

# 75 ROYCE RD- GARAGE ADDITION

Project Address: 75 ROYCE RD, NEWTON MA, 02459  
Project Status: ISSUED FOR PERMIT APPLICATION  
Date: 04/28/2023

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### Architectural

A000	COVER SHEET
A001	GENERAL NOTES
A003	GARAGE PLANS
A004	GARAGE ELEVATIONS
A005	BUILDING SECTION & STRUCTURAL PLANS

ARCHITECTURAL ABBREVIATIONS

Table with columns A through W containing various architectural abbreviations and their full names, such as CD COILING DOOR, ELEV ELEVATION, and RADIUS.

SYMBOLS

Table of symbols for architectural drawings, including level lines, revision numbers, partition types, casework types, window types, column reference grids, building and wall sections, dimension lines, and break lines.

INDICATION OF MATERIALS

Table showing material patterns and their corresponding names, such as EARTH/COMPACT FILL, CONCRETE, MASONRY (BRICK, CONCRETE MASONRY UNIT), METAL (STEEL/IRON, ALUMINIUM), WOOD (WOOD SHIM, CONTINUOUS BLOCKING), GLASS (GLASS, GLASS BLOCK), INSULATION (BATT/LOOSE FILL, RIGID), and FINISHES (GYPSUM WALL BOARD, ACOUSTICAL TILE).

GENERAL NOTES

- 1. GENERAL CONDITIONS : THE GENERAL CONDITIONS FOR THIS CONTRACT SHALL BE AIA DOCUMENT A201 (2007 EDITION) EXCEPT AS HEREIN AMENDED.
2. SCOPE : WORK TO INCLUDE DEMOLITION AND CONSTRUCTION AS INDICATED ON THE DRAWINGS...
3. CODES : ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH LOCAL AND STATE CODES...
4. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS, INSPECTIONS AND APPROVALS.
5. QUALITY : WORKMANSHIP SHALL BE OF THE HIGHEST TYPE, AND MATERIALS USED OR SPECIFIED OF THE BEST QUALITY...
6. COORDINATION OF THE WORK : THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK CONTRACT FROM THE CONTRACTOR OR THE OWNER...
7. MECHANICAL TRADES : THE MECHANICAL AND ELECTRICAL TRADES SHALL INSTALL THEIR WORK AS RAPIDLY AS THE OTHER WORK PERMITS AND SHALL COMPLETE THIS WORK BY THE TIME THE OTHER TRADES HAVE FINISHED.
8. EXAMINATION OF THE SITE AND DOCUMENTS : THE CONTRACTOR, BEFORE SUBMITTING HIS PROPOSAL, SHALL VISIT THE SITE AND EXAMINE FOR HIMSELF ALL CONDITIONS AND LIMITATIONS WHICH EFFECT THE CONTRACT...
9. SEPARATE CONTRACTS : THE OWNER RESERVES THE RIGHT TO LET OTHER CONTRACTS IN CONNECTION WITH THE WORK...
10. GUARANTEE : ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR...
11. TRASH REMOVAL : PRIOR TO STARTING WORK, THE GENERAL CONTRACTOR SHALL PROVIDE A CONSTRUCTION DUMPSTER AND PICKUP SERVICE FOR ALL CONSTRUCTION DEBRIS...
12. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
13. ALL SECTIONS, DETAILS, MATERIALS, METHODS, ETC. SHOWN AND/OR NOTED ON ANY PLAN OR SECTION SHALL APPLY TO ALL OTHER SIMILAR LOCATIONS UNLESS OTHERWISE NOTED.
14. THE GENERAL CONTRACTOR SHALL SAFELY SHORE, BRACE, OR SUPPORT ALL WORK AS REQUIRED. THIS WORK SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND NO ACT, DIRECTION, OR REVIEW OF ANY SYSTEM OR METHOD BY THE ARCHITECT SHALL RELIEVE THE CONTRACTOR OF THIS RESPONSIBILITY.
15. IT IS NOT THE INTENT OF THESE DRAWINGS TO SHOW NOR INDICATE ANY OR ALL FASTENING OR FRAMING TECHNIQUES/DEVICES, NOR BE ABLE TO SHOW ALL CONDITIONS PRESENT.
16. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
17. ALL WALLS AND CEILINGS TO BE 5/8in FIRE CODE OR 1/2in GYPSUM BOARD, 5/8in MOISTURE RESISTANT TYPE X OR 5/8in CEMENT BOARD. FINISH AND TEXTURE TO BE SELECTED BY OWNER...
18. STORAGE : THE CONTRACTOR SHALL PROVIDE ON SITE WEATHER PROTECTED STORAGE SPACE, I.E. : TRAILER. STORAGE OF CONSTRUCTION MATERIALS IN THE EXISTING BUILDING WILL NOT BE PERMITTED.
19. PROTECTION : THE CONTRACTOR SHALL PROTECT ALL PUBLIC AND ADJACENT AREAS FROM DAMAGE DURING CONSTRUCTION.
20. TEMPORARY SERVICES : THE CONTRACTOR WILL PAY FOR EXISTING SERVICES (WATER, TELEPHONE AND ELECTRICITY) AND WILL TURN OVER THESE SERVICES TO THE OWNER UPON FINAL ACCEPTANCE OF THIS PROJECT.
21. THE CONTRACTOR SHALL VERIFY LOCATION AND ACTUAL DEPTH OF ALL EXISTING SANITARY PIPING, STORM DRAINS, GAS AND WATER MAINS, ELECTRIC LINES AND PIPES. HE IS ALSO ADVISED TO VERIFY ACTUAL INVERTS OF SANITARY AND STORM LINES BY HAND DUG TEST PITS WELL IN ADVANCE OF TRENCHING AND CONSTRUCTION...
22. ARCHITECTURAL, MECHANICAL, ELECTRICAL, ELEVATOR, & SPRINKLER : EACH CONTRACTOR SHALL 'SUBMIT SHOP' DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
23. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
24. DAMAGE : THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING BUILDING, WALLS, CEILINGS, FLOORS, FURNITURE AND FURNISHINGS. DAMAGED SURFACES DUE TO CONSTRUCTION TO BE PATCHED, REPAIRED AND/OR REPLACED AS REQUIRED AND BLEND TO MATCH EXISTING ADJACENT SURFACES AT NO ADDITIONAL COST TO OWNER.
25. THE GENERAL CONTRACTOR SHALL PREPARE A BOOKLET CONTAINING : LIST OF SUBCONTRACTORS USED ON THIS JOB WITH NAMES, ADDRESSES AND TELEPHONE NUMBERS. ALL WARRANTIES AND INSTRUCTION MANUALS FOR EQUIPMENT AND MATERIALS INSTALLED WILL BE ISSUED TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF BUILDING, AND PRESENT BOOKLET TO OWNER PRIOR TO FINAL ACCEPTANCE OF OWNER.
26. CARPET AND/OR TILE : CARPET AND/OR TILE AS SELECTED AS PER DRAWINGS.
27. HANDICAPPED REQUIREMENTS : THE GENERAL CONTRACTOR WILL ACQUAINT HIMSELF WITH THE ARCHITECTURAL ACCESS BOARD (AAB) CODE FOR THE STATE OF MASSACHUSETTS AND THE ADA (AMERICANS WITH DISABILITIES ACT) TO ENSURE THAT THIS FACILITY WILL BE ACCESSIBLE.
28. SPRINKLER HEAD LOCATION : REFER TO N.F.P.A. STANDARDS. SPRINKLER HEADS TO BE LOCATED PER CODE. SHOP DRAWINGS ARE REQUIRED TO BE SUBMITTED TO THE CONTRACTOR FOR APPROVAL PRIOR TO INSTALLATION.
29. THE GENERAL CONTRACTOR SHALL COORDINATE THE LOCATION AND SIZE OF OPENINGS FOR VENTS, PIPES, INSERTS, BOXES, HANGERS, ETC.
30. ALL INTERIOR FINISHES AND FURNISHINGS FOR CEILINGS, WALL AND FLOORS SHALL BE CLASS 1 in WITH A FLAME SPREAD RATINGS OF 0 TO .25.
31. SUBMIT SAMPLES OF ALL PAINTS AND STAINS FOR APPROVAL PRIOR TO APPLICATION.
32. BEFORE COMMENCING WORK, THE GENERAL CONTRACTOR WILL MEET WITH THE APPOINTED COMPANY REPRESENTATIVE TO OUTLINE PHASING OF CONSTRUCTION AND DISPOSITION OF EXISTING CONSTRUCTION MATERIALS AND/OR EQUIPMENT.
33. ALL WOOD BLOCKING TO BE PRESSURE TREATED, FIRE RETARDANT.
34. INTERCOM SYSTEM TO BE INSTALLED IN BUILDINGS WITH 3 DWELLING UNITS OR GREATER.

REGISTRATION



ISSUED FOR PERMIT APPLICATION

REVISIONS

Table with columns No., Description, and Date for tracking revisions.

KEY PLAN



Table with columns Project No., Date, Drawn by, Checked by, Scale, and values: 2229, 04/28/2023, XC, XC, 1/2" = 1'-0"

DRAWING TITLE

GENERAL NOTES

DRAWING NO.

A001

ARCHITECT

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REGISTRATION



ISSUED FOR PERMIT APPLICATION

REVISIONS

No.	Description	Date

KEY PLAN

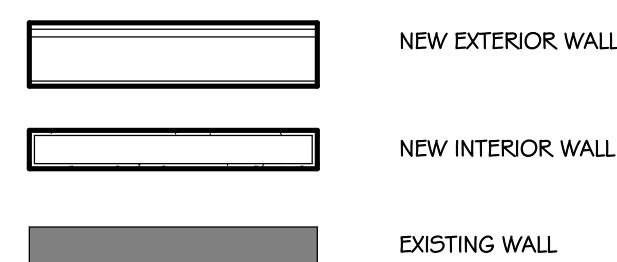


Project No. 2229  
Date 04/28/2023  
Drawn by XC  
Checked by XC  
Scale As indicated

DRAWING TITLE  
GARAGE PLANS

DRAWING NO.

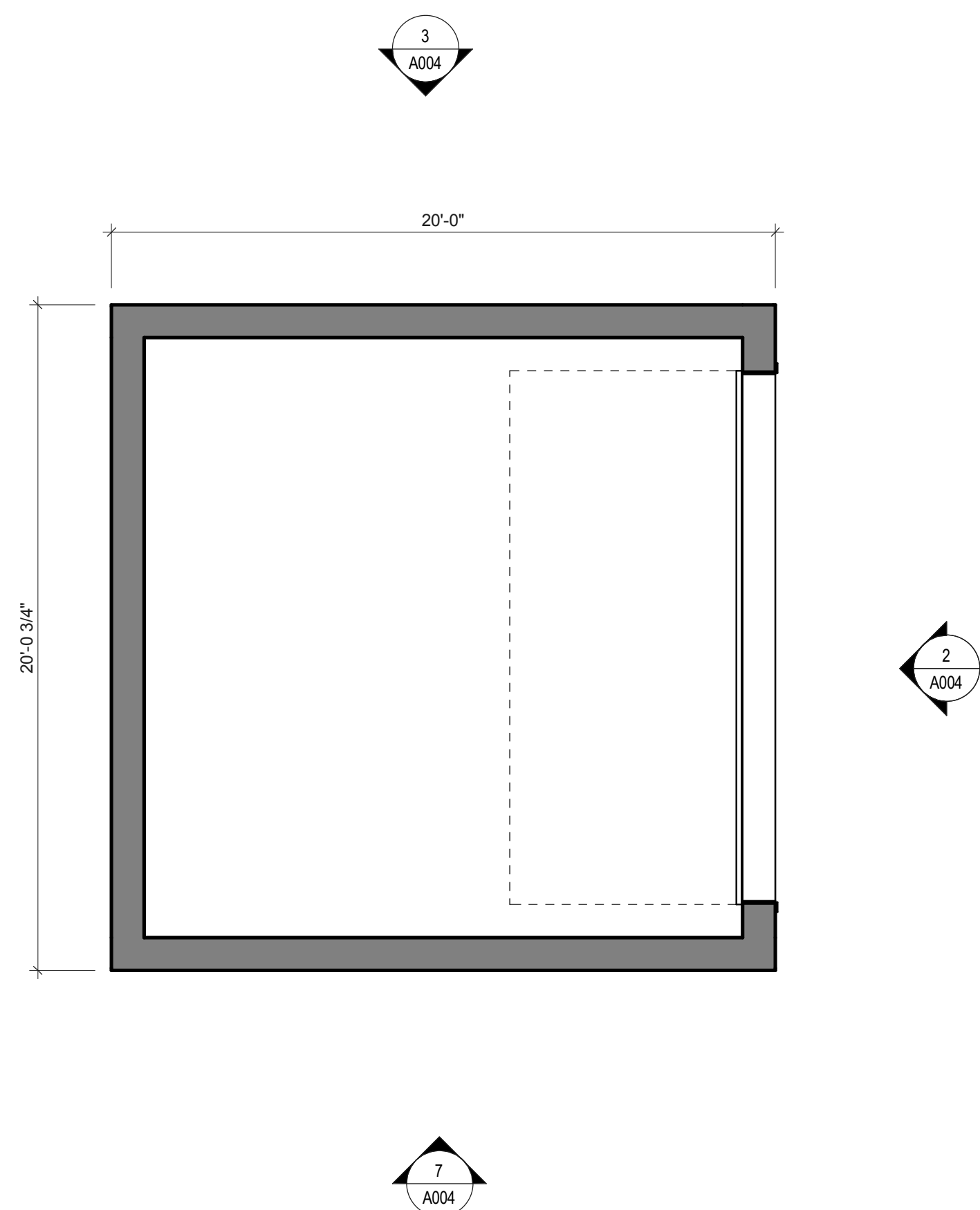
**A003**



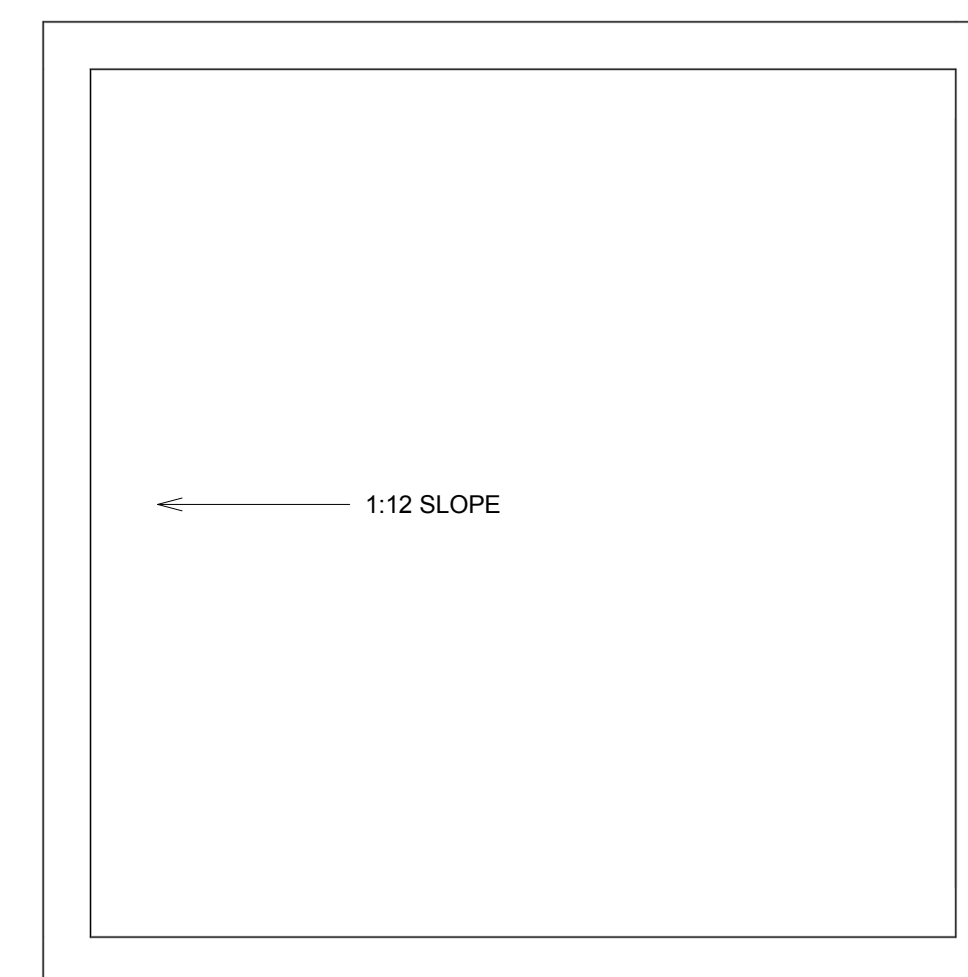
NOTES:  
1. WINDOWS/DOORS WITHOUT NUMBER ARE EXISTING TO REMAIN.

MAX. FLOOR AREA: 0.33X 2428 1 SF=8013 SF  
EXISTING FLOOR AREA: 4125 SF+401 SF (GARAGE)  
PROPOSED FLOOR AREA: 5892 SF+582 SF (GARAGE)

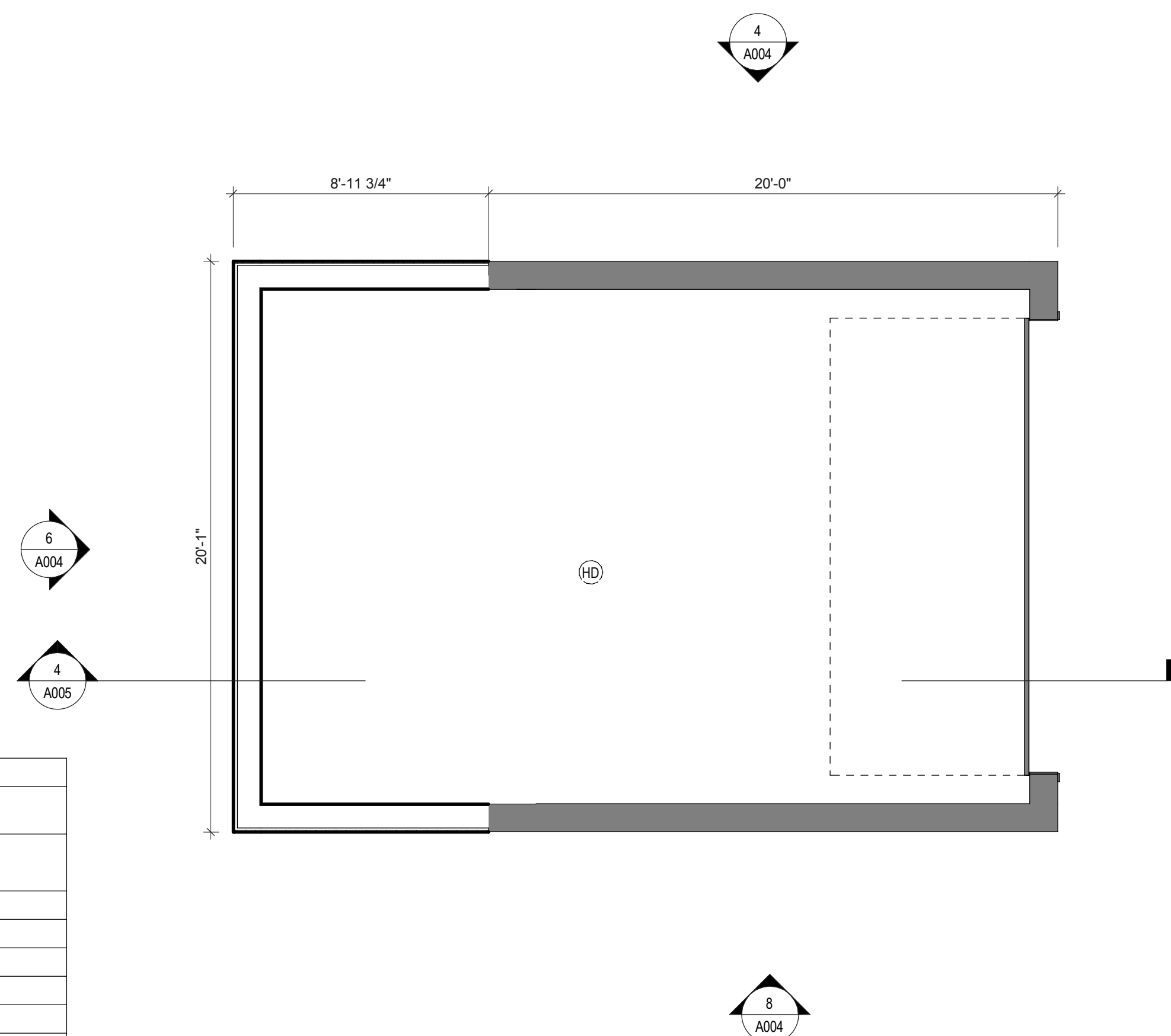
1 LEVEL 1 - GARAGE EXISTING  
1/4" = 1'-0"



3 ROOF-GARAGE EXISTING  
1/4" = 1'-0"

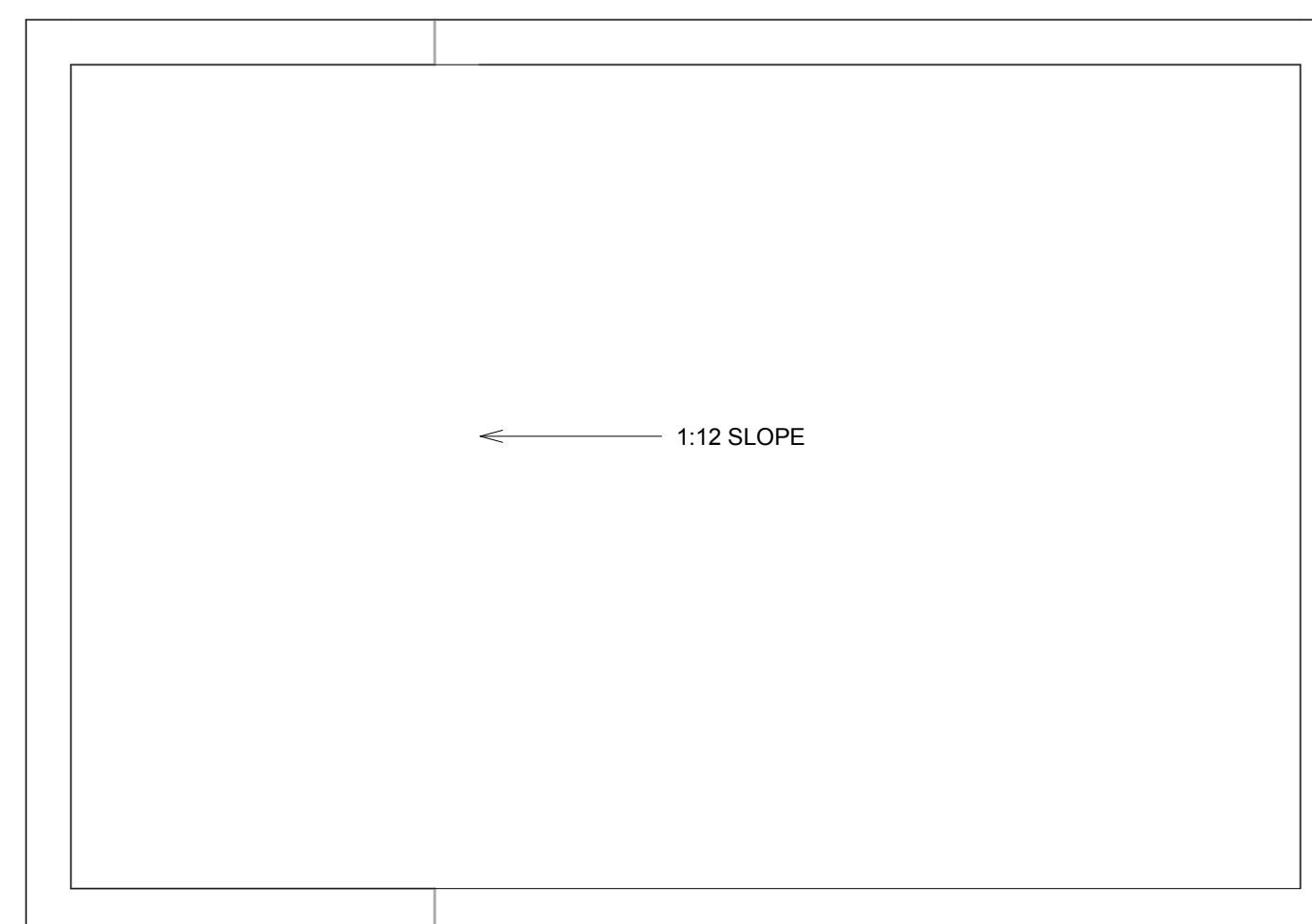


2 LEVEL 1 - GARAGE PROPOSED  
1/4" = 1'-0"



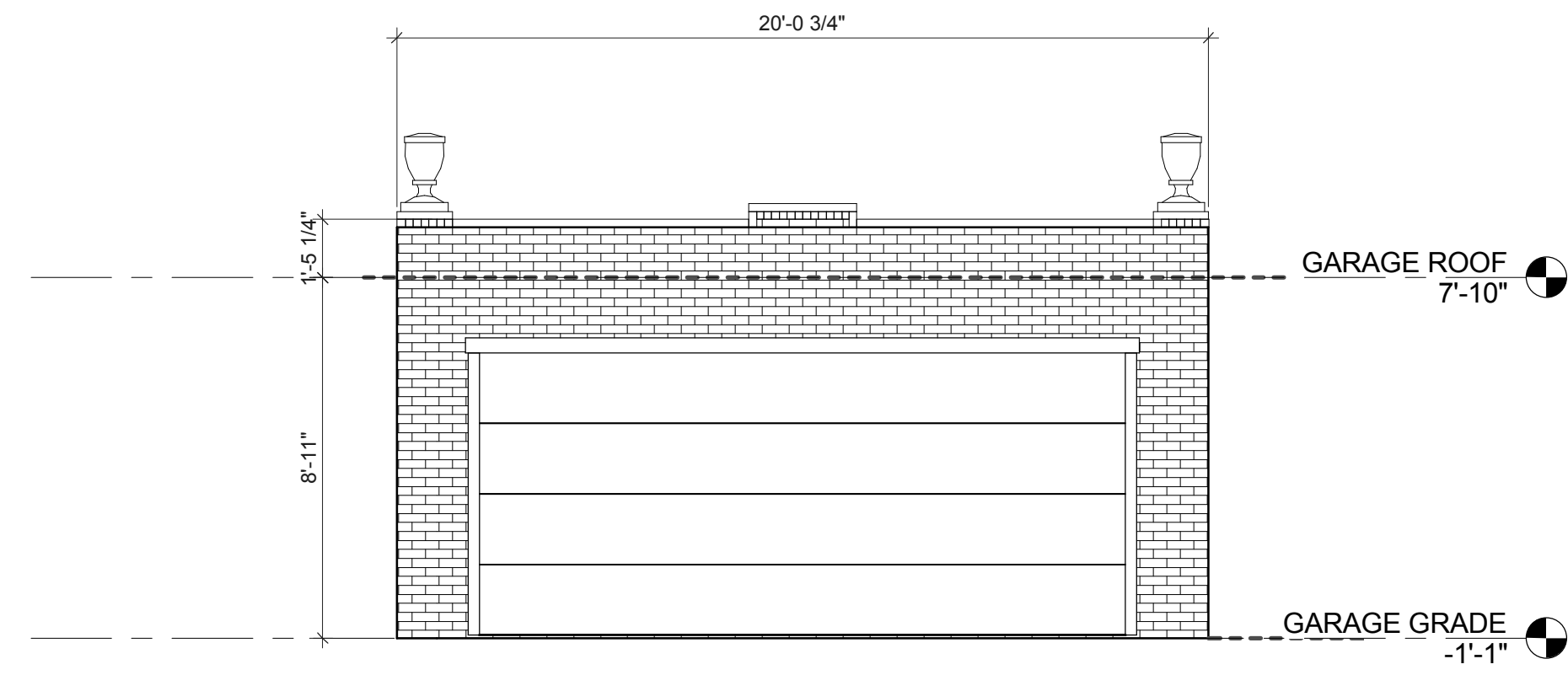
LIGHTING AND ELECTRICAL LEGEND	
	PENDANT LIGHT
	RECESSED LIGHT
	FLUORESCENT LIGHT
	WALL SCONCE
	COMBO SMOKE/CO DETECTOR
	SMOKE DETECTOR
	HEAT DETECTOR
	DUPLEX WALL OUTLET
	GFI WALL OUTLET
	SINGLE POLE SWITCH
	THREE WAY SWITCH

4 ROOF - GARAGE PROPOSED  
1/4" = 1'-0"

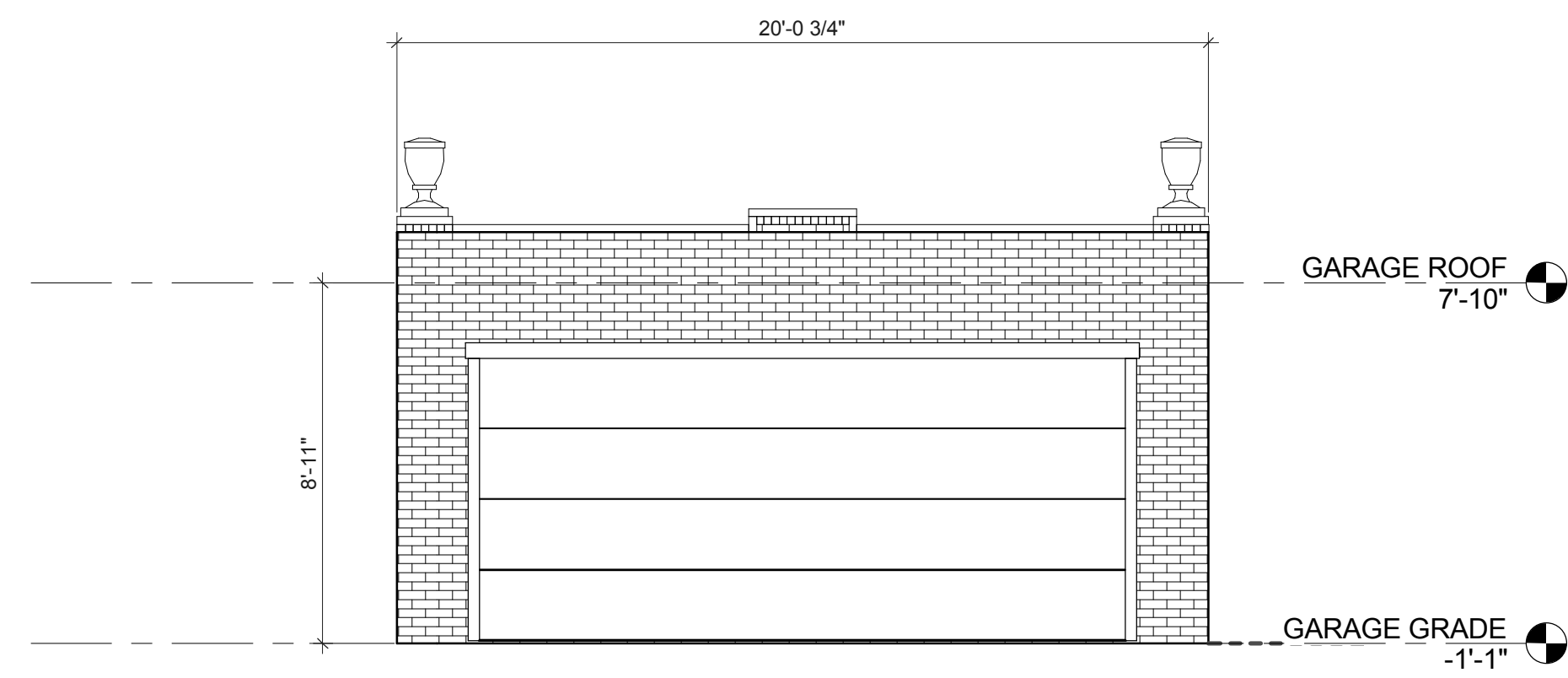


ARCHITECT

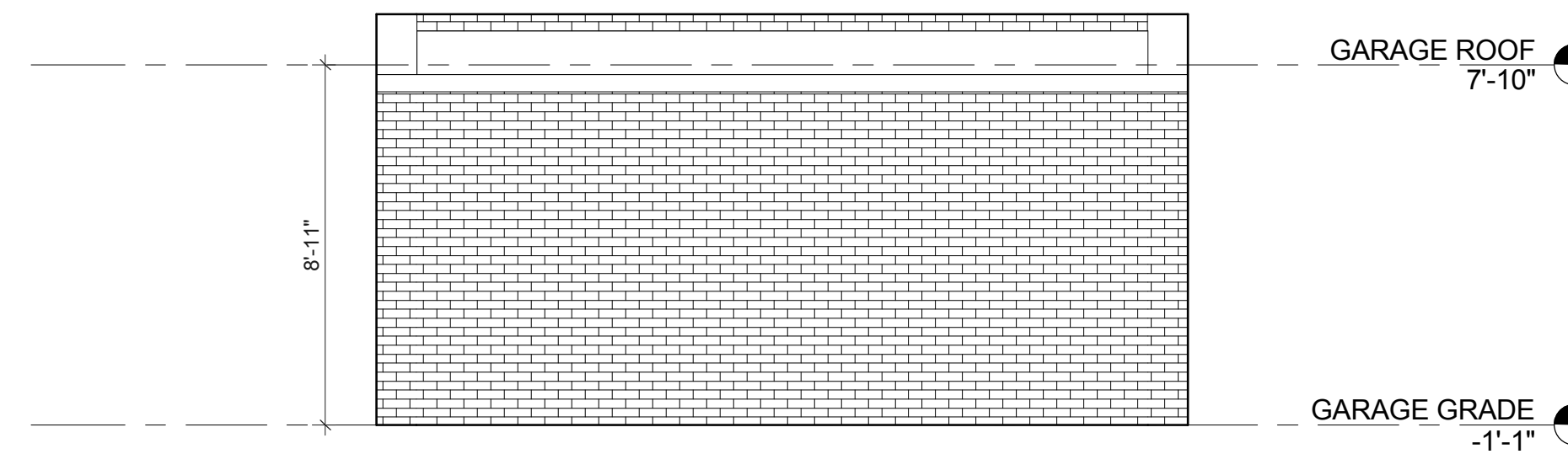
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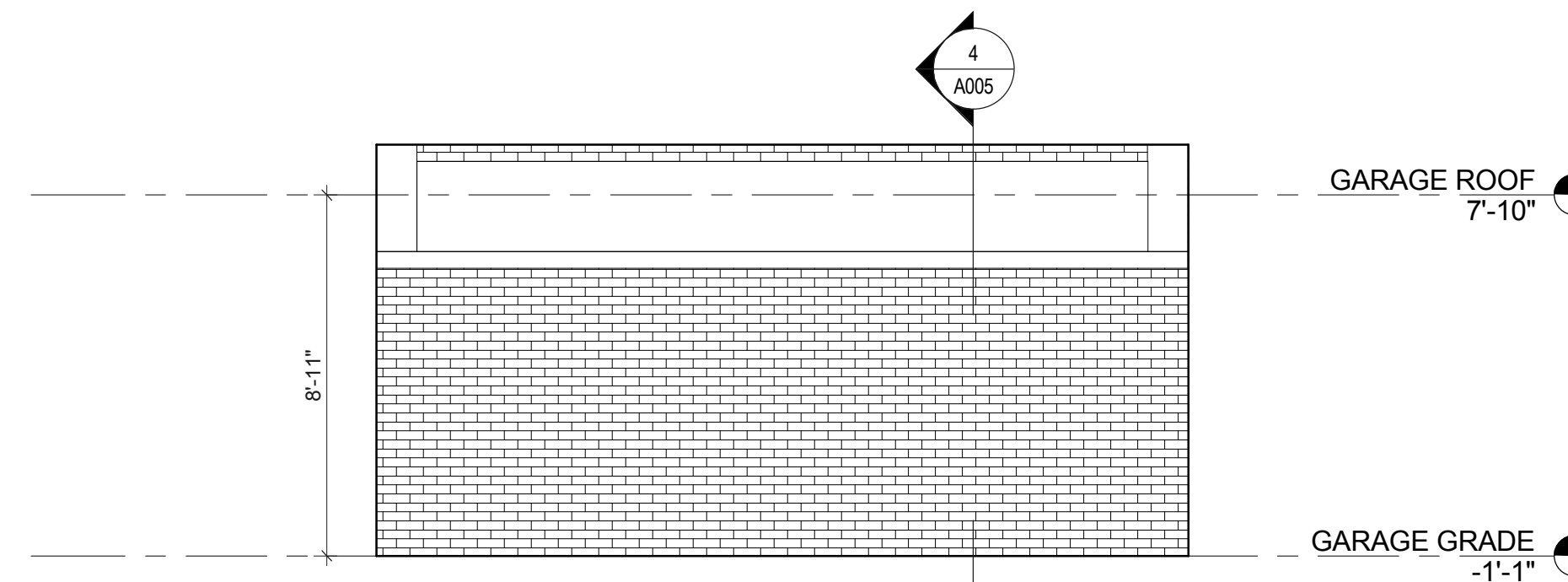
1 GARAGE FRONT ELEVATION-EXISTING  
1/4" = 1'-0"



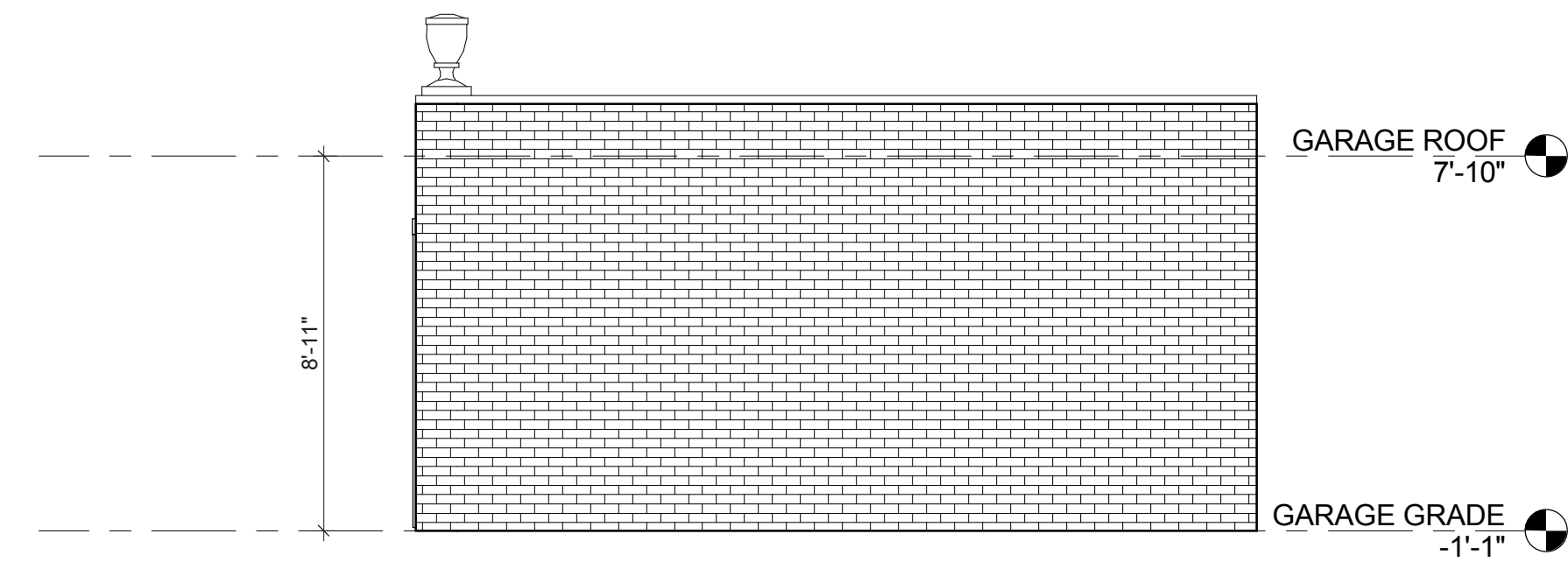
2 GARAGE FRONT ELEVATION-PROPOSED  
1/4" = 1'-0"



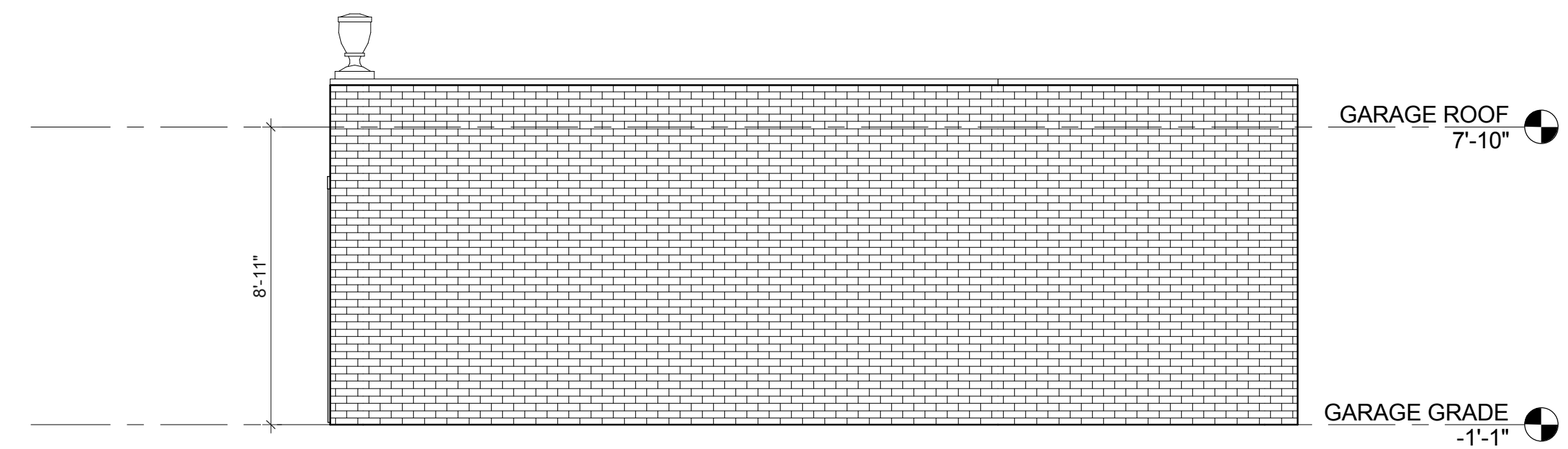
5 GARAGE REAR ELEVATION-EXISTING  
1/4" = 1'-0"



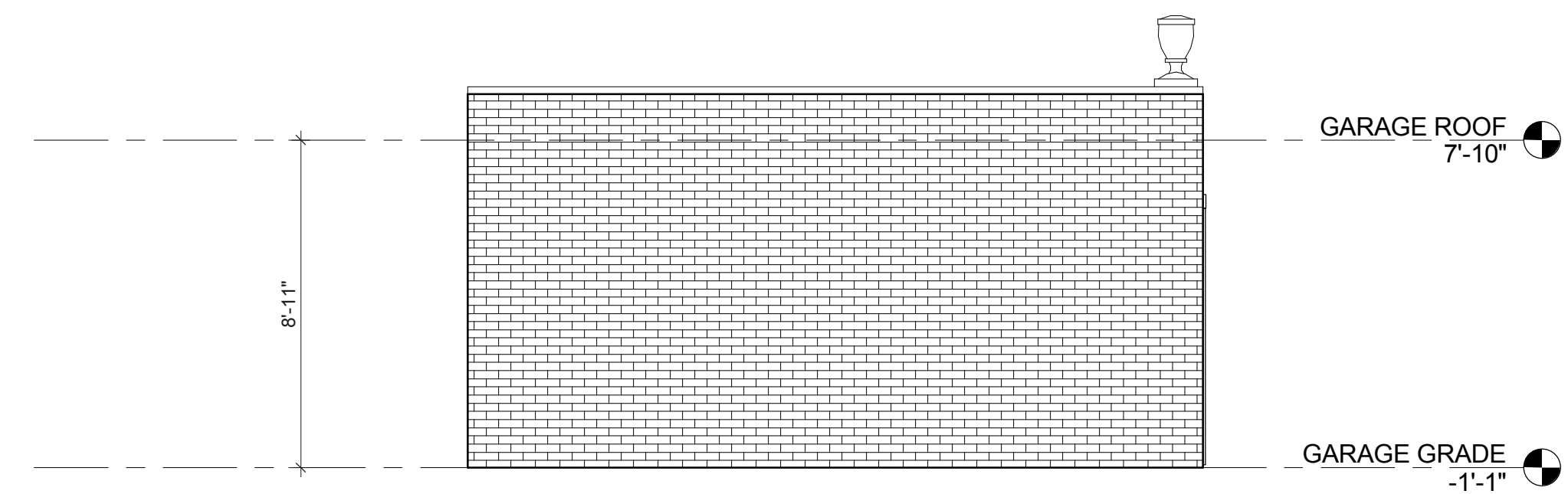
6 GARAGE REAR ELEVATION-PROPOSED  
1/4" = 1'-0"



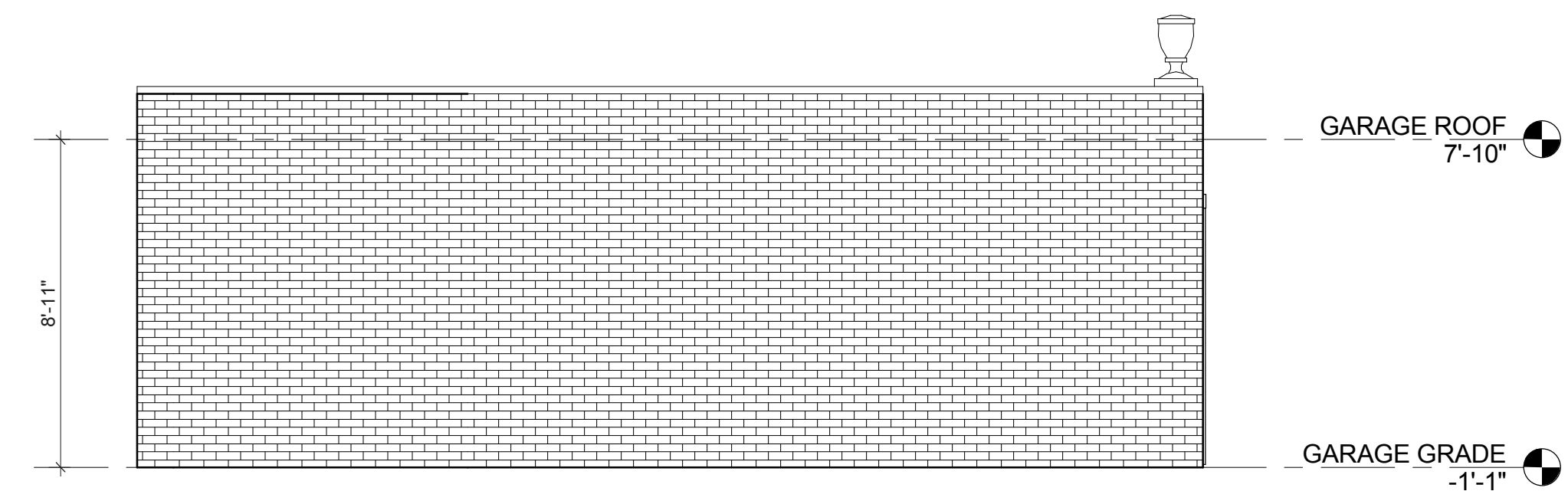
3 GARAGE RIGHT ELEVATION-EXISTING  
1/4" = 1'-0"



4 GARAGE RIGHT ELEVATION-PROPOSED  
1/4" = 1'-0"



7 GARAGE LEFT ELEVATION-EXISTING  
1/4" = 1'-0"



8 GARAGE LEFT ELEVATION-PROPOSED  
1/4" = 1'-0"

REGISTRATION



ISSUED FOR PERMIT APPLICATION

REVISIONS

No.	Description	Date

KEY PLAN



Project No. 2229  
Date 04/28/2023  
Drawn by XC  
Checked by XC  
Scale 1/4" = 1'-0"

DRAWING TITLE

GARAGE ELEVATIONS

DRAWING NO.

A004

ARCHITECT

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REGISTRATION



ISSUED FOR PERMIT APPLICATION

REVISIONS

No.	Description	Date

KEY PLAN



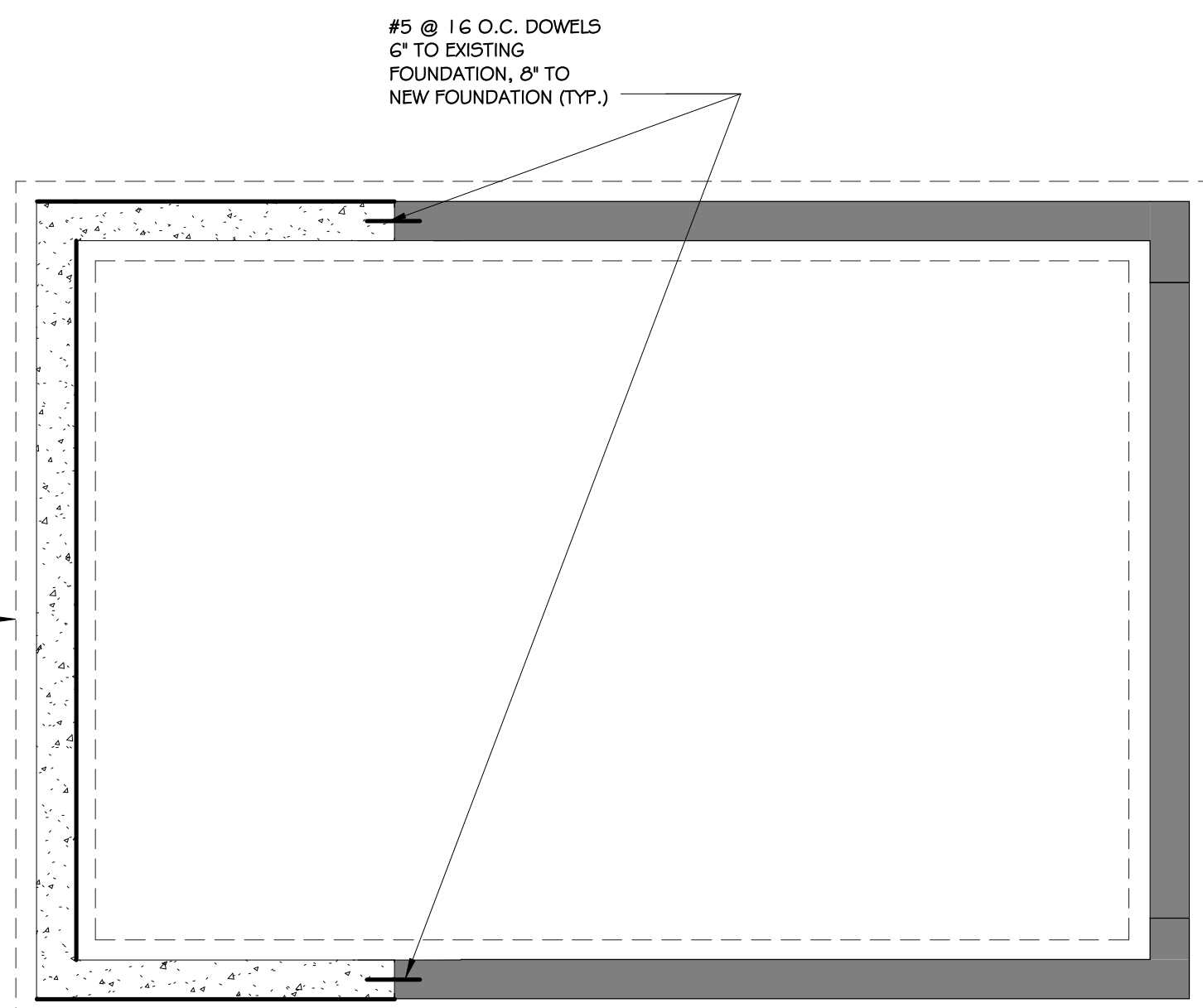
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Date	04/28/2023
Drawn by	XC
Checked by	XC
Scale	As indicated

DRAWING TITLE

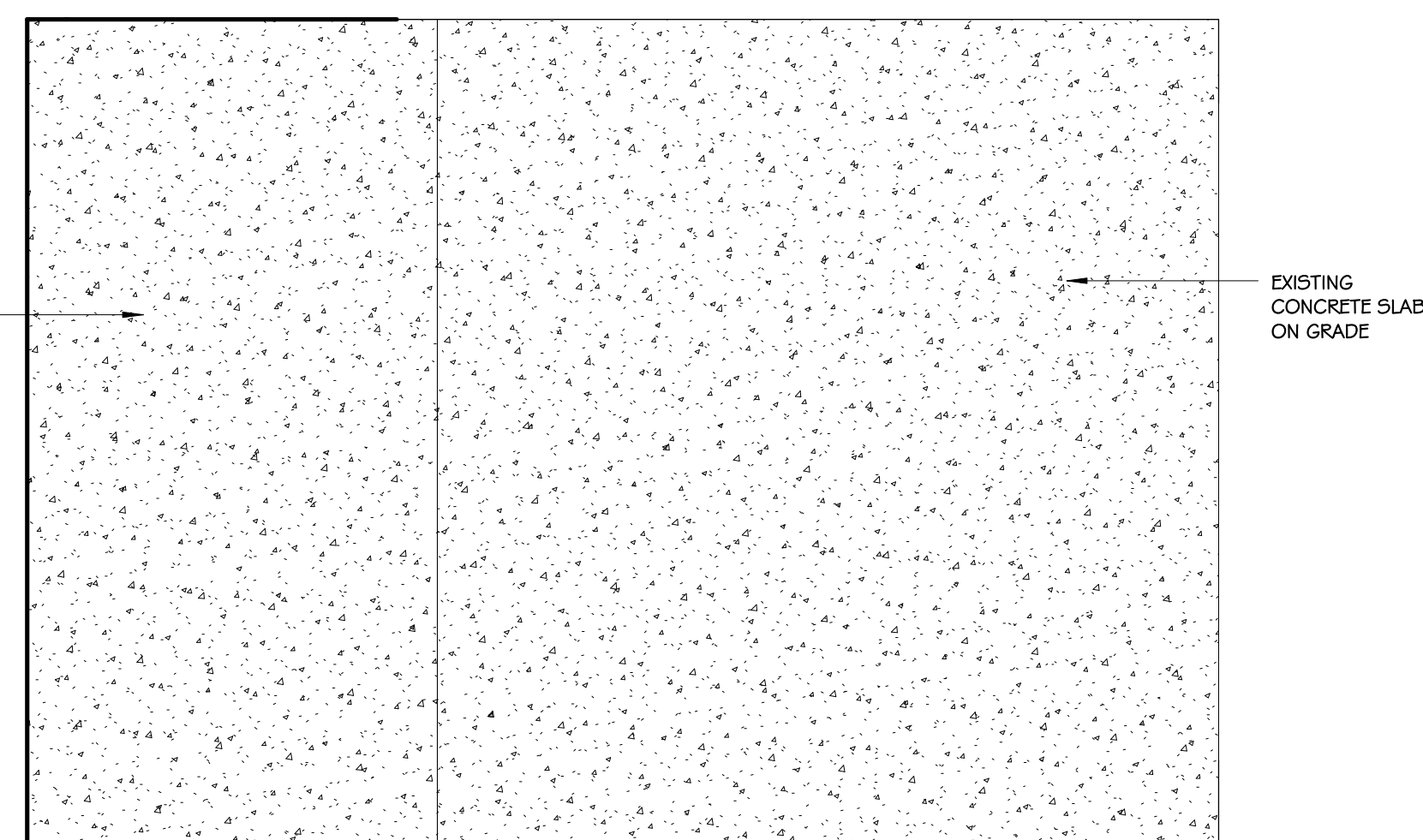
BUILDING SECTION & STRUCTURAL PLANS

DRAWING NO.

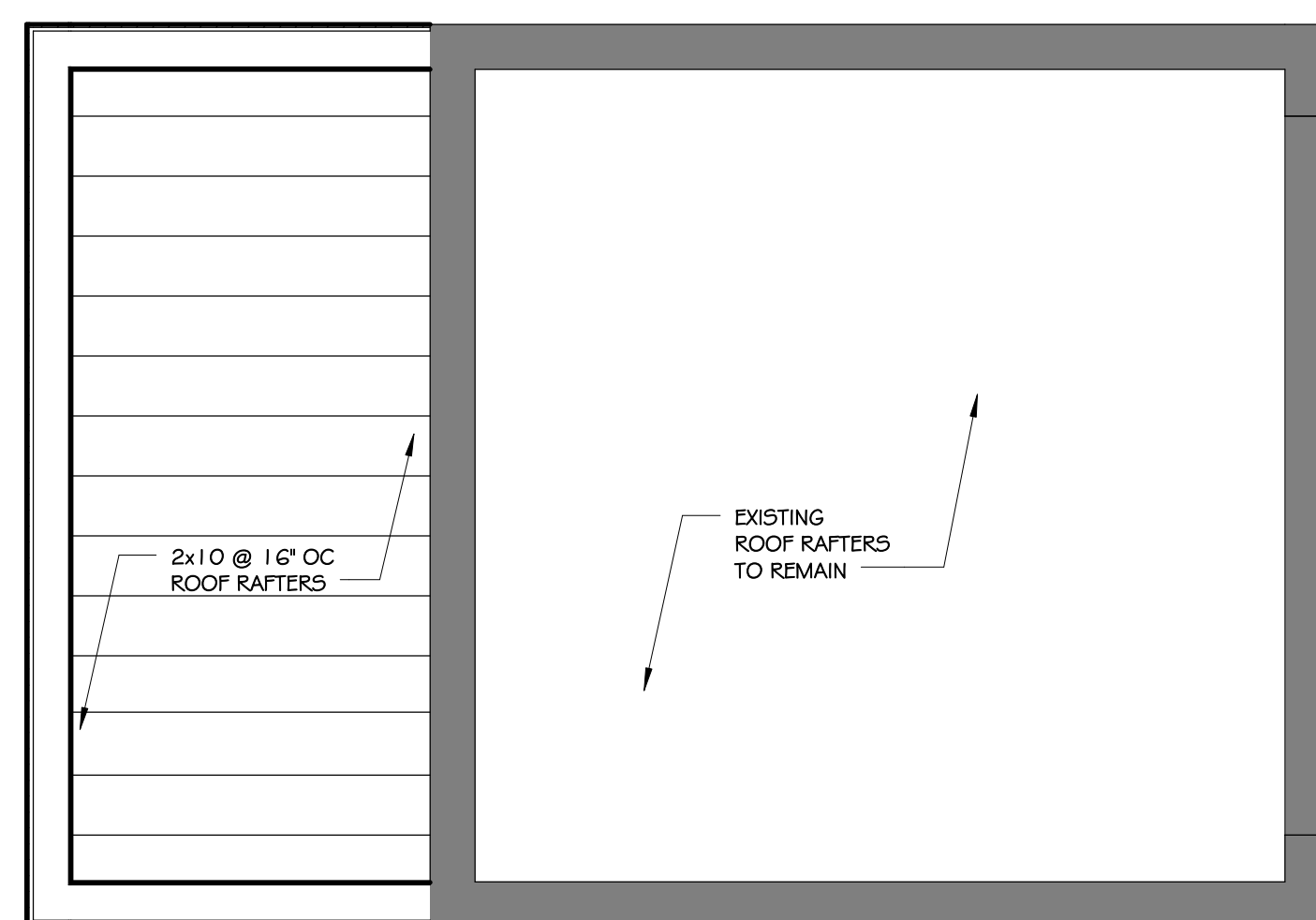
**A005**



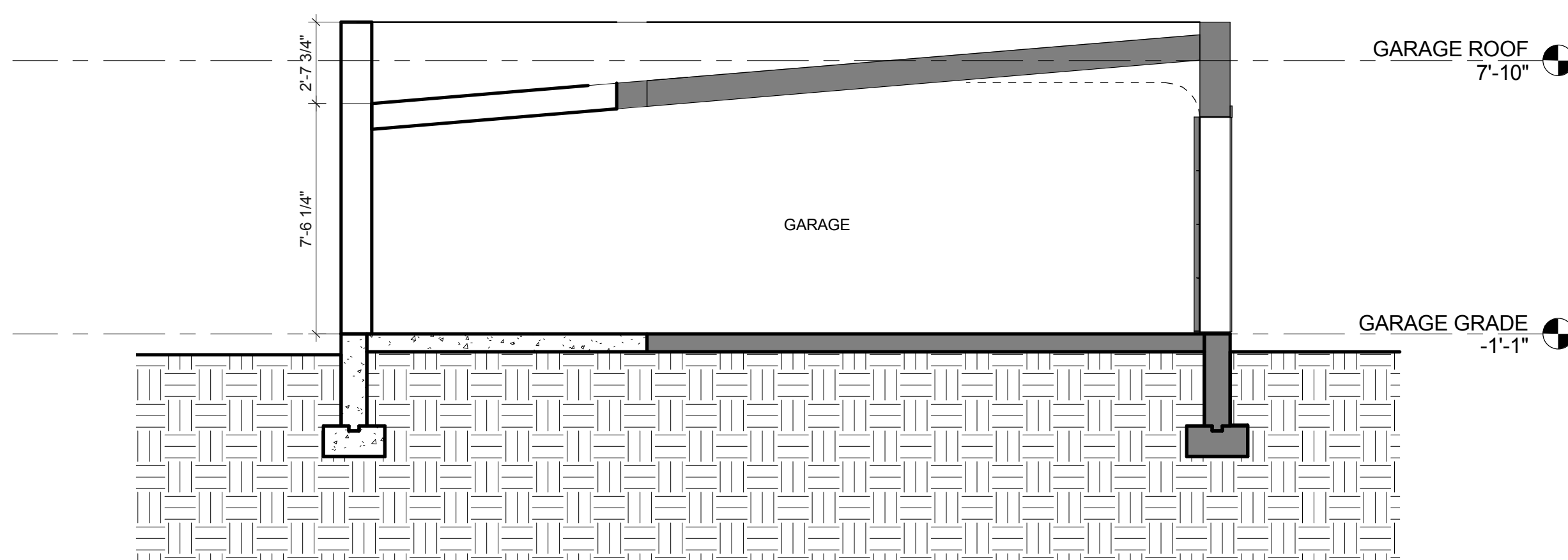
1 GARAGE-FOUNDATION PLAN  
1/4" = 1'-0"



2 GARAGE-SLAB ON GRADE PLAN  
1/4" = 1'-0"



3 GARAGE-ROOF FRAMING PLAN  
1/4" = 1'-0"



4 GARAGE SECTION  
1/4" = 1'-0"

