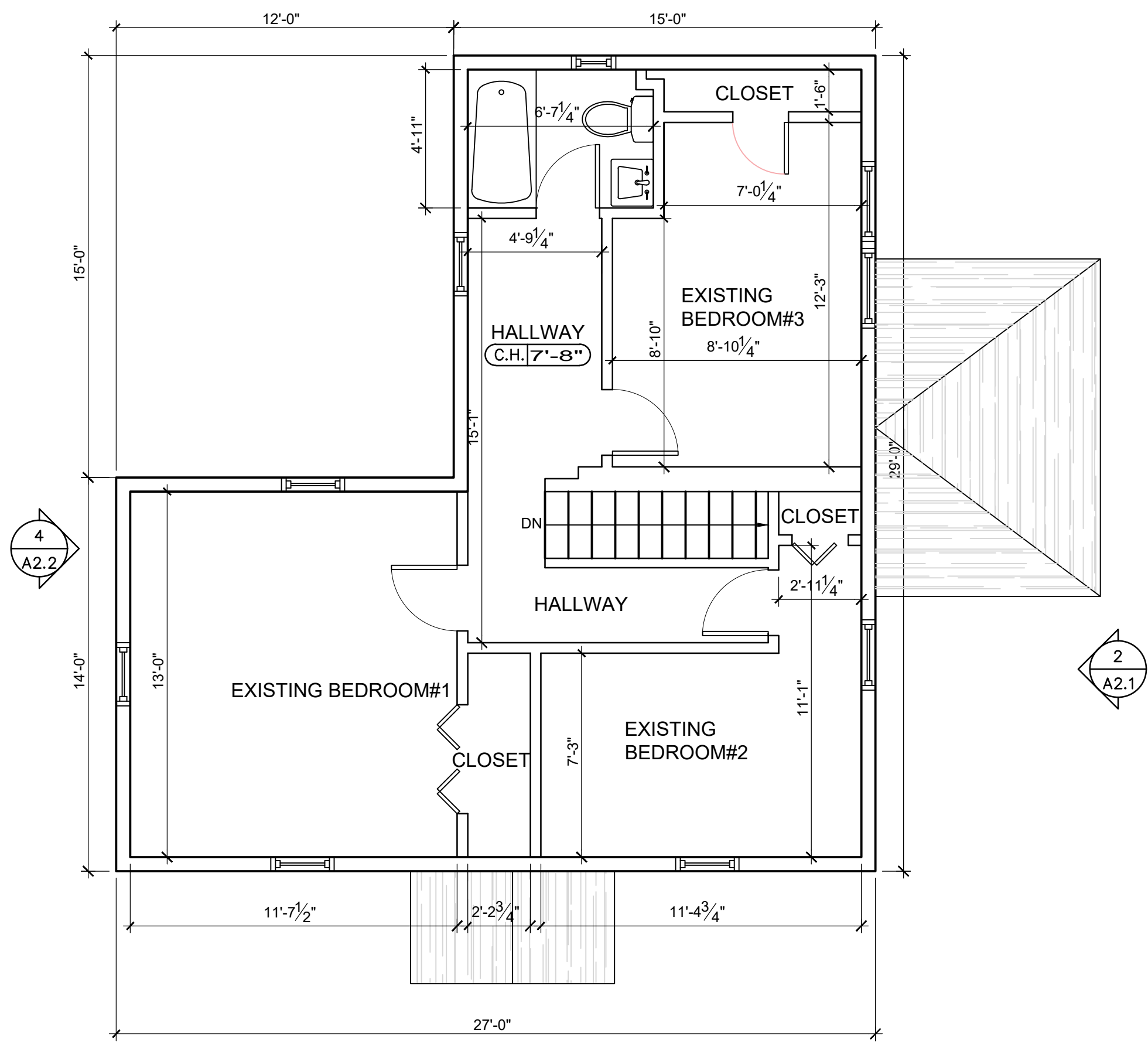
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SCALE: NOTED	A1.1
DATE:	
CHECKED:	
SHEET OF	

BASEMENT PLAN: 603 GROSS SQ.FT.
 LOWER LEVEL PLAN: 733 GROSS SQ.FT.
 UPPER LEVEL PLAN: 603 GROSS SQ.FT.
 TOTAL GROSS SF: 1,939 GROSS SQ.FT.



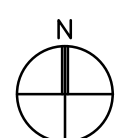
3
A2.2

3
A2.2



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

2
EXISTING ROOF PLAN
1/4" = 1'-0"



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NO.	BY	DESCRIPTION	DATE

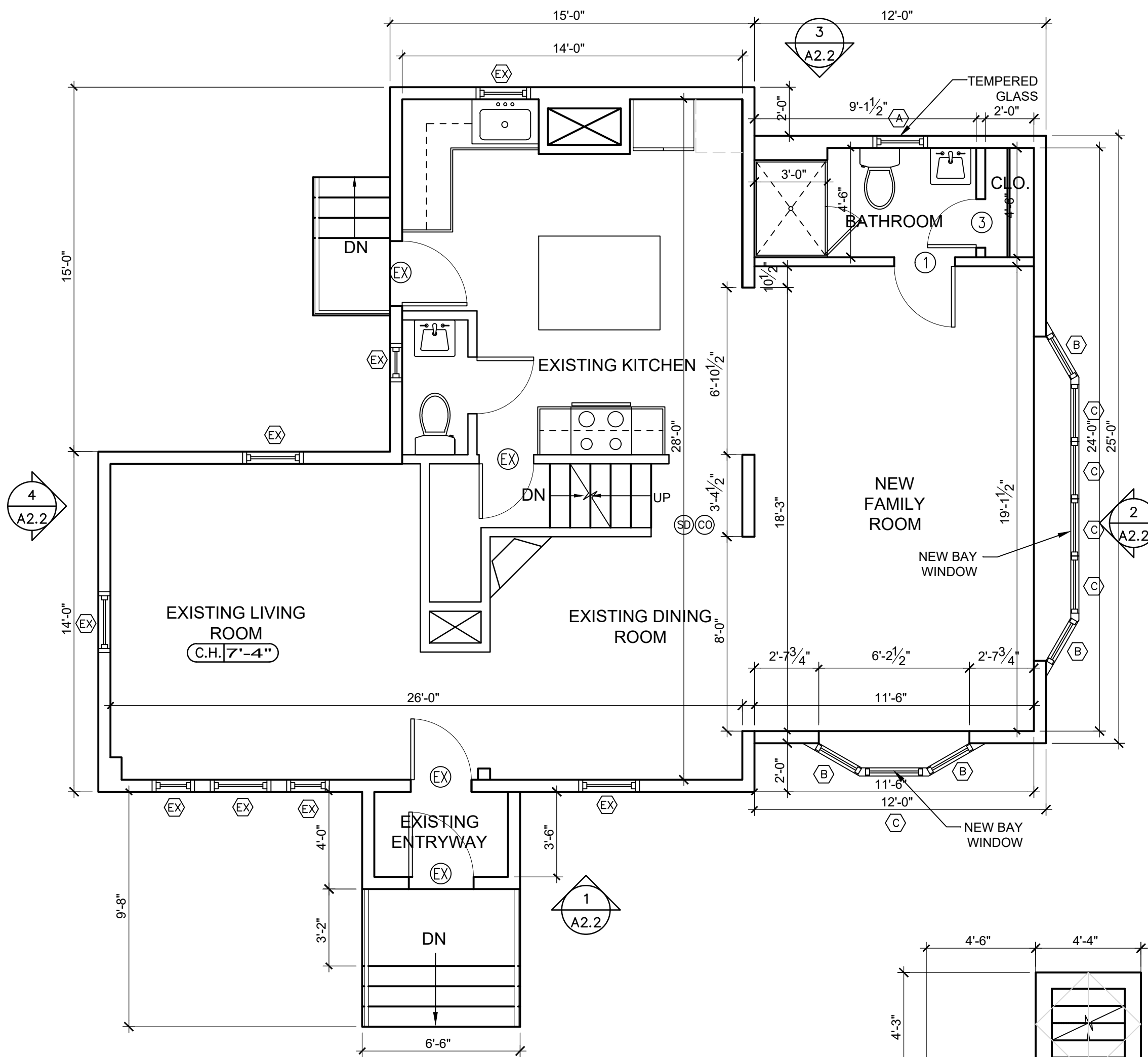
PROJECT

SINGLE-FAMILY RESIDENCE
 14 CUMMINGS ROAD
 NEWTON, MA
 PROJECT NO. 20059

SHEET TITLE

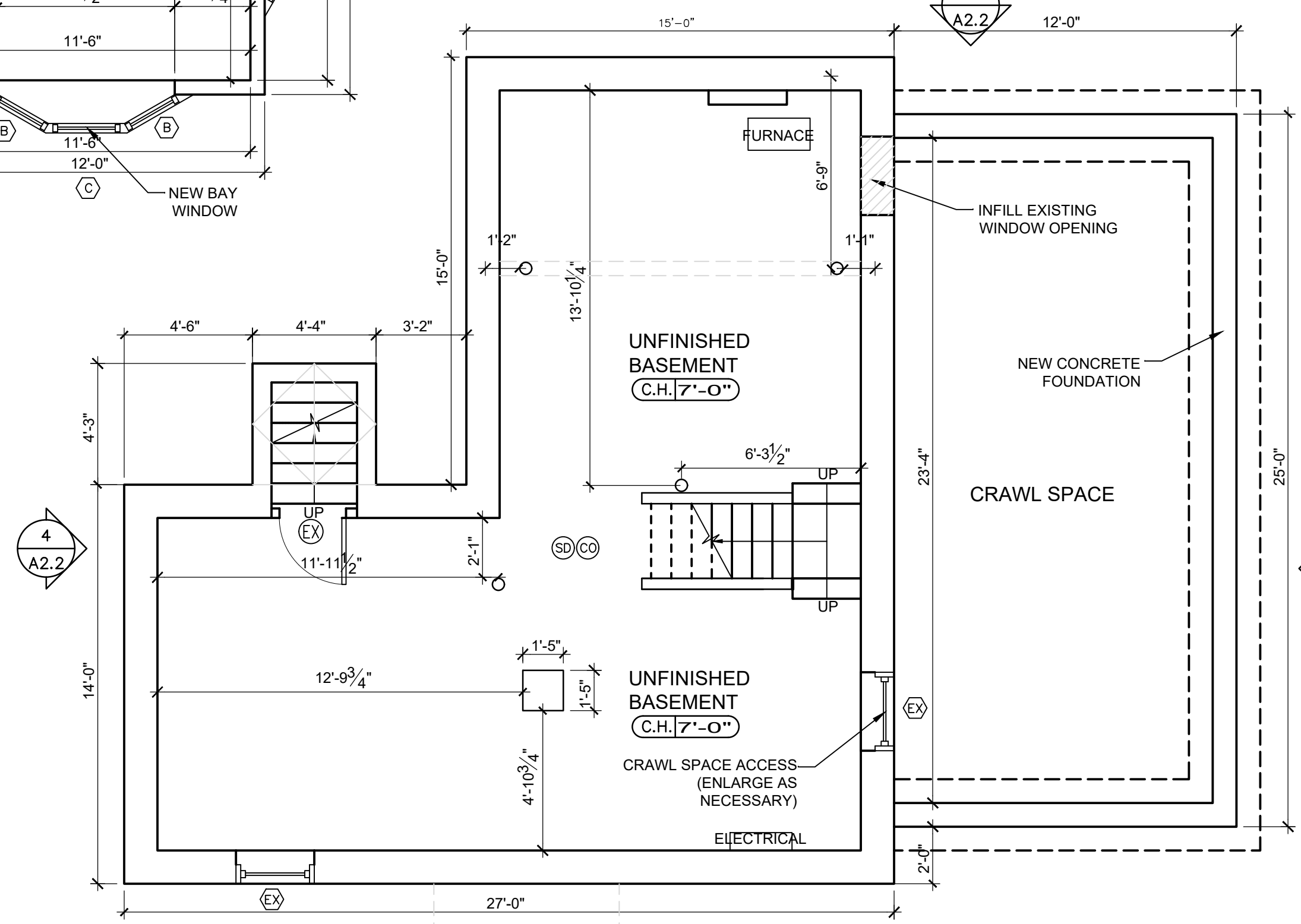
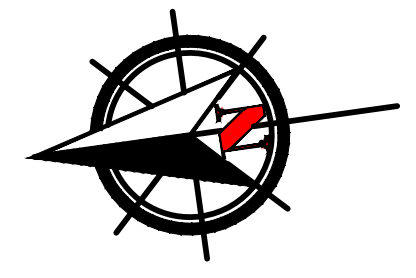
EXISTING FLOOR PLANS

DRAWN:	DRAWING NO:
SCALE: NOTED	A1.2
DATE:	
CHECKED:	
SHEET OF	



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

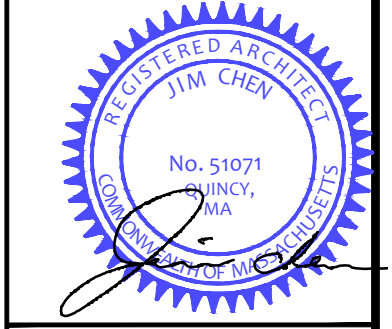
BASEMENT PLAN: 603 GROSS SQ.FT.
 LOWER LEVEL PLAN: 903 GROSS SQ.FT.
 UPPER LEVEL PLAN: 903 GROSS SQ.FT.
 TOTAL GROSS SF: 1,939 GROSS SQ.FT.



1 PROPOSED BASEMENT FLOOR PLAN
1/4" = 1'-0"

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REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

SINGLE-FAMILY RESIDENCE
 14 CUMMINGS ROAD
 NEWTON, MA
 PROJECT NO. 20059

SHEET TITLE

PROPOSED FLOOR PLANS

DRAWN:	DRAWING NO:
SCALE: NOTED	A1.3
DATE:	
CHECKED:	
SHEET OF:	

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REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

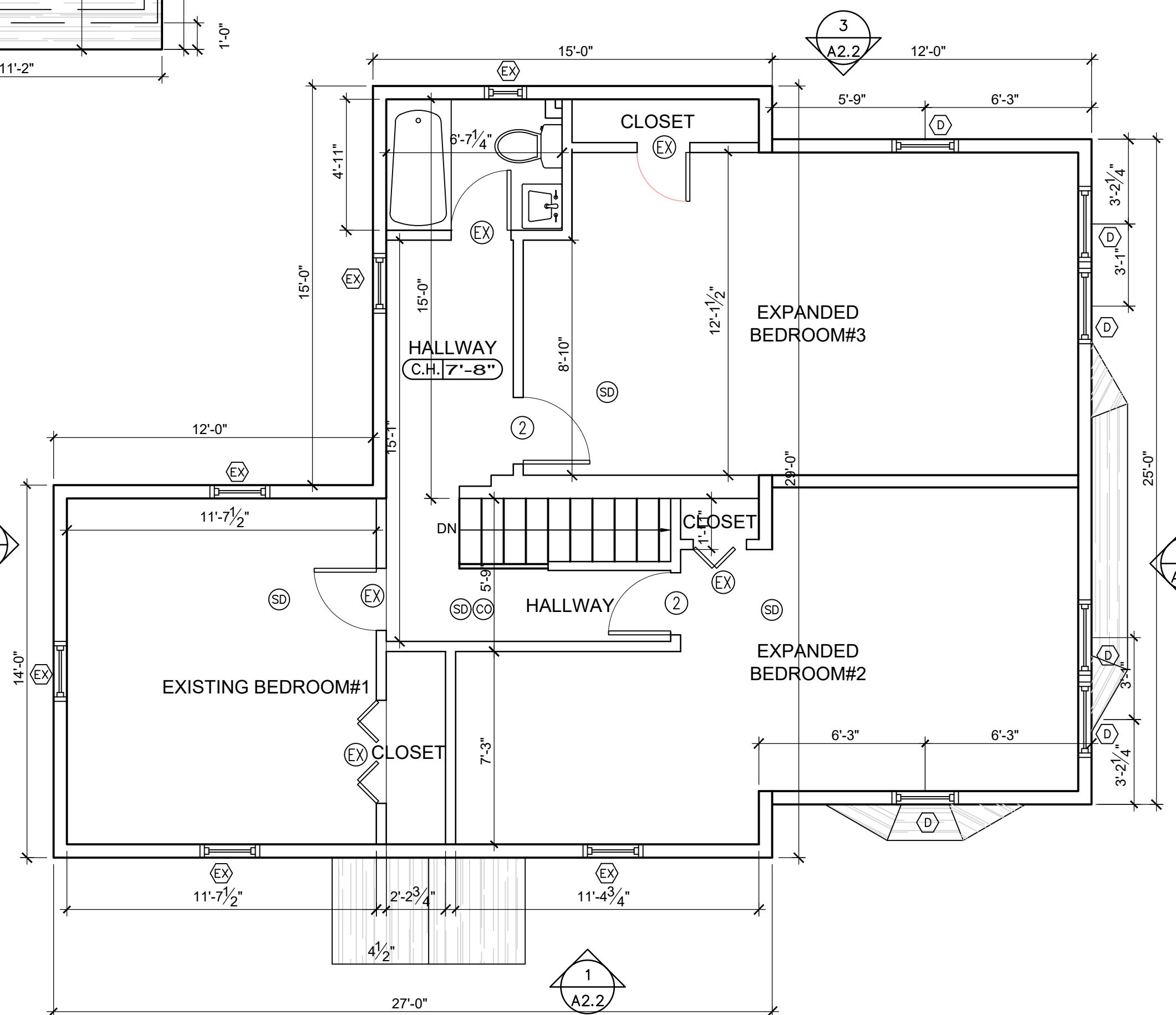
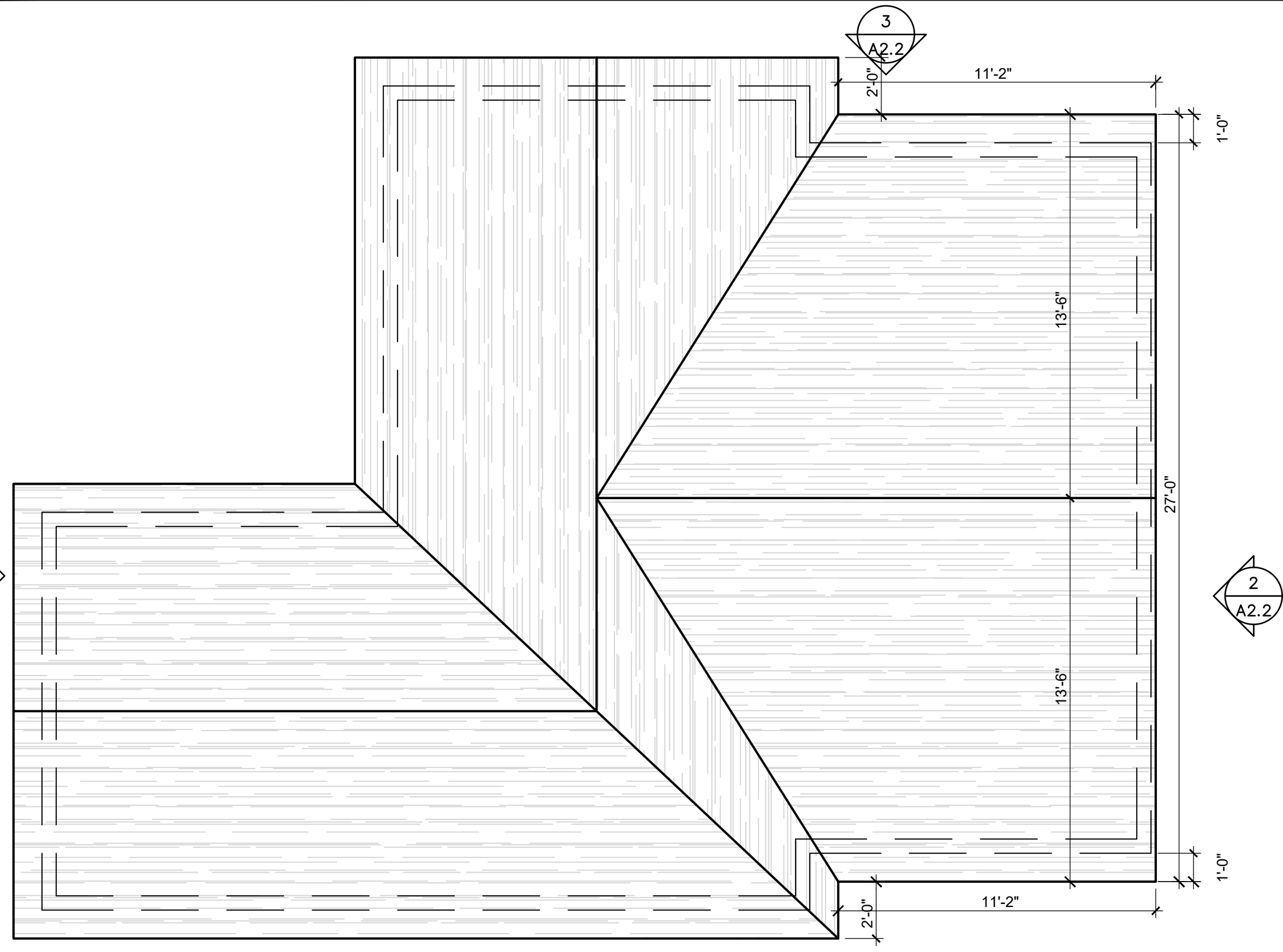
SINGLE-FAMILY RESIDENCE
 14 CUMMINGS ROAD
 NEWTON, MA

PROJECT NO. 20059

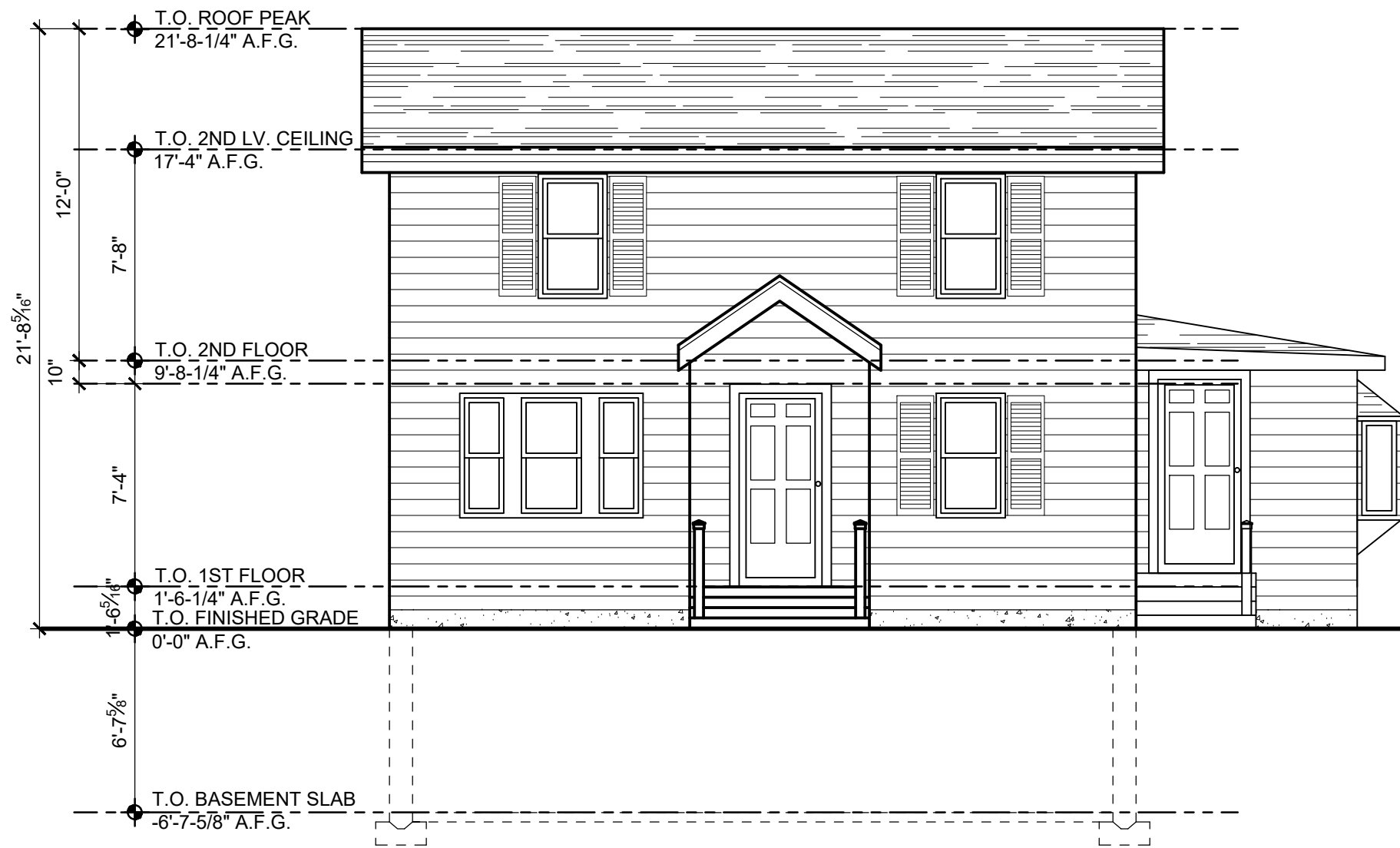
SHEET TITLE

PROPOSED FLOOR PLANS

DRAWN:	DRAWING NO:
SCALE: NOTED	A1.4
DATE:	
CHECKED:	
SHEET OF:	



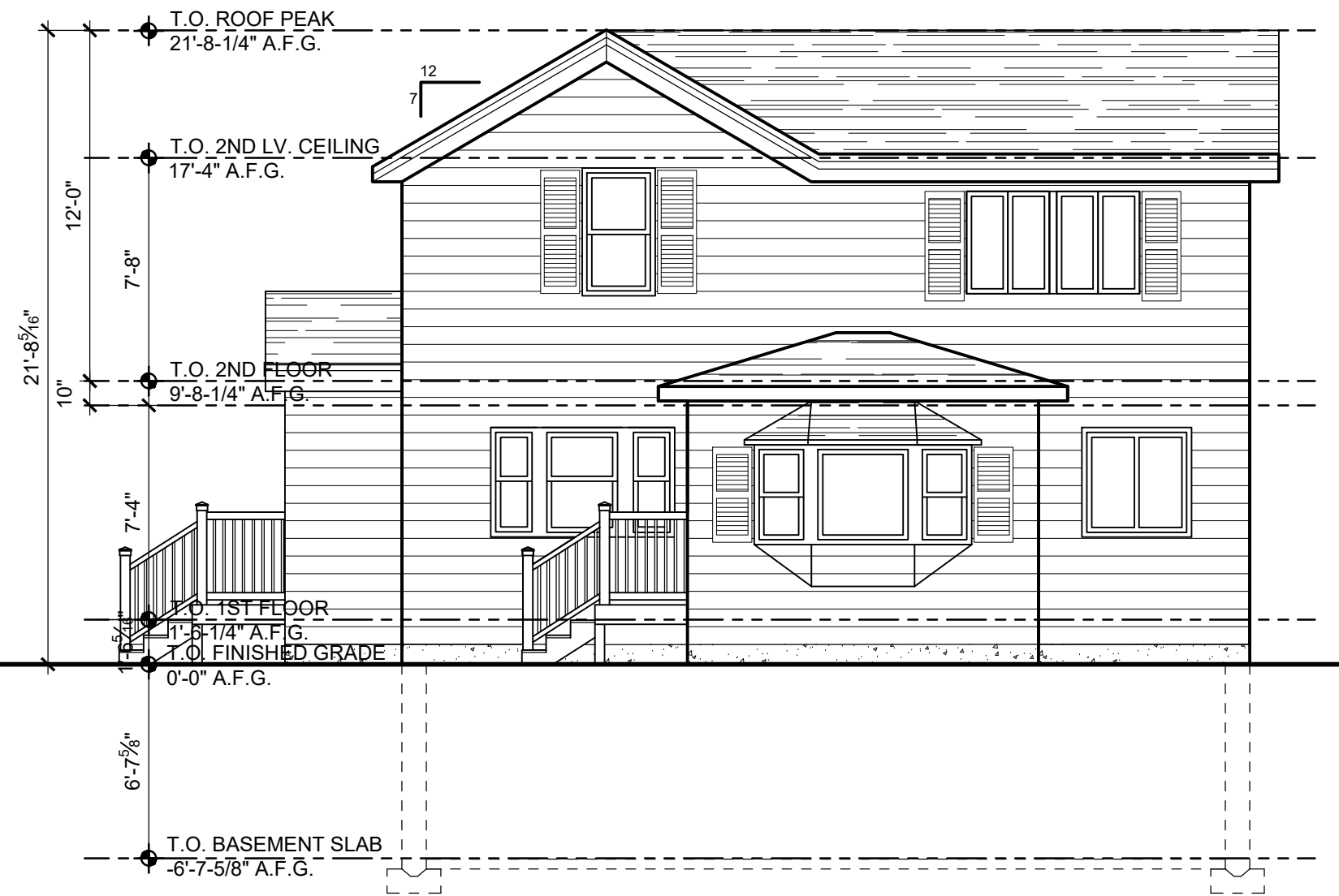
1 PROPOSED SECOND FLOOR PLAN
 1/4" = 1'-0"



EXISTING FRONT ELEVATION

SCALE: 3/16"=1'-0"

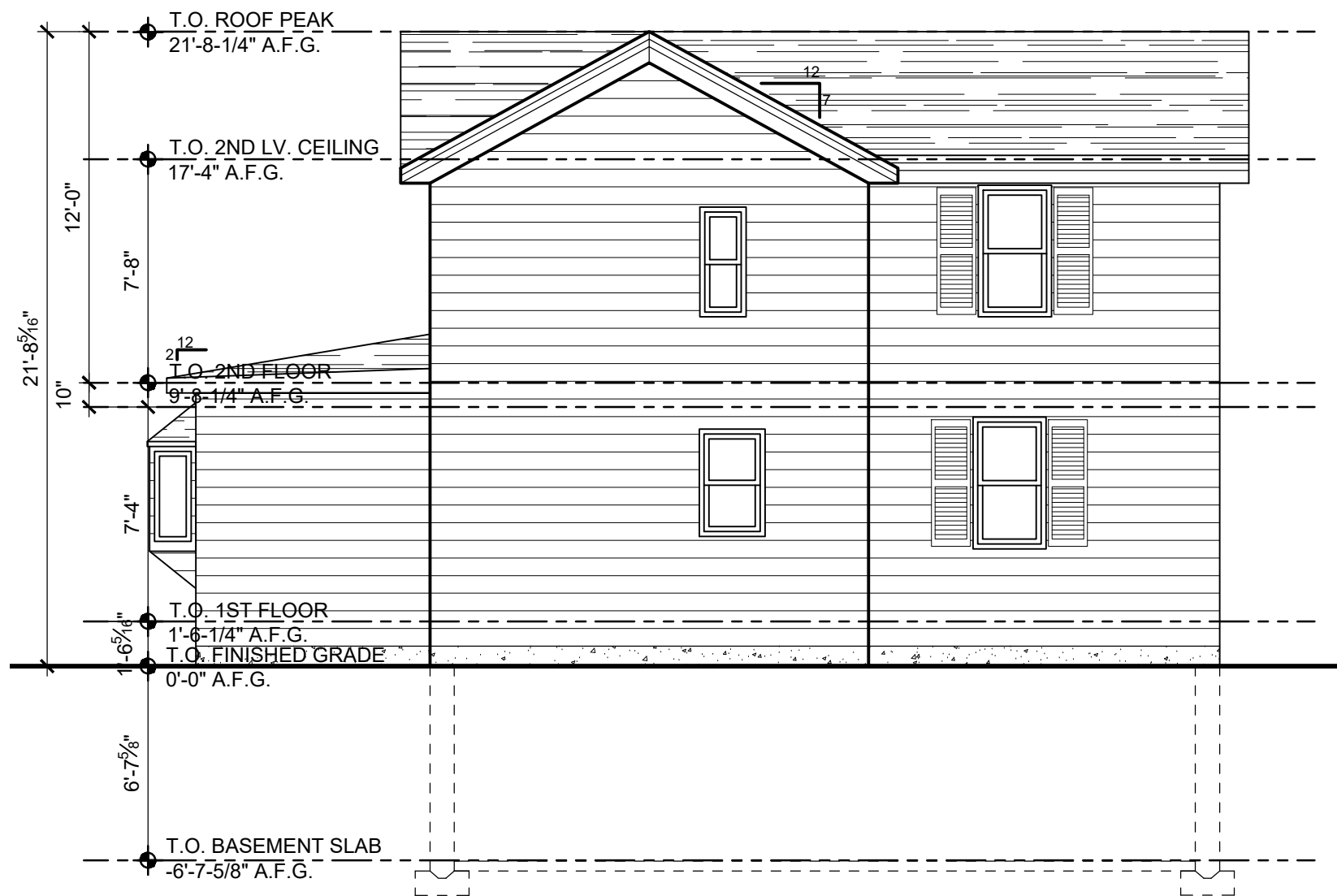
1
A2.1



EXISTING RIGHT ELEVATION

SCALE: 3/16"=1'-0"

2
A2.1



EXISTING REAR ELEVATION

SCALE: 3/16"=1'-0"

3
A2.2



EXISTING LEFT ELEVATION

SCALE: 3/16"=1'-0"

4
A2.2

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REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

SINGLE-FAMILY RESIDENCE

14 CUMMINGS ROAD
NEWTON, MA

PROJECT NO. 20059

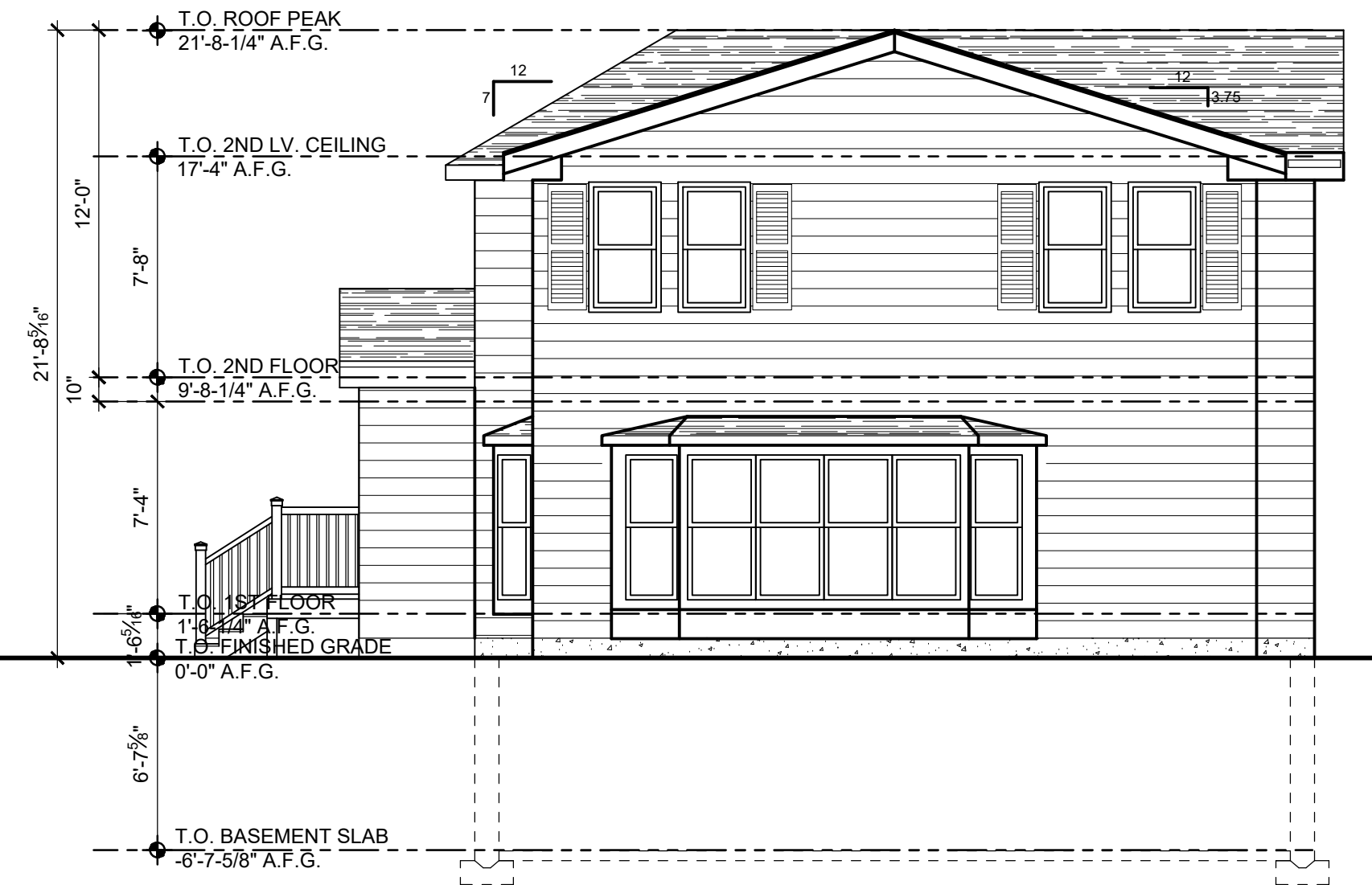
SHEET TITLE

EXISTING EXTERIOR ELEVATIONS

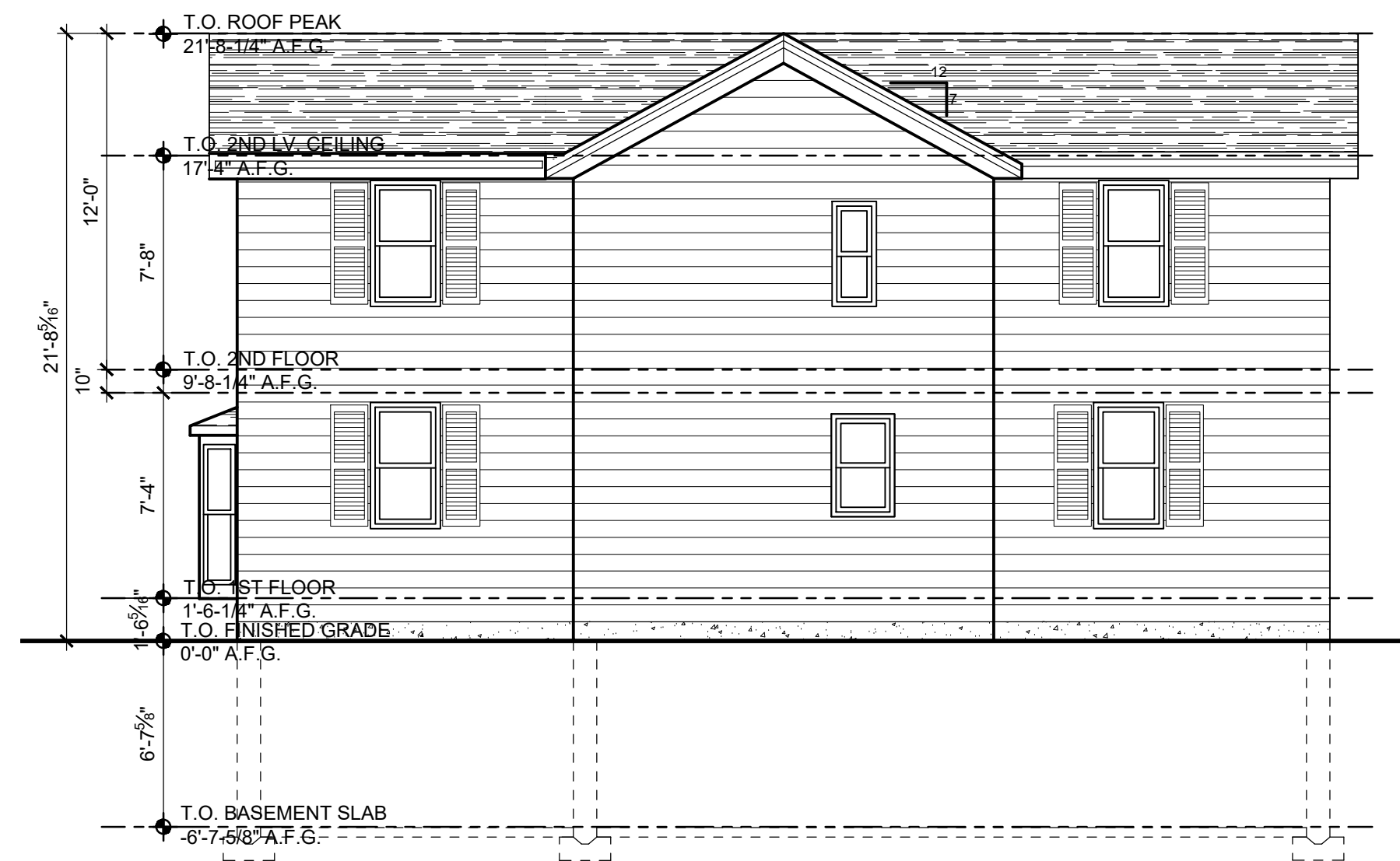
DRAWN:	DRAWING NO:
SCALE: NOTED	A2.1
DATE:	
CHECKED:	
SHEET OF	



PROPOSED FRONT ELEVATION (1)
 SCALE: 3/16"=1'-0"
 A2.2



PROPOSED RIGHT ELEVATION (2)
 SCALE: 3/16"=1'-0"
 A2.2



PROPOSED REAR ELEVATION (3)
 SCALE: 3/16"=1'-0"
 A2.2



PROPOSED LEFT ELEVATION (4)
 SCALE: 3/16"=1'-0"
 A2.2

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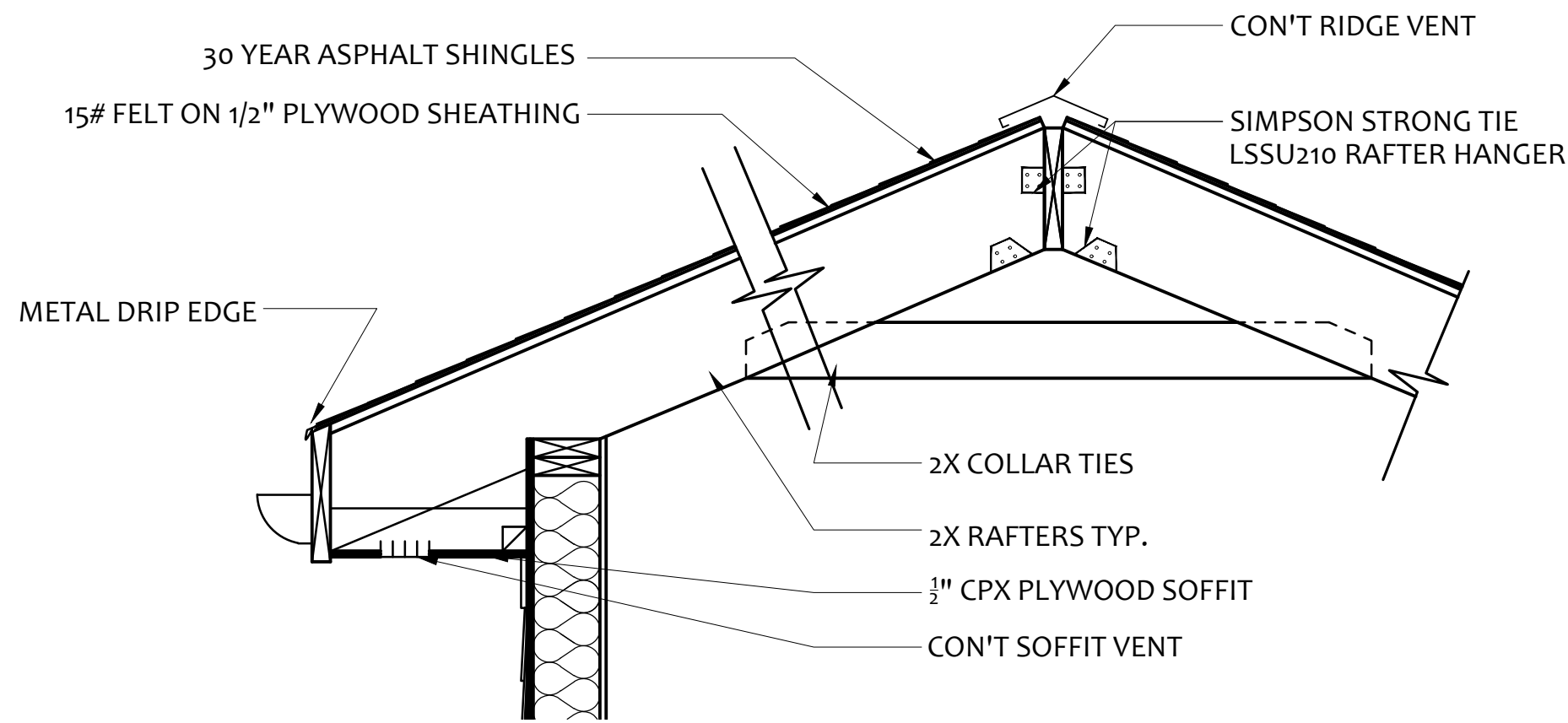
PROJECT

SINGLE-FAMILY RESIDENCE
 14 CUMMINGS ROAD
 NEWTON, MA
 PROJECT NO. 20059

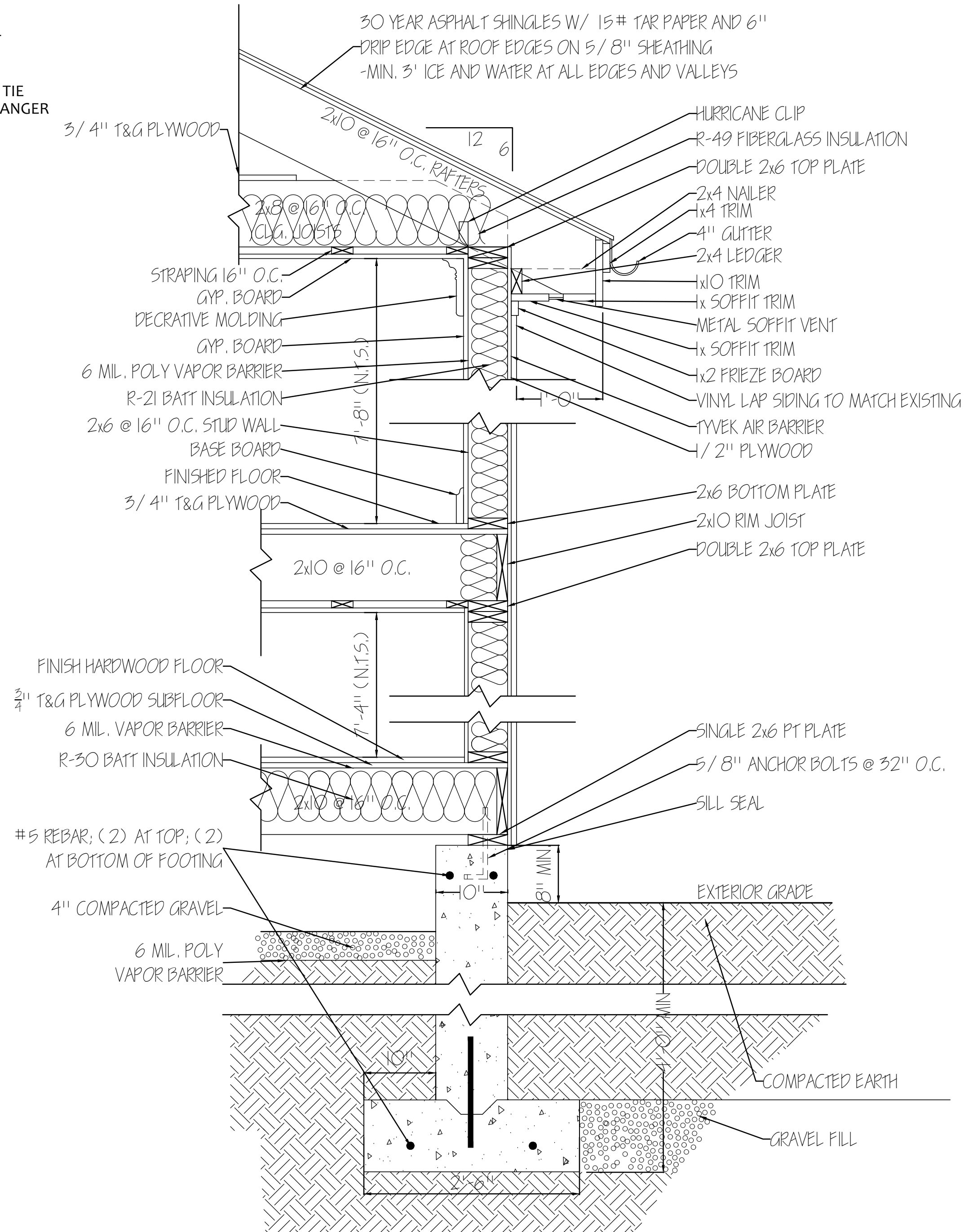
SHEET TITLE

PROPOSED EXTERIOR ELEVATIONS

DRAWN:	DRAWING NO:
SCALE: NOTED	A2.2
DATE:	
CHECKED:	
SHEET OF:	



2 RIDGE DETAIL
1" = 1'-0"



1 BUILDING SECTION
1" = 1'-0"

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REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

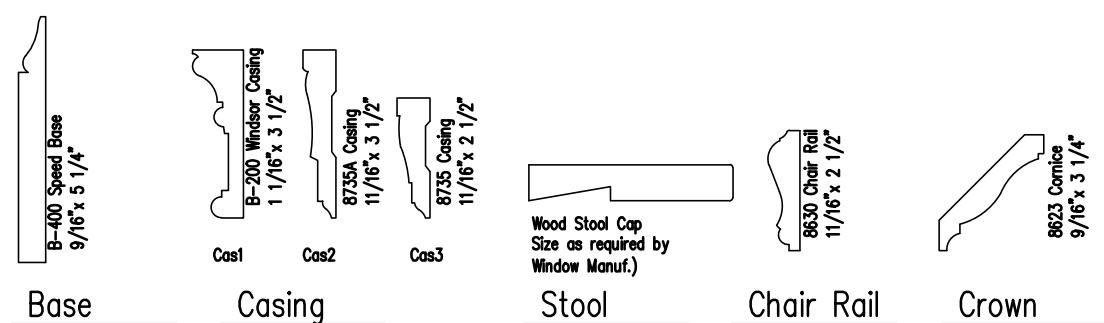
SINGLE-FAMILY RESIDENCE
14 CUMMINGS ROAD
NEWTON, MA

PROJECT NO. 20059

SHEET TITLE

PROPOSED WALL SECTION

DRAWN	NOTED	DRAWING NO. A3
SCALE	DATE	
CHECKED	SHEET	
SHEET	OF	



MOULDING PATTERNS (BROSCO)

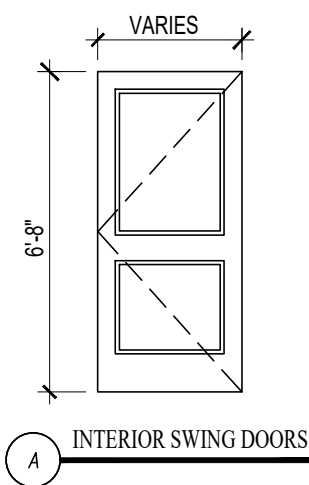
Crown moulding Brosco 8623 9/16" x 3 1/4"
 base Brosco 8400 speed base 9/16" x 5 1/8" finger-joint
 chair rail Brosco 8630 1/16" x 2 1/2"
 casing Brosco 8710 1/16" x 3 1/2"
 casing Brosco 8754 1/16" x 3 1/2"

Moulding Patterns (Brosco)

SCALE: 1"=1"
 0 1 2

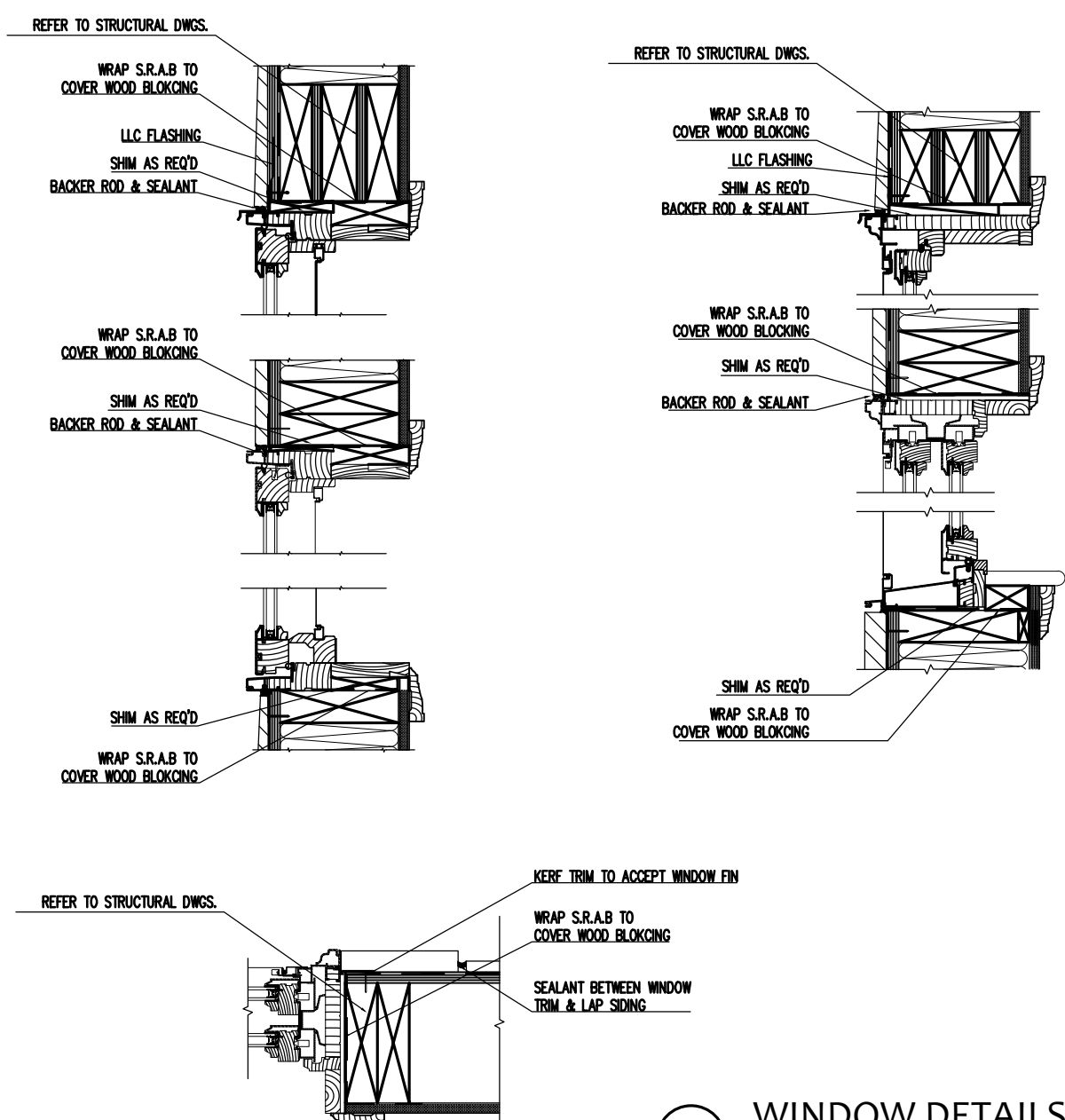
FINISH SCHEDULE										
ROOM NAME	FLOOR	BASE	CEILING	WALLS	TRIM					
	HARDWOOD CARPET CEFRAMIC TILE LUXURY VINYL PLANK SEALED CONCRETE	WOOD BASE 4" VINYL	PAINTED OIB	PAINTED OIB	CROWN MOULDING #8623 (BROSCO) DOOR WINDSOR 3 1/2" WINDOW WINDSOR 3 1/2"					
FIRST FLOOR										
NEW FAMILY ROOM										
FULL BATHROOM										
SECOND FLOOR										
NEW EXPANDED BEDROOMS										

GENERAL NOTES:
 1. ANY UNSCHEDULED RESIDENTIAL SPACE SHALL RECEIVE THE FINISH OF NEAREST SIMILAR HABITAT SPACE.
 2. ANY UNSCHEDULED PUBLIC SPACE TO RECEIVE FINISH OF SCHEDULED SPACE OF SIMILAR FUNCTION.
 3. COMPLY WITH ALL APPLICABLE CODES REGARDING CONSTRUCTION FOR WALL AND CEILING FIRE RATINGS.

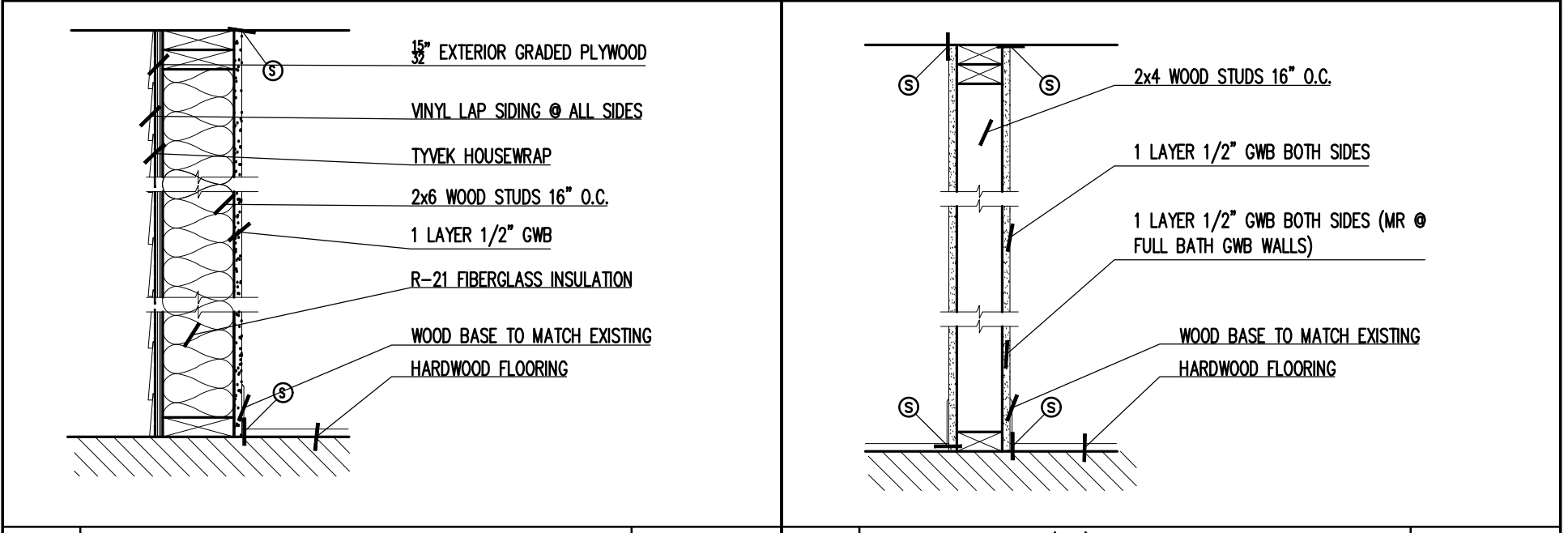


5 FINISH SCHEDULE
N.T.S.

6 DOOR ELEVATIONS
3" = 1'-0"



7 WINDOW DETAILS
1-1/2" = 1'-0"



1	EXTERIOR WALL	2	NON-RATED PARTITION (2X4)
		2A	NON-RATED PARTITION (2X4) W/ACOUSTICAL INSULATION
		3	NON-RATED PARTITION (2X4) MOISTURE RESISTANT GYPSUM BOARD
		4	NON-RATED PARTITION (2X6)
		4A	NON-RATED PARTITION (2X6) W/ACOUSTICAL INSULATION
		5	NON-RATED PARTITION (2X6) MOISTURE RESISTANT GYPSUM BOARD

1 WALL TYPES
N.T.S.

DOOR SCHEDULE											
	DOOR					FRAMES				REMARKS	
	NO.	width	height	thick	MATL.	FIN.	LABEL	TYPE	MAT'L		DETAILS jamb head sill
INTERIOR BATHROOM	1	2'-6"	6'-8"	1-3/4"	A	WOOD	PTD.				
INTERIOR BEDROOM	2	2'-6"	6'-8"	1-3/4"	A	WOOD	PTD.				
INTERIOR CLOSET	3	2'-4"	6'-8"	1-3/4"	A	WOOD	PTD.				

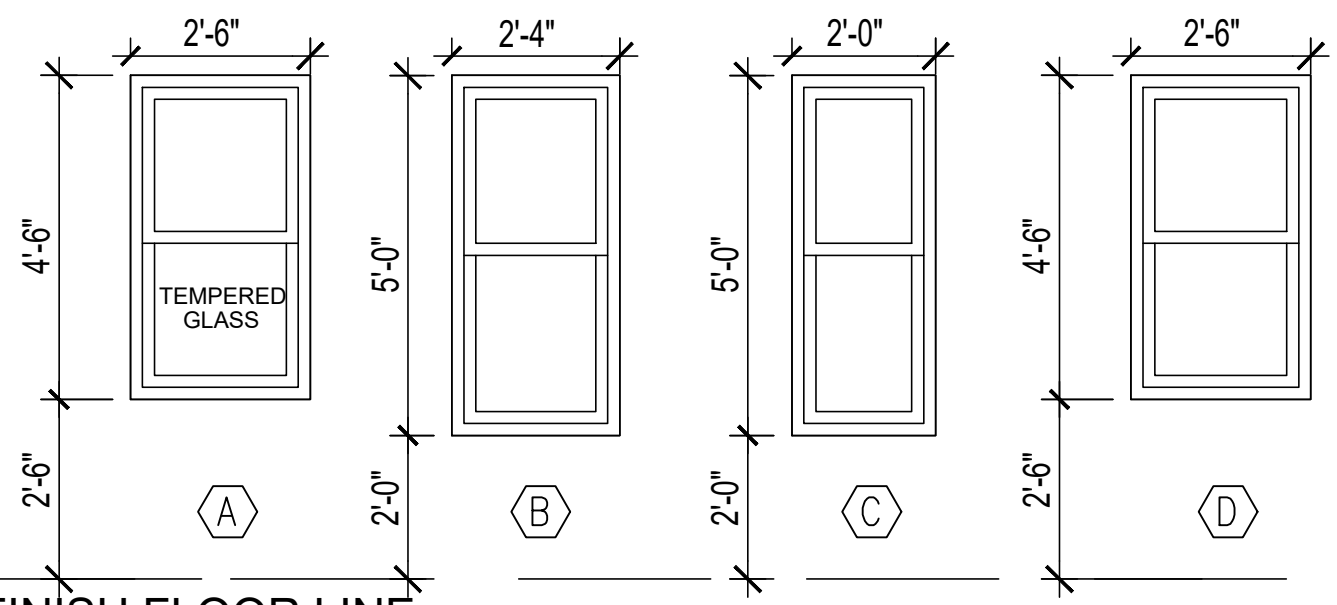
DOOR NOTES:
 1. DOOR SIZE DIMENSIONS GIVEN REFER TO NOMINAL LEAF DIMENSIONS. COORDINATE ROUGH OPENING WITH MANUFACTURERS DETAILS.
 2. DETAILS REFERENCED IN SCHEDULE ADDRESS TYPICAL INSTALLATION S. REFER TO ELEVATIONS AND DETAIL SECTIONS FOR TRIM CONDITIONS AND ENTRANCES. COORDINATE EXTENSION JAMB DIMENSIONS. WITH WALL TYPES REFERENCED IN PLAN.
 3. BIFOLD DOOR ARE TYPICAL 6'-8" HEIGHT.
 4. CONTRACTOR IS SOLELY RESPONSIBLE FOR FINAL DOOR COUNT AND RIGHT/LEFT SWING COORDINATION.
 5. ALL DOOR HARDWARE TO COMPLY WITH MASSACHUSETTS ARCHITECTURAL ACCESS BOARD REQUIREMENTS.
 6. ALL INTERIOR & EXTERIOR DOORS TO HAVE FULL DOOR CASING
 7. ALL MASONITE DOORS ARE TO BE SMOOTH SKIN, SOLID CORE TYPE

2 DOOR SCHEDULE
N.T.S.

WINDOW SCHEDULE											
L.T.R.	UNIT SIZE			TYPE	WINDOWS		DETAILS			MODEL	REMARKS
	width	height	thick		interior	exterior	head	jamb	sill		
A	2'-6"	4'-6"	2 1/2"	DOUBLE-HUNG	VINYL	VINYL					TEMPERED GLASS
B	2'-4"	5'-0"	2 1/2"	DOUBLE-HUNG	VINYL	VINYL					BAY WINDOW (INDIVIDUAL OR WHOLE ASSEMBLY)
C	2'-0"	5'-0"	2 1/2"	DOUBLE-HUNG	VINYL	VINYL					BAY WINDOW (INDIVIDUAL OR WHOLE ASSEMBLY)
D	2'-6"	4'-6"	2 1/2"	DOUBLE-HUNG	VINYL	VINYL					

WINDOW NOTES:
 1. WINDOW CATALOG AND REFERENCES NOTED UNDER REMARKS AND UNIT DIMENSIONS NOTED REFER TO WINDOWS BY HARVEY WINDOW NEW CONSTRUCTION WOOD-CLAD WINDOW. ARE USED TO ESTABLISH REFERENCE STANDARD FOR GLASS SIZE, SASH OPERATION AND DETAIL. SUBSTITUTION OF MANUFACTURER TO BE APPROVED BY ARCHITECT. CONTRACTOR SHALL COORDINATE ROUGH FRAME OPENING DIMENSION AND MASONRY OPENING.
 2. FURNISH AND INSTALL SCREENS WITH OPERABLE SASH.
 3. BEDROOM WINDOW UNITS SHALL COMPLY WITH MASS. STATE CODE EMERGENCY EGRESS DIMENSIONAL REQUIREMENTS.
 4. DETAILS REFERENCED IN DRAWINGS ADDRESS TYPICAL INSTALLATION CONDITIONS. REFER TO ELEVATIONS AND SECTIONS FOR SPECIFIC TRIM CONDITIONS.
 5. REFER TO EXTERIOR ELEVATIONS FOR MUNTIN ARRANGEMENT.
 6. ALL BATHROOM WINDOWS SHOULD HAVE TEMPERED GLASS.

3 WINDOW SCHEDULE
N.T.S.



4 WINDOW ELEVATIONS
3/8" = 1'-0"

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REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

SINGLE-FAMILY RESIDENCE
 14 CUMMINGS ROAD
 NEWTON, MA
 PROJECT NO. 20059

SHEET TITLE

DOOR, WALL FINISH & WINDOW SCHEDULES

DRAWN	DRAWING NO.
SCALE NOTED	A4
DATE	
CHECKED	
SHEET OF	

GENERAL:

- G-1 Structural drawings shall be used in conjunction with the architectural, shop drawings, and specifications.
- G-2 All dimensions and conditions must be verified in the field by the Contractor. Any discrepancies shall be brought to the attention of the structural engineer before proceeding with the affected portion of the work. Any discrepancies between these drawings and as-built conditions shall be brought to the attention of the Architect before proceeding with any work.
- G-3 Shop drawings for reinforcing steel (including accessories), structural steel, open web steel joists, and steel decking shall be submitted to the Architect. Fabrication shall not proceed until a stamped review is received. Erection shall be executed from final reviewed shop drawings only.
- G-4 Unless otherwise noted, details shown on any drawings are to be considered typical for all similar conditions.
- G-5 In the event of a conflict between plans, specifications, and details, the engineer shall be notified immediately for clarification.
- G-6 If conditions at the site are different than shown the engineer shall be notified prior to proceeding with the affected work.
- G-7 The contractor shall be responsible for all shoring and bracing required during construction. Temporary supports required for stability during all intermediate stages of construction shall be designed, furnished, and installed by the Contractor.

CODE:

Ninth Massachusetts State Residential Code and the referenced standards included therein.

DESIGN LIVE LOADS:

- D-1 UNIFORM FLOOR LIVE LOADS:
 - Residential Living Areas: 40 PSF
 - Residential Sleeping Areas: 30 PSF
 - Residential Storage Areas: 20 PSF
- D-2 CONCENTRATED FLOOR LOADS: (distributed over an area of 2 1/2 square feet)
 - Stairways: 300 lbs
 - Garage: 3000 lbs
- D-3 ROOF SNOW LOAD:
 - Ground Snow Load: 40 PSF
 - Snow Exposure Factor, Ce: 1.0
 - Snow Load Importance Factor, I: 1.0
 - Thermal Factor, Ct: 1.0
 - Flat Roof Snow Load, Ps: 28 PSF
 - Plus Drifting & Unbalanced Snow Loads Per ASCE-7
- D-4 WIND LOADS:
 - Basic Wind Speed, (3 second gust) V: 105 mph
 - Wind Importance Factor, I: 1.0
 - Building Category: II
 - Wind Exposure Category: B
 - 1609.6 Simplified Provision for Low Rise Buildings
 - Components and Cladding Design Wind Pressure: 25 psf (10 s.f.)
- D-5 SEISMIC LOAD:
 - Site Class: D
 - Seismic Design Category: B Per Figure R301.2(2)

FOUNDATIONS:

- F-1 Foundations consist of continuous and spread footings bearing on compacted structural fill placed on undisturbed natural soil having an allowable bearing pressure of 2 kips per square foot.
- F-2 Unless otherwise noted, foundations shall be centered under supported members.
- F-3 The bottom perimeter foundations shall be at least 4'-0" below finished grade.
- F-4 The bottom 3 inches of footing excavations shall be finished by hand shovel.
- F-5 Bottom of excavations shall be inspected by the Engineer prior to the placement of concrete.
- F-6 Place back-fill simultaneously on both sides of walls to the grades indicated.
- F-7 For location of pipes and underslab conduit, see Site, Plumbing, Mechanical, and Electrical drawings. Provide caulked steel sleeves for all pipe penetrations at the foundation wall.
- F-8 Provide formwork for all footings, walls, and piers. Earth formed foundations are not allowed.
- F-9 Structural Fill shall be granular material meeting the following gradation requirements:

SIEVE SIZE	PERCENT PASSING BY WEIGHT
8"	100
6"	---
3"	70-100
2"	---
1 1/2"	---
1"	---
3/4"	45-95
No. 4	30-90
No. 10	25-80
No. 40	10-50
No. 200	0-12
- F-11 Note: 3/4" maximum aggregate within 12" of slab on grade

CONCRETE:

- C-1 Concrete shall be a mix designed for ultimate strength in accordance with the ACI 211.1 to achieve the following 28-day compressive strengths:
- C-2 Foundation Walls, Column/Pier and Foundation Footings: 3,000 psi, Normal Weight
Max Slump = 4" ±1" (without plant added water reducer) 4" to 6" (with plant added water reducer)
Air Entrainment = 6% ±1%
- C-3 Slab on grade: 4,000 psi, Normal Weight
Max Slump = 4" (without plant added water reducer) 4" to 6" (with plant added water reducer)
- C-4 Concrete shall not be cast in water or on frozen ground.
- C-5 Top of foundation walls shall be smooth and level.
- C-6 No pipe shall pass through concrete without permission of the Structural Engineer. Steel pipe sleeves shall be provided and spaced a minimum of three diameters apart.
- C-7 Keys shall be 2"x4", with beveled sides, unless otherwise noted.
- C-8 Horizontal construction joints shall be as indicated on the drawings. The architect shall approve all vertical construction joints. Construction joints shall be formed with a key, and reinforcing shall be lapped to develop the full tension capacity of the (smaller) bar.
- C-9 Concrete walls shall have contraction or construction joints spaced no more than 60'-0" on center. Foundation wall contraction joints shall line up with masonry wall control joints, see Architectural drawings.
- C-10 Column or pier dowels shall be set by template.
- C-11 Exposed concrete shall be rubbed immediately after removal of forms.
- C-12 Openings in concrete walls shall be located, sized and reinforced (with the exception of small openings and/or sleeves of a size that will not displace or interrupt the continuity of the reinforcing) as shown on respective details. Any alterations require approval of the structural engineer.
- C-13 DO NOT BACKFILL FOUNDATION WALLS UNTIL THE CONCRETE HAS BEEN IN PLACE FOR SEVEN (7) DAYS AND ATTAINED 75% OF ITS DESIGN COMPRESSIVE STRENGTH.

REINFORCING STEEL:

- RS-1 Reinforcing steel shall be deformed bars, free from loose rust and scale, and conforming to ASTM A615, Grade 60.
- RS-2 Welded wire fabric shall conform to ASTM A185. Lap two squares at joints and tie at 3'-0" o.c. Furnish WWF in flat sheets.
- RS-3 Welded wire fabric shall be supported on concrete bricks sp. at 24" o.c. each direction on grade. Welded wire fabric shall be supported on elevated deck with continuous bolsters located over joists and beams.
- RS-4 Clear concrete cover over bars shall be as follows (see ACI 318 for conditions not noted):

Footings:	3 Inches (bottom), 2inches (top and side)
Walls and Piers (exposed to earth):	2 Inches (side)
Walls and Piers (interior):	1 1/2" (side)
Slab on grade:	2 Inches (top) U.O.N.
- RS-5 Accessories shall have upturned legs and be plastic-dipped after fabrication. Accessories for reinforcing shall be in accordance with ACI current edition.
- RS-6 Lap reinforcing to develop the full tension capacity of the (smaller) bar.
- RS-7 No bars shall be cut or omitted in the field because of sleeves, duct openings or recesses. Bars may be moved aside without change in level with the prior approval of the Structural Engineer.

WOOD:

- W-1 Work shall be in accordance with the American Wood Council, ANSI/AF&PA, "National Design Specification for Wood Construction 2005 (NDS)" including "Design Values for Wood Construction", National Forest Products Association.
- W-2 New wood for structural use shall have a moisture content as specified in the "National Design Specification for Wood Construction."
- W-3 Wood construction shall conform to IBC 2009 Chapter 23 and Section 2308 "Conventional Light-frame Construction."
- W-4 Framing for walls and joists shall be Spruce-Pine-Fir No. 1/No. 2 or better. Dimensioned lumber represents nominal sizes.
- W-5 Sheathing panels shall be marked with the American Plywood Association (APA) trademark and shall meet the latest U.S. Product Standard PS 1 or APA PRP-108 Performance Standards.
- W-6 All wall sheathing panels shall be 1/2" thick 32/16, APA Rated (Block all edges) Fasten with 8d common nail spaced at 4" o.c. at panel perimeter supported edges and 12" o.c. at interior intermediate supports(field). 1 3/8" min. fastener penetration. Lay wall sheathing with long dimension perpendicular to support members.
- W-7 All roof sheathing panels shall be 5/8" thick, C-D Exterior grade, APA rated Exposure 1 meeting DOC PS1 or PS2. Fasten with 8d common nails spaced at 6" o.c. at panel perimeter supported edges and 6" o.c. at interior intermediate supports (field). 1 3/8" min. fastener penetration. Lay roof sheathing with long dimension perpendicular to support members.
- W-8 Wood to steel and wood to wood bolted connectors shall be made with ASTM A307 bolts with flat washers. Bolt holes in wood shall be 1/32" larger than the bolt. Wood nailers shall be fastened with 3/8" bolts staggered at 2'-0" o.c. unless otherwise noted.
- W-9 Fastening Schedule:

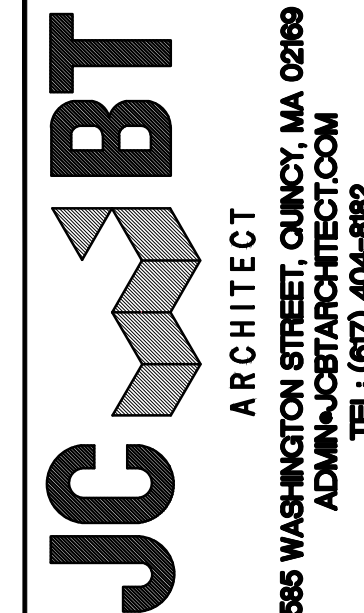
Plate to Stud, Direct	2-16d
Stud to Plate, Toenail	4-8d

NOTE: SEE IBC 2009, TABLE 2304.9.1 "FASTENING SCHEDULE" FOR FASTENING/NAILING REQUIREMENTS NOT SHOWN.
- W-10 Wood in Contact with concrete or masonry shall be pressure treated (P.T.) or approved equal.
- W-11 The lateral bracing system includes plywood wall and roof sheathing. Contractor shall provide temporary bracing as required to laterally support the structure during construction.
- W-12 LVL's shall be 1.9E Trusjoist Microllam as manufactured by Weyerhaeuser or approved equivalent. Minimum properties include:

Modulus of Elasticity, E	= 1.9e6 psi
Flexural Stess, Fb	= 2,600 psi
Horizontal Shear, Fv	= 285psi
- W-13 Provide lateral support at all bearing points and along compression edges at intervals of 24" o.c. or closer.
- W-14 Minimum section width = 1 3/4", 3 1/2", 5 1/4", and 7" members may be combinations of 1 3/4" members. Follow manufacturers guidelines for Multiple Member Connections for side loaded beams.
- W-15 Wood Construction Connectors shall be manufactured by Simpson Strong-Tie Co., Inc. and installed in accordance with the manufacturers recommendations.

ABBREVIATIONS

- ± = PLUS OR MINUS
- ⊙ = AT
- AB = ANCHOR BOLT
- AFF = ABOVE FINISH FLOOR
- ALUM = ALUMINUM
- ALT = ALTERNATE
- ARCH = ARCHITECTURAL
- BM. = BEAM
- B.O.F. = BOTTOM OF FOOTING
- BOTT. = BOTTOM
- BLDG. = BUILDING
- CJ = CONTROL JOINT
- CL = CENTERLINE
- CLR = CLEAR
- CMU = CONCRETE MASONRY UNIT
- COL. = COLUMN
- CONC. = CONCRETE
- CONST. = CONSTRUCTION
- CONT. = CONTINUOUS
- COORD = COORDINATE
- ∅, DIA. = DIAMETER
- DIM = DIMENSION
- DIST. = DISTANCE
- DW = DOWN
- DWGS. = DRAWINGS
- (E), EXIST = EXISTING
- E.F. = EACH FACE
- E.W. = EACH WAY
- EXIST. = EXISTING
- EA. = EACH
- EQ = EQUAL
- ELEV. = ELEVATION
- EMBED. = EMBEDMENT
- EXP. = EXPANSION
- EXT = EXTERIOR
- FFE = FINISHED FLOOR ELEVATION
- FIN. = FINISHED
- FLR. = FLOOR
- FNDN. = FOUNDATION
- FT = FEET
- FTG = FOOTING
- GA. = GAUGE
- GC = GENERAL CONTRACTOR
- GALV. = GALVANIZED
- HORIZ. = HORIZONTAL
- HSS = HOLLOW STRUCTURAL SECTION
- IN = INCH
- INT = INTERIOR
- K = KIP
- LB = POUND
- LLH = LONG LEG HORIZONTAL
- LLV = LONG LEG VERTICAL
- MAX. = MAXIMUM
- MIN. = MINIMUM
- M.O. = MASONRY OPENING
- MPH = MILES PER HOUR
- MTL. = METAL
- #, No. = NUMBER
- N.T.S. = NOT TO SCALE
- O.C. = ON CENTER
- OPNG. = OPENING
- PL = PLATE
- PLF = POUNDS PER LINEAR FOOT
- PSF = POUNDS PER SQUARE FOOT
- PSI = POUNDS PER SQUARE INCH
- P.T. = PRESSURE TREATED
- RAD = RADIUS
- REC. = RECOMMENDATION
- REINF. = REINFORCE (D)ING
- REQ'D = REQUIRED
- REV = REVISION
- RO = ROUGH OPENING
- SCHD = SCHEDULE
- SIM = SIMILAR
- S.F. = SQUARE FEET
- SPEC = SPECIFICATION
- STD. = STANDARD
- STIFF. = STIFFENERS
- STL. = STEEL
- TH. = THICK
- T.O.S. = TOP OF STEEL
- T.O.W. = TOP OF WALL
- T.O.B.S. = TOP OF BRICK SHELF
- TYP. = TYPICAL
- U.N.O. = UNLESS NOTED OTHERWISE
- VB = VAPOR BARRIER
- VERT. = VERTICAL
- V.I.F. = VERIFY IN FIELD
- W/ = WITH
- WO = WITHOUT
- WS = WATERSTOP
- WWF\WWM = WELDED WIRE FABRIC\MESH



CONSULTANT

REGISTRATION



REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

SINGLE-FAMILY RESIDENCE
14 CUMMINGS ROAD
NEWTON, MA
PROJECT NO. 20059

SHEET TITLE

GENERAL STRUCTURAL NOTES

DRAWN	DRAWING NO.
SCALE NOTED	S0.1
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FOUNDATION NOTE

ALL WORK SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE 2019 AND MASSACHUSETTS STATE AMENDMENT 9TH EDITION.

FOUNDATION NOTES:

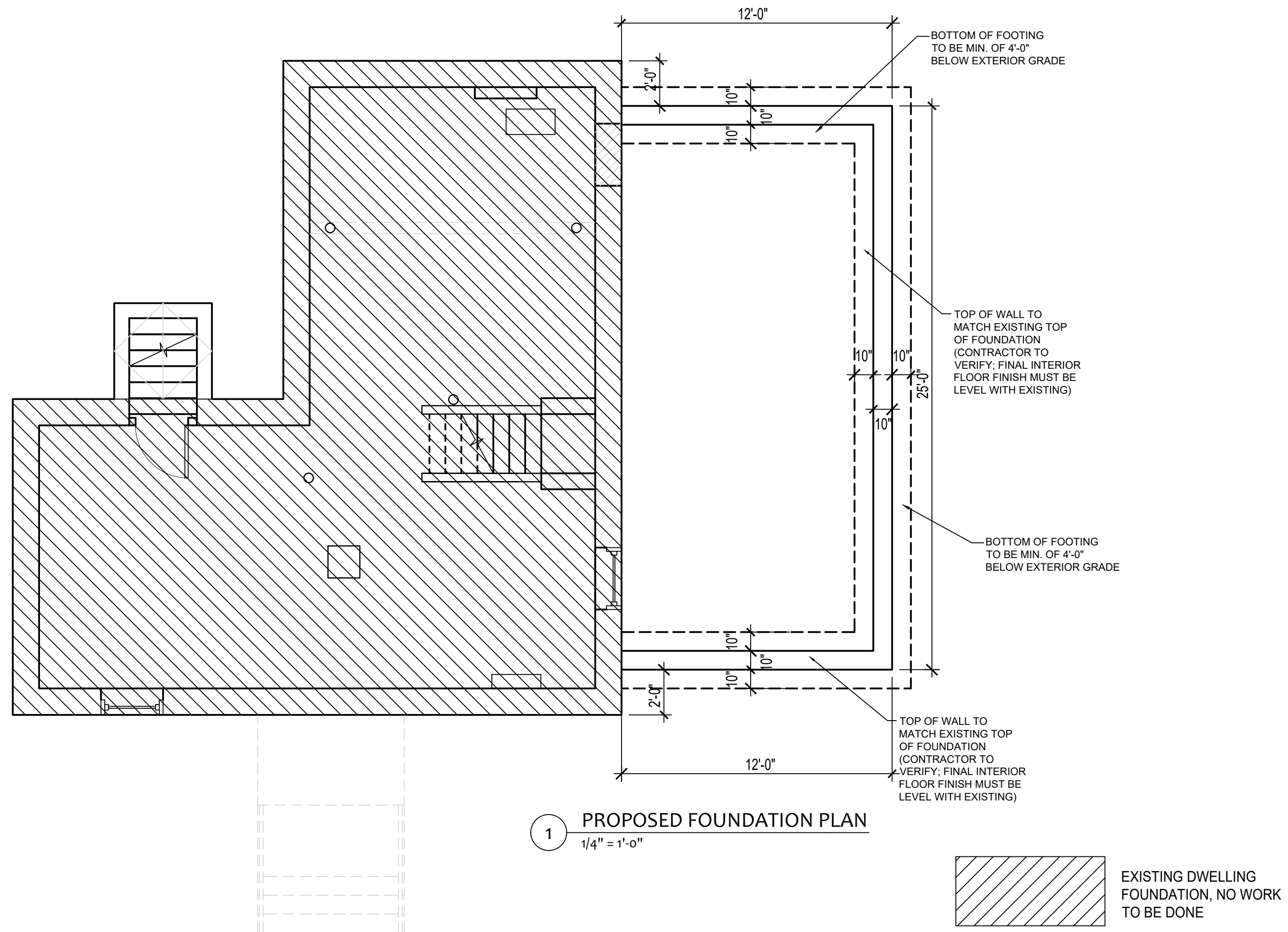
1. ALL FOUNDATION FOOTINGS SHALL BE CARRIED DOWN TO A MINIMUM OF 4'-0" BELOW FINISH GRADE, OR DEEPER, IF NECESSARY, TO OBTAIN A SAFE SOIL BEARING PRESSURE OF 2 TONS PER SQUARE FOOT, FOUNDATION DESIGN IS BASED ON ASSUMED SOIL BEARING CAPACITY OF 2 TONS PER SQUARE FOOT.
2. ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL; OR, ON ENGINEERED BANK RUN GRAVEL FILL MATERIAL WITH A MINIMUM DRY DENSITY OF 95%.
3. ALL FOOTING SHALL BE POURED IN THE DRY ONLY.
4. NO FOOTING SHALL BE POURED ON FROZEN GROUND.
5. THE MINIMUM REINFORCING FOR ALL FOUNDATION WALLS SHALL BE 2-#6 BARS AT THE TOP AND BOTTOM, CONTINUOUS; OR, AS SHOWN ON DRAWINGS.
6. LAP ALL BARS 40 DIAMETERS AND PROVIDE CORNER BARS.
7. ALL REINFORCEMENT: ASTM A615-60, WWF A185.

CONCRETE NOTES:

1. ALL CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI.
2. MAXIMUM SLUMP SHALL NOT EXCEED 3"; AND MAXIMUM; COARSE AGGREGATE SIZE SHALL NOT EXCEED 3/4" IN DIAMETER.
3. ALL CONCRETE SLABS SHALL BE POURED IN 900 SQUARE FOOT PANELS, MAXIMUM; OR, PROVIDE CONTROL JOINTS BY SAW CUTTING THE SLAB WHILE THE CONCRETE IS STILL GREEN.

STEEL NOTES:

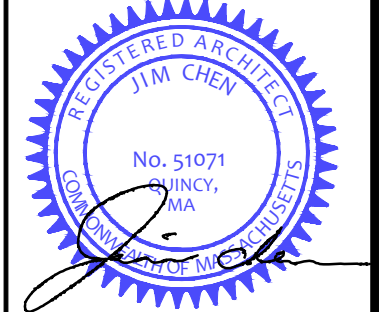
1. ALL COLUMNS: A36, STEEL PIPE, A46 STEEL TUBE.
2. BOLTS: A325, ANCHOR BOLTS: A307.



1 PROPOSED FOUNDATION PLAN
1/4" = 1'-0"

CONSULTANT

REGISTRATION



REVISIONS

NO.	BY	DESCRIPTION	DATE

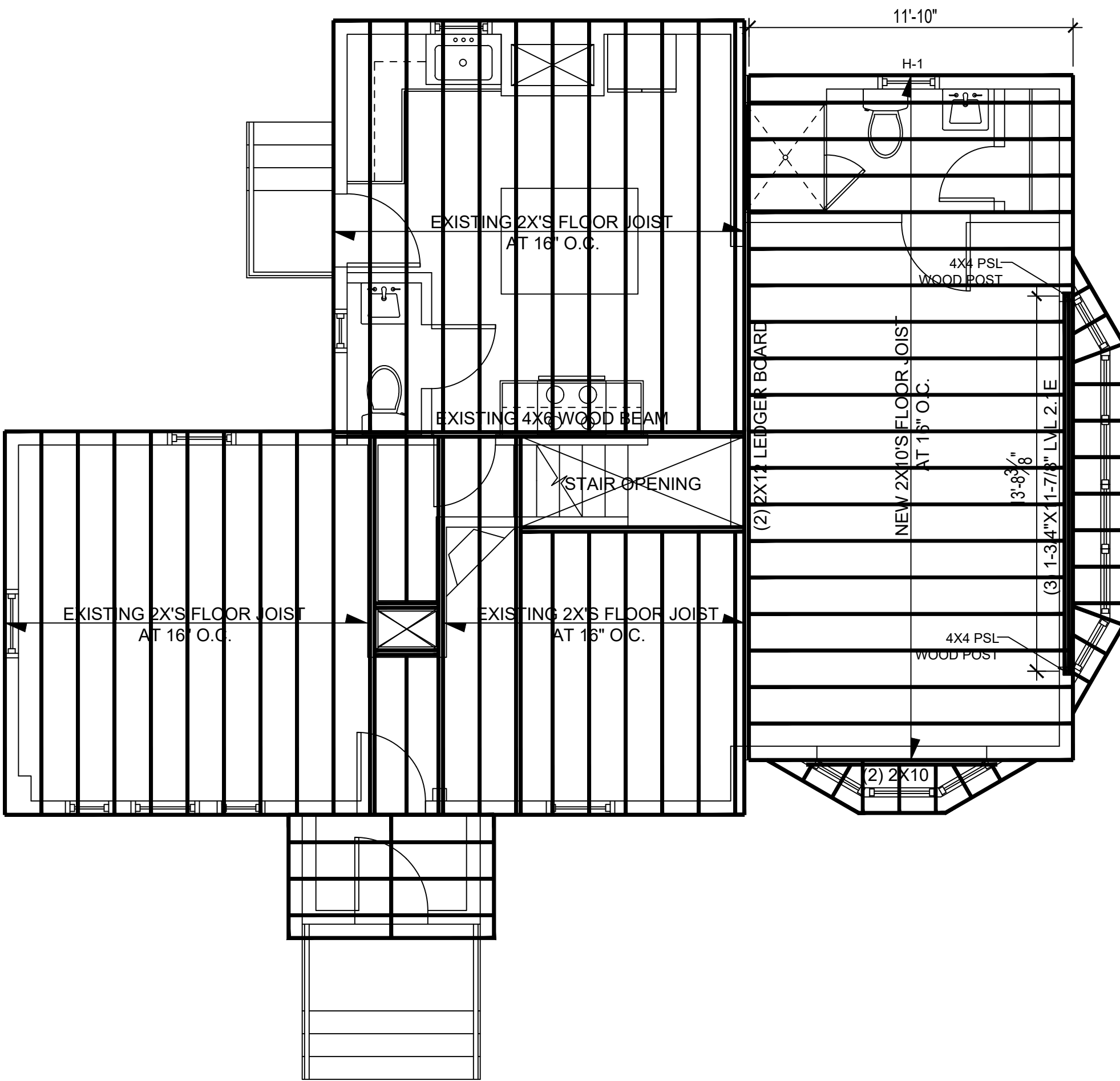
PROJECT

SINGLE-FAMILY RESIDENCE
14 CUMMINGS ROAD
NEWTON, MA
PROJECT NO. 20059

SHEET TITLE

PROPOSED FOUNDATION PLAN

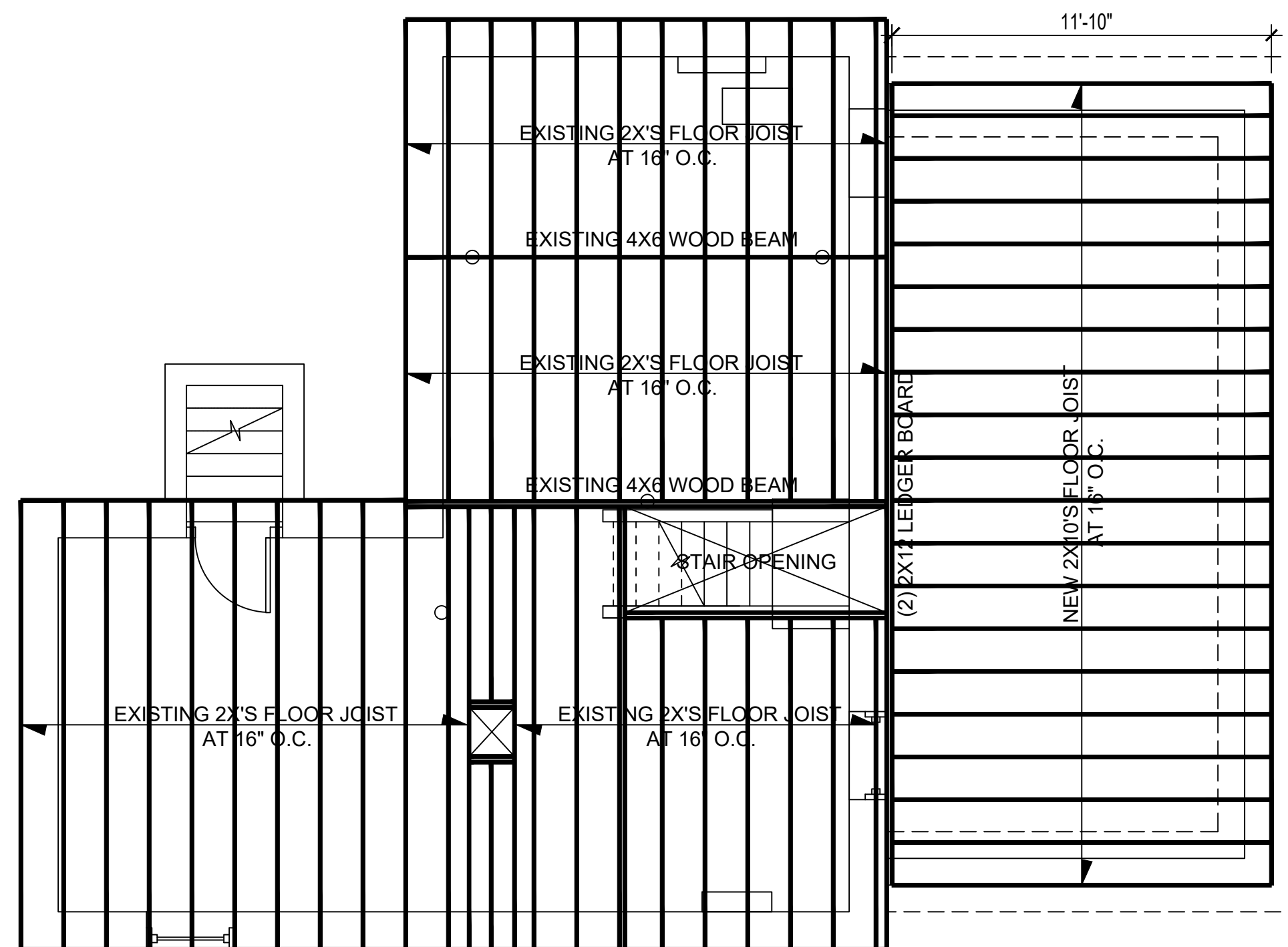
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SCALE: NOTED	S-1
DATE:	
CHECKED:	
SHEET OF	



2 PROPOSED SECOND FLOOR FRAMING PLAN
1/4" = 1'-0"

TYP. TIMBER HEADER SCHEDULE		
DESIGNATION	TYPE	JAMB/POST
H0	(2)-2"x6"	(2) JACK STUD (1) KING STUD
H1	(2)-2"x8"	(2) JACK STUD (1) KING STUD
H2	(2)-2"x10"	(2) JACK STUD (1) KING STUD
H3	(2)-1 3/4"x9 1/4" LVL	(2) JACK STUD (1) KING STUD

- NOTE:
- SHIM HEADERS FULL W/ 1/2" PLYWOOD SUCH THAT HEADER WIDTH IS FLUSH WITH STUDS AT INTERIOR AND EXTERIOR SURFACES.
 - JAMB POSTS TO BE CONTINUOUS TO FNDN BELOW, U.N.O.
 - WHERE POSTS ARE REQUIRED PROVIDE POSTS WHICH ARE THE SAME WIDTH AS THE BEAM AND DEPTH OF JACK STUDS SHOWN



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

FIRST FLOOR FRAMING PLAN NOTES:

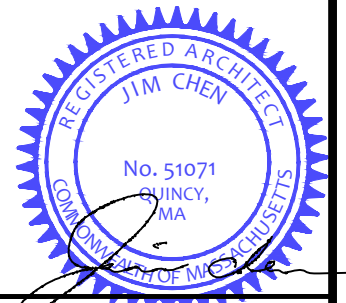
- FLOOR SHEATHING: 1/2" PLYWOOD PANELS.
- EXTERIOR STUD WALL CONSTRUCTION: EXISTING 2X4 STUDS AT 16" ON CENTER WITH 1/2" PLYWOOD SHEATHING. NAIL SHEATHING WITH 8d COMMONS AT 6" ON CENTER EDGE/12" ON CENTER FIELD. PROVIDE FLAT 2X6 BLOCKING BETWEEN STUDS FOR HORIZONTAL PANEL EDGE NAILING.
- ALL 2x FRAMING TO BE SPF NO. 2
- ALL JOISTS TO ALIGN WITH INTERIOR AND EXTERIOR WALL STUDS
- ALL WALL STUDS AT EXTERIOR WALLS TO ALIGN FROM FLOOR TO FLOOR.
- UNLESS FASTENED WITH HANGERS TO A FLUSH HEADER/BEAM, INSTALL SOLID LVL OR I-JOIST BLOCKING BETWEEN JOISTS OVER BEARING WALLS OR DROPPED BEAMS.
- ALL FLUSH FRAMING SHALL BE CONNECTED WITH PREFABRICATED LIGHT GAUGE HANGERS.

SECOND FLOOR FRAMING PLAN NOTES:

- FLOOR SHEATHING: 1/2" PLYWOOD PANELS.
- EXTERIOR STUD WALL CONSTRUCTION: 2X6 STUDS AT 16" ON CENTER WITH 1/2" PLYWOOD SHEATHING. NAIL SHEATHING WITH 8d COMMONS AT 6" ON CENTER EDGE/12" ON CENTER FIELD. PROVIDE FLAT 2X6 BLOCKING BETWEEN STUDS FOR HORIZONTAL PANEL EDGE NAILING.
- ALL 2x FRAMING TO BE SPF NO. 2
- ALL JOISTS TO ALIGN WITH INTERIOR AND EXTERIOR WALL STUDS
- ALL WALL STUDS AT EXTERIOR WALLS TO ALIGN FROM FLOOR TO FLOOR.
- UNLESS FASTENED WITH HANGERS TO A FLUSH HEADER/BEAM, INSTALL SOLID LVL OR I-JOIST BLOCKING BETWEEN JOISTS OVER BEARING WALLS OR DROPPED BEAMS.
- ALL FLUSH FRAMING SHALL BE CONNECTED WITH PREFABRICATED LIGHT GAUGE HANGERS.

CONSULTANT

REGISTRATION



REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

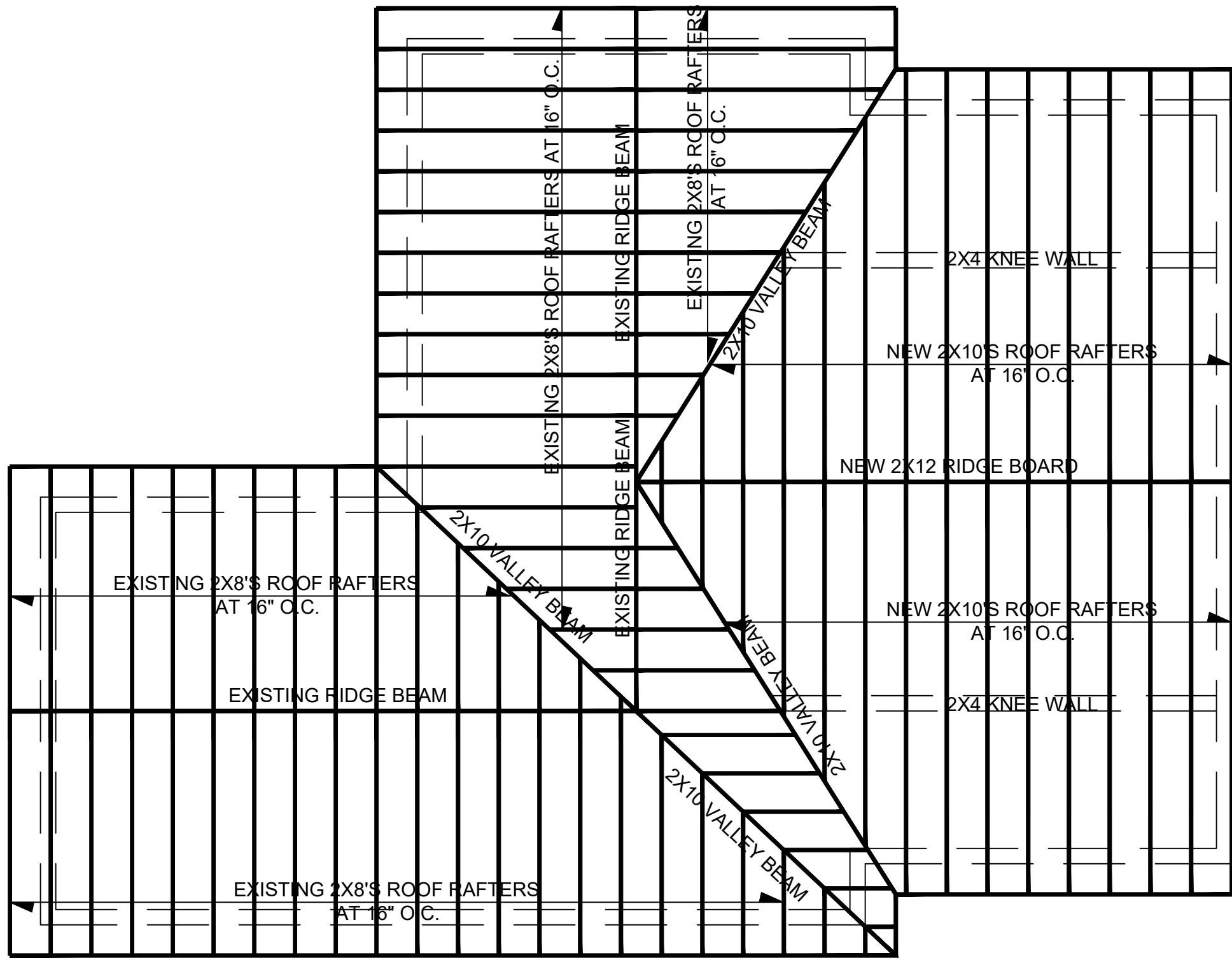
SINGLE-FAMILY RESIDENCE
14 CUMMINGS ROAD
NEWTON, MA

PROJECT NO. 20059

SHEET TITLE

PROPOSED FRAMING PLANS

DRAWN:	DRAWING NO:
SCALE: NOTED	S-2
DATE:	
CHECKED:	
SHEET OF	



ROOF FRAMING PLAN NOTES:

1. ROOF SHEATHING: 3/4" PLYWOOD PANELS.
2. ROOF CONSTRUCTION: 2X10 ROOF RAFTER AT 16" ON CENTER WITH 3/4" PLYWOOD SHEATHING. NAIL SHEATHING WITH 8d COMMONS AT 6" ON CENTER EDGE/12" ON CENTER FIELD. PROVIDE FLAT 2X6 BLOCKING BETWEEN STUDS FOR ALL HORIZONTAL PANEL EDGE NAILING.
3. ALL 2x FRAMING TO BE SPF NO. 2
4. ALL RAFTERS TO ALIGN WITH INTERIOR AND EXTERIOR WALL STUDS.
5. ALL WALL STUDS AT EXTERIOR WALLS TO ALIGN FROM FLOOR TO FLOOR.
6. UNLESS FASTENED WITH HANGERS TO A FLUSH HEADER/BREAM, INSTALL SOLID 2X8 BLOCKING BETWEEN RAFTERS OVER BEARING WALLS OR DROPPED BEAMS.

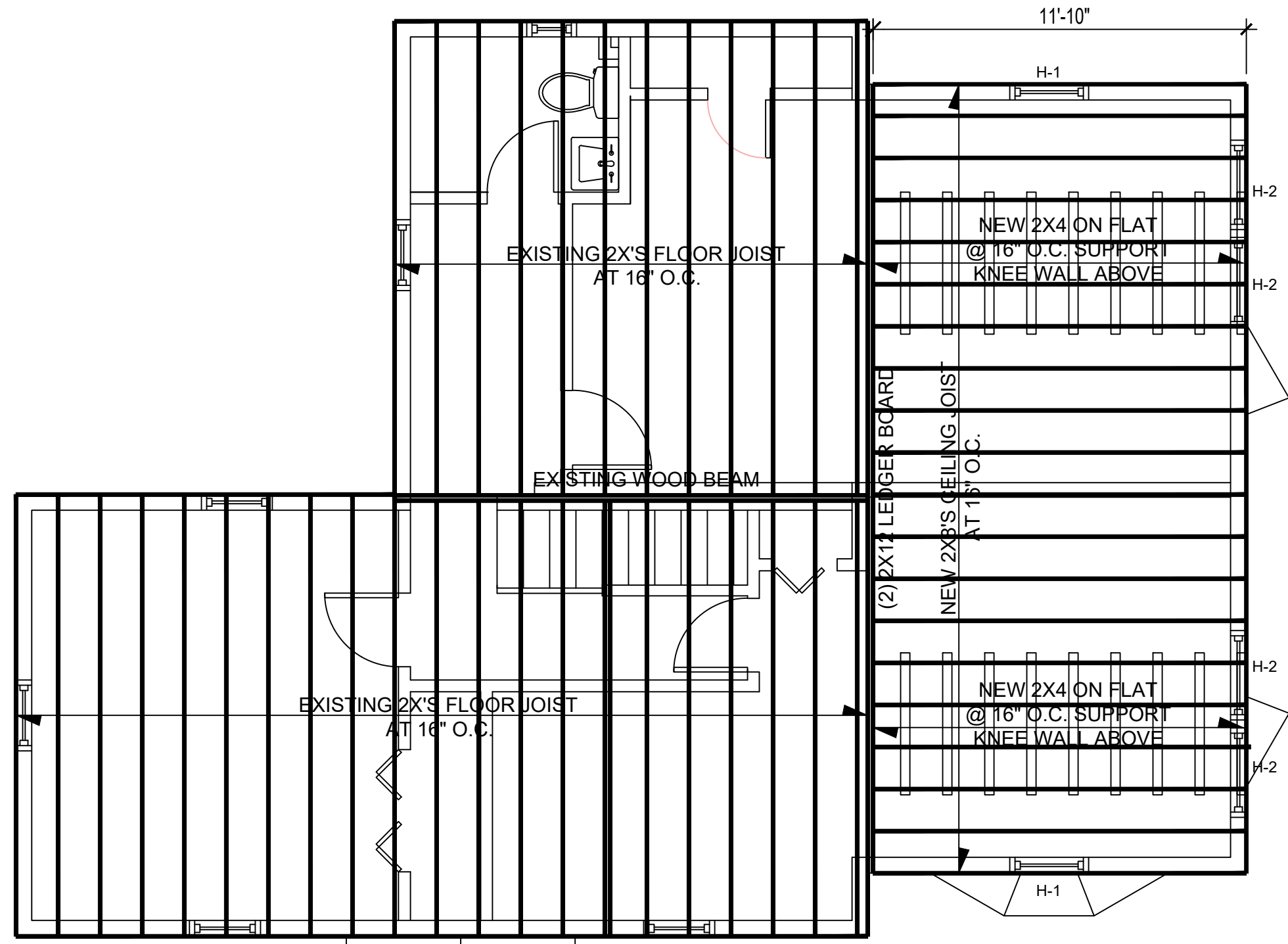
ATTIC FLOOR FRAMING PLAN NOTES:

1. FLOOR SHEATHING: 1/2" PLYWOOD PANELS.
2. EXTERIOR STUD WALL CONSTRUCTION: 2X6 STUDS AT 16" ON CENTER WITH 1/2" PLYWOOD SHEATHING. NAIL SHEATHING WITH 8d COMMONS AT 6" ON CENTER EDGE/12" ON CENTER FIELD. PROVIDE FLAT 2X6 BLOCKING BETWEEN STUDS FOR HORIZONTAL PANEL EDGE NAILING.
3. ALL 2x FRAMING TO BE SPF NO. 2
4. ALL JOISTS TO ALIGN WITH INTERIOR AND EXTERIOR WALL STUDS
5. ALL WALL STUDS AT EXTERIOR WALLS TO ALIGN FROM FLOOR TO FLOOR.
6. UNLESS FASTENED WITH HANGERS TO A FLUSH HEADER/BREAM, INSTALL SOLID LVL OR I-JOIST BLOCKING BETWEEN JOISTS OVER BEARING WALLS OR DROPPED BEAMS.
7. ALL FLUSH FRAMING SHALL BE CONNECTED WITH PREFABRICATED LIGHT GAUGE HANGERS.

2 PROPOSED ROOF FRAMING PLAN
 1/4" = 1'-0"

TYP. TIMBER HEADER SCHEDULE		
DESIGNATION	TYPE	JAMB/POST
H0	(2)-2"x6"	(2) JACK STUD (1) KING STUD
H1	(2)-2"x8"	(2) JACK STUD (1) KING STUD
H2	(2)-2"x10"	(2) JACK STUD (1) KING STUD
H3	(2)-1 1/4"x9 1/4" LVL	(2) JACK STUD (1) KING STUD

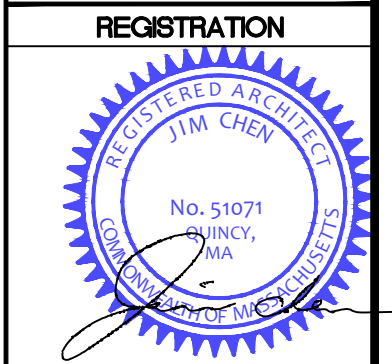
- NOTE:
1. SHIM HEADERS FULL W/ 1/2" PLYWOOD SUCH THAT HEADER WIDTH IS FLUSH WITH STUDS AT INTERIOR AND EXTERIOR SURFACES.
 2. JAMB POSTS TO BE CONTINUOUS TO FNDN BELOW, U.N.O.
 3. WHERE POSTS ARE REQUIRED PROVIDE POSTS WHICH ARE THE SAME WIDTH AS THE BEAM AND DEPTH OF JACK STUDS SHOWN



1 PROPOSED ATTIC FLOOR FRAMING PLAN
 1/4" = 1'-0"

JCWB
ARCHITECT
 585 WASHINGTON STREET, QUINCY, MA 02169
 ADMIN@JCWBARCHITECT.COM
 TEL: (617) 404-8182

CONSULTANT



REVISIONS			
NO.	BY	DESCRIPTION	DATE

PROJECT
 SINGLE-FAMILY RESIDENCE
 14 CUMMINGS ROAD
 NEWTON, MA
 PROJECT NO. 20059

SHEET TITLE
 PROPOSED FRAMING PLANS

DRAWN:	DRAWING NO:
SCALE: NOTED	S-3
DATE:	
CHECKED:	
SHEET OF	