

PROJECT ADDRESS:

727 CENTER ST, NEWTON MA

PROJECT SUMMARY:

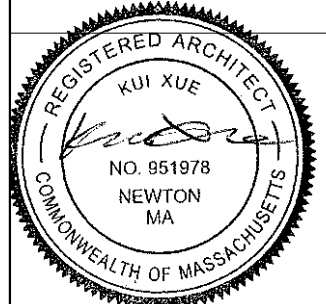
BUILD ADDITION ON EXISTING FIRST FLOOR ROOF PATIO ON EACH SIDE. INCLUDING TWO BATHROOM, CLOSETS, ETC.



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**PROJECT  
COVER SHEET**

Project number 0.08

Date 09/10/2020

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Checked by Checker

**X00**

Scale

SHEET #

DRAWING TITLE

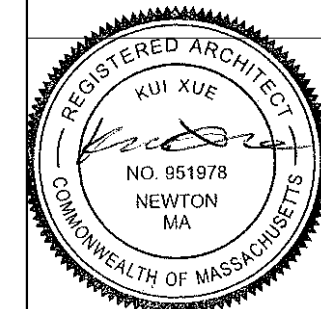
00-GENERAL	
X00	PROJECT COVER SHEET
01 DEMO	
D03	2ND FLOOR EXISTING demo plan
01 PLANS	
A3	SECOND FLOOR PROPOSED
A8a	FRONT ELEVATION PROPOSED
A8a - ex	FRONT ELEVATION EXISTING
A8b	LEFT ELEVATION PROPOSED
A8b - ex	LEFT ELEVATION EXISTING
A8c	REAR ELEVATION PROPOSED
A8c - ex	REAR ELEVATION EXISTING
A8d	RIGHT ELEVATION PROPOSED
A8d - ex	RIGHT ELEVATION EXISTING
A9	3D VIEW- PROPOSED
A9 - ex	3D VIEW - EXISTING
A10	SECTION
A11	DETAILS
03 STRUCTURE	
S00	GENERAL NOTES
S4	ROOF FRAMING
Grand total: 17	



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**2ND FLOOR  
EXISTING  
demo plan**

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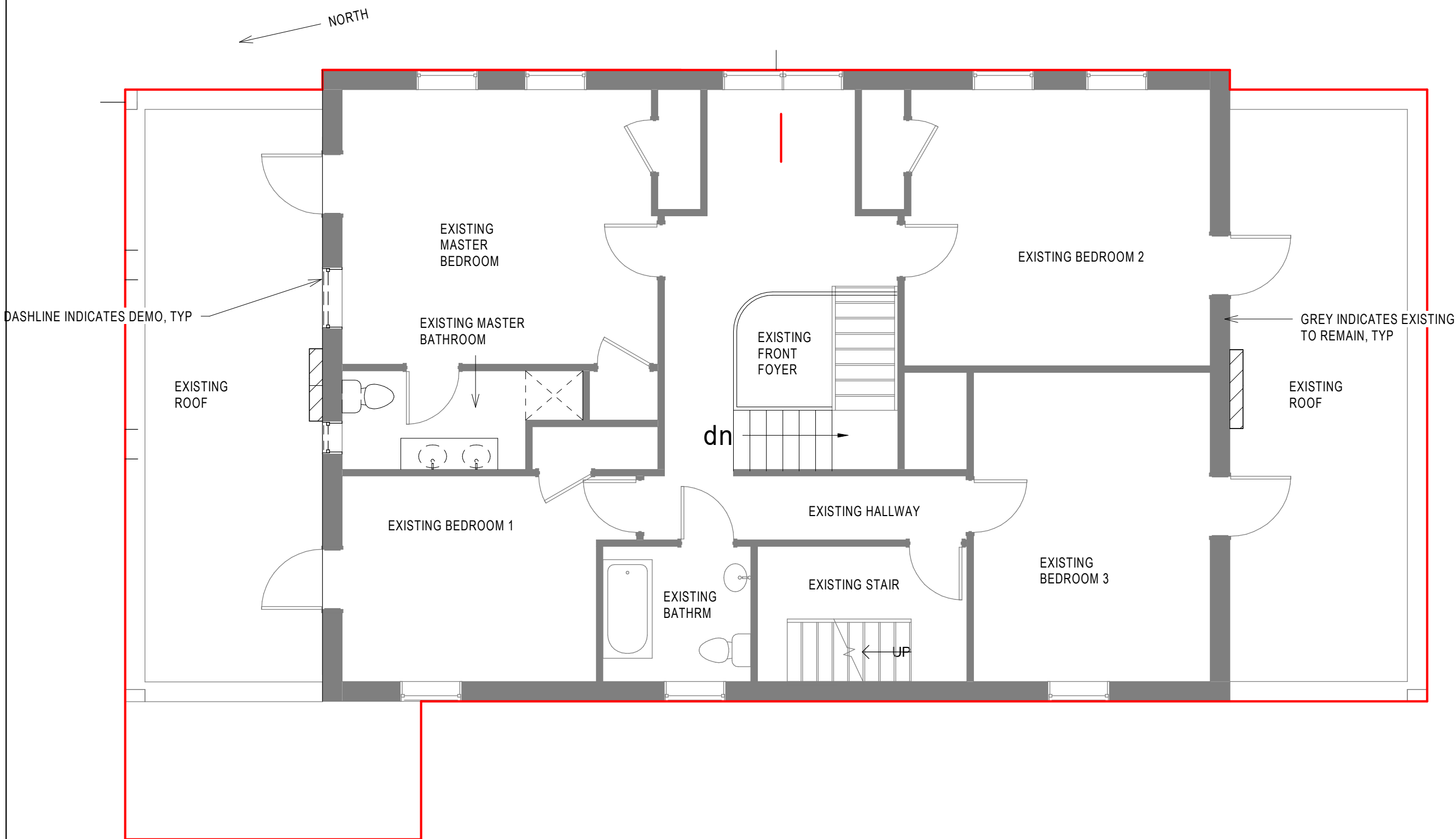
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**D03**

Scale 3/16" = 1'-0"

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1 LEVEL 2 FLOOR PLAN EXISTING SHEET  
D03 Scale: 3/16" = 1'-0"

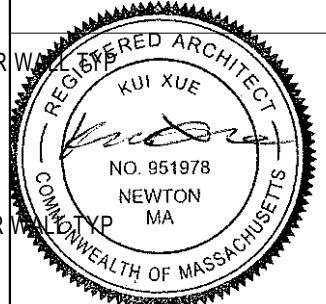
GENERAL NOTES:  
 CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION, AND SHALL REPORT ANY DISCREPANCY TO OWNER PRIOR TO ANY WORK, ALL DIMENSIONS ARE FOR REFERENCE ONLY AND SHALL BE VERIFIED IN FIELD.



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**SECOND FLOOR PROPOSED**

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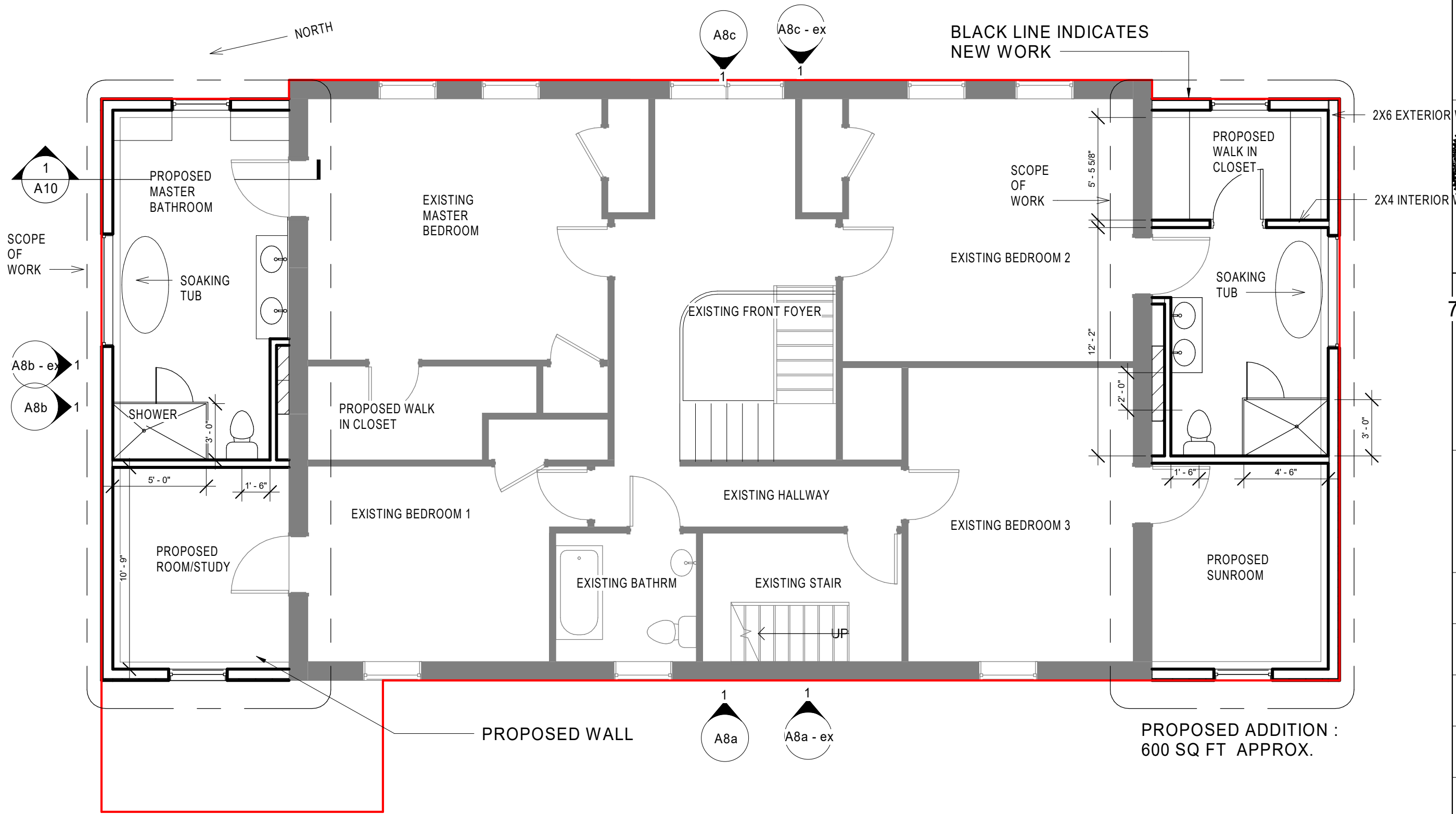
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Checked by KX

**A3**

Scale 3/16" = 1'-0"

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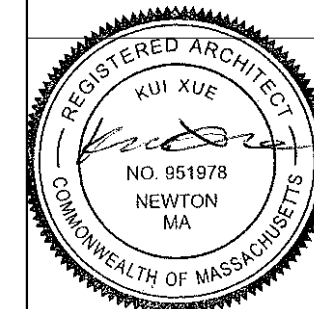
1 LEVEL 2 FLOOR PLAN PROPOSED CONCEPT  
 A3 Scale: 3/16" = 1'-0"



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**FRONT  
ELEVATION  
EXISTING**

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**A8a - ex**

Scale 3/16" = 1'-0"



1 FRONT ELEVATION existing  
A8a - ex Scale: 3/16" = 1'-0"

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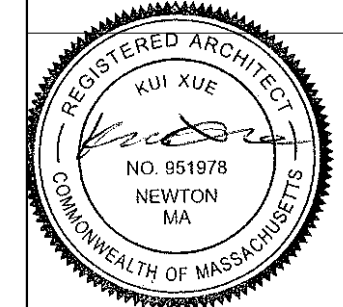




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**FRONT  
ELEVATION  
PROPOSED**

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**A8a**

Scale 3/16" = 1'-0"

1 FRONT ELEVATION NEW  
A8a Scale: 3/16" = 1'-0"

Ref: A3

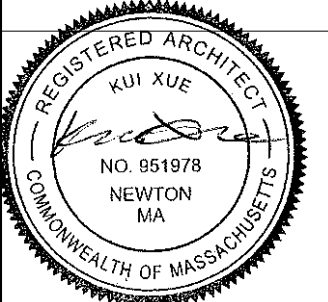
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**LEFT  
ELEVATION  
EXISTING**

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**A8b - ex**

Scale 3/16" = 1'-0"

1 LEFT ELEVATION existing  
A8b - ex Scale: 3/16" = 1'-0"

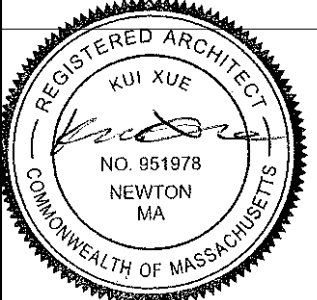




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**LEFT  
ELEVATION  
PROPOSED**

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**A8b**

Scale 3/16" = 1'-0"



1 LEFT ELEVATION NEW  
A8b Scale: 3/16" = 1'-0"

Ref: A2

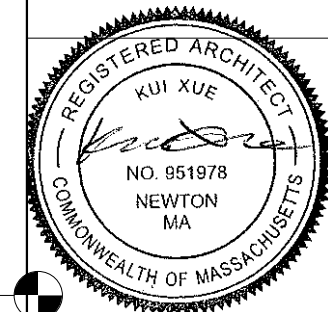
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**REAR  
ELEVATION  
EXISTING**

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**A8c - ex**

Scale 3/16" = 1'-0"

ROOF RIDGE  
31' - 0"

ATTIC  
20' - 0"

LEVEL 2  
10' - 0"

LEVEL 1  
0' - 0"

BASEMENT  
-9' - 0"

1 REAR ELEVATION DESIGN existing  
A8c - ex Scale: 3/16" = 1'-0"

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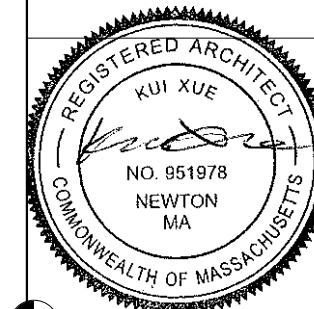




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### REAR ELEVATION PROPOSED

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## A8c

Scale 3/16" = 1'-0"

ROOF RIDGE  
31' - 0"

ATTIC  
20' - 0"

LEVEL 2  
10' - 0"

LEVEL 1  
0' - 0"

BASEMENT  
-9' - 0"



1 REAR ELEVATION DESIGN NEW  
A8c Scale: 3/16" = 1'-0"

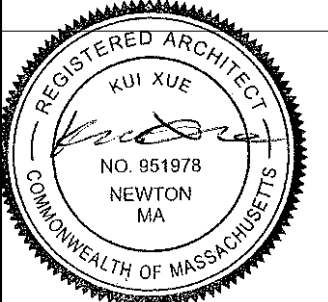
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**RIGHT  
ELEVATION  
EXISTING**

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**A8d - ex**

Scale 3/16" = 1'-0"



1 RIGHT ELEVATION existing  
A8d - ex Scale: 3/16" = 1'-0"



NOTES:  
 1. REFER TO STREET ELEVATION SHEET FOR NOTES.  
 2. EAST ELEVATION IS SIMILAR IN NATURE TO WEST ELEVATION



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**RIGHT  
 ELEVATION  
 PROPOSED**

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**A8d**

Scale 3/16" = 1'-0"

1 RIGHT ELEVATION NEW  
 A8d Scale: 3/16" = 1'-0"

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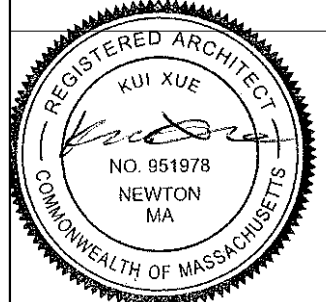




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**3D VIEW -  
EXISTING**

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**A9 - ex**

Scale

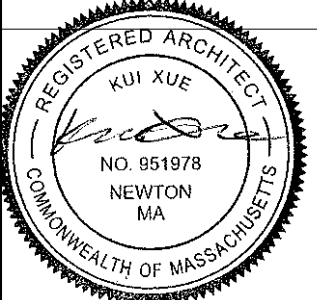




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**3D VIEW-  
PROPOSED**

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**A9**

Scale

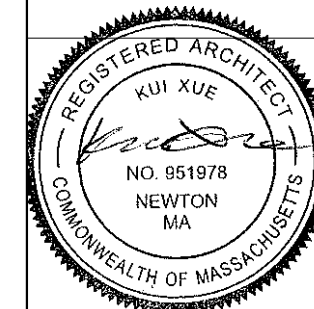
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**SECTION**

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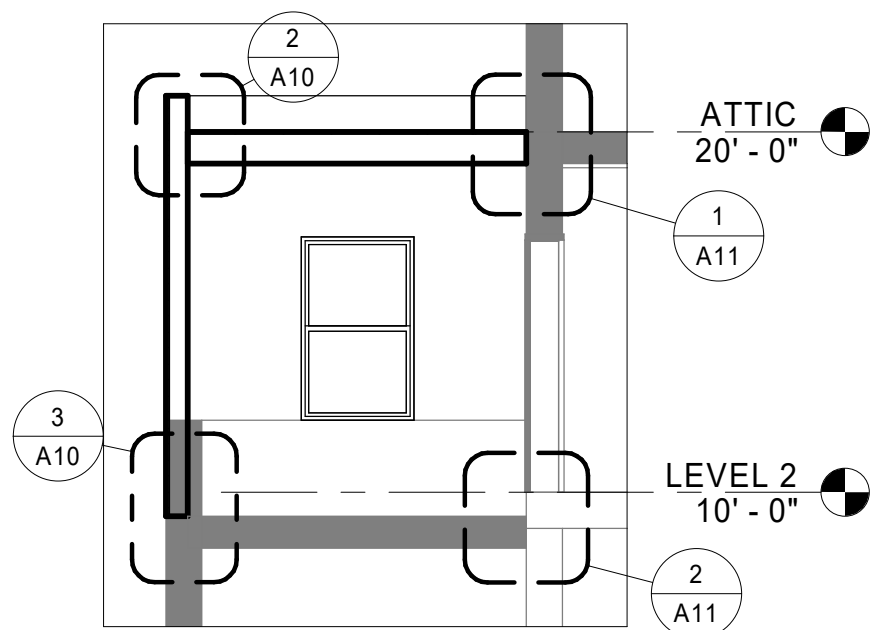
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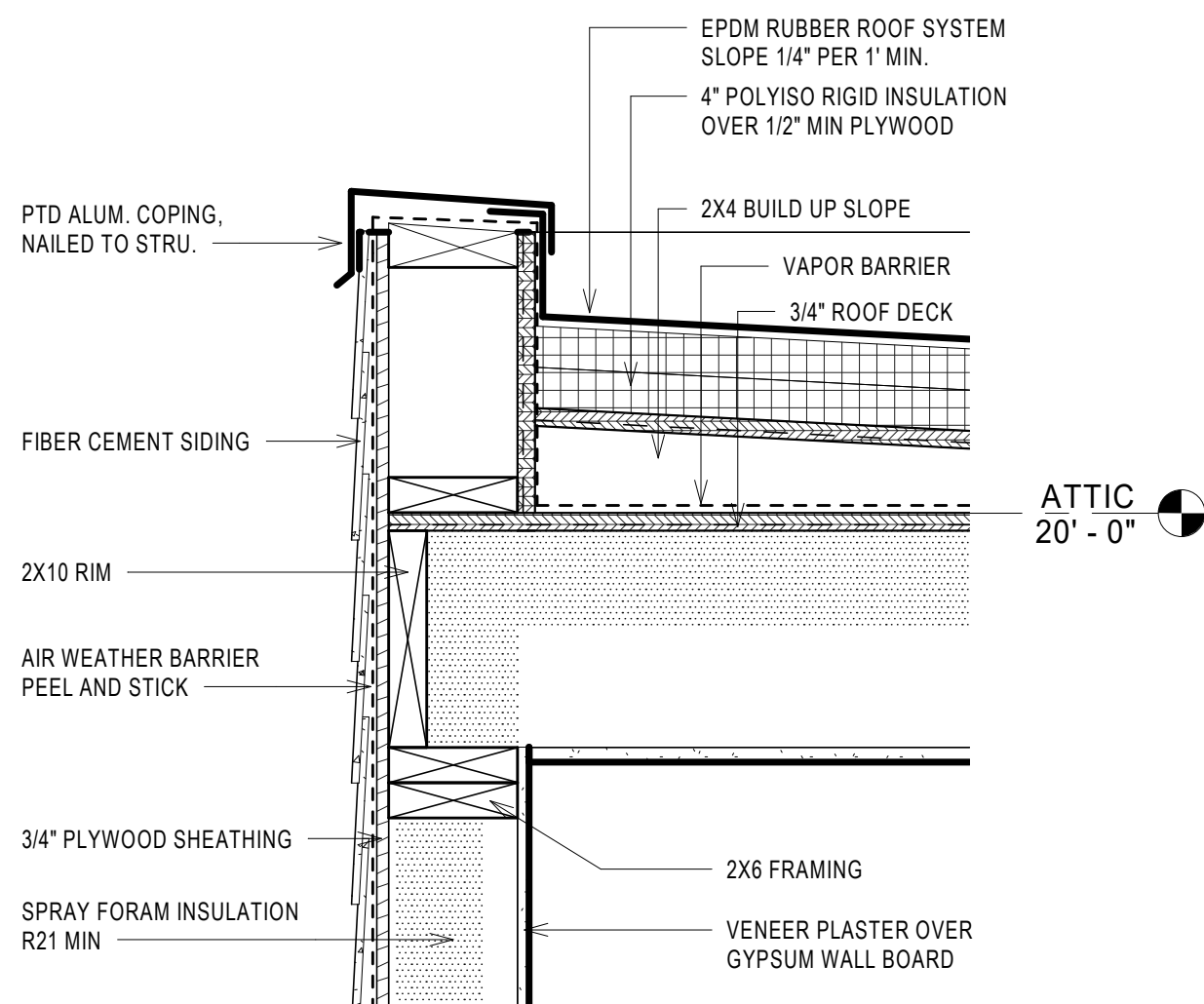
**A10**

Scale As indicated

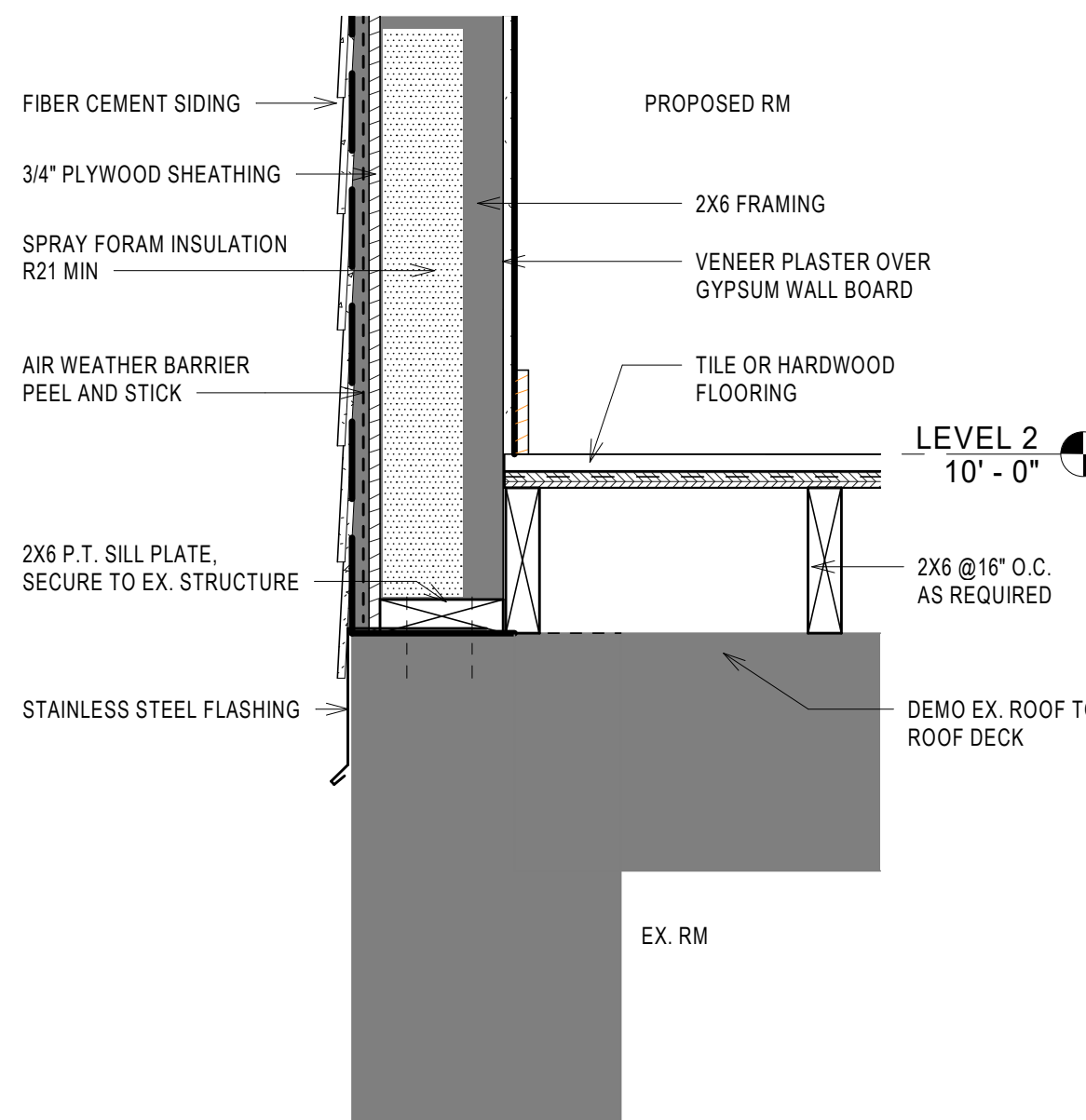
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**1** CROSS SECTION - PROPOSED  
A10 Scale: 3/16" = 1'-0"



**2** PARAPET DETAIL  
A10 Scale: 1 1/2" = 1'-0"



**3** NEW WALL TO EX. WALL DETAIL  
A10 Not to Scale

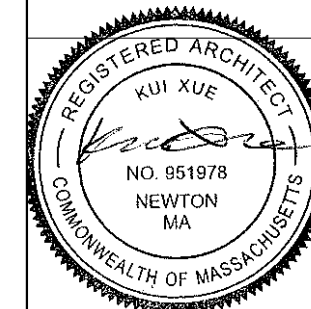




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### DETAILS

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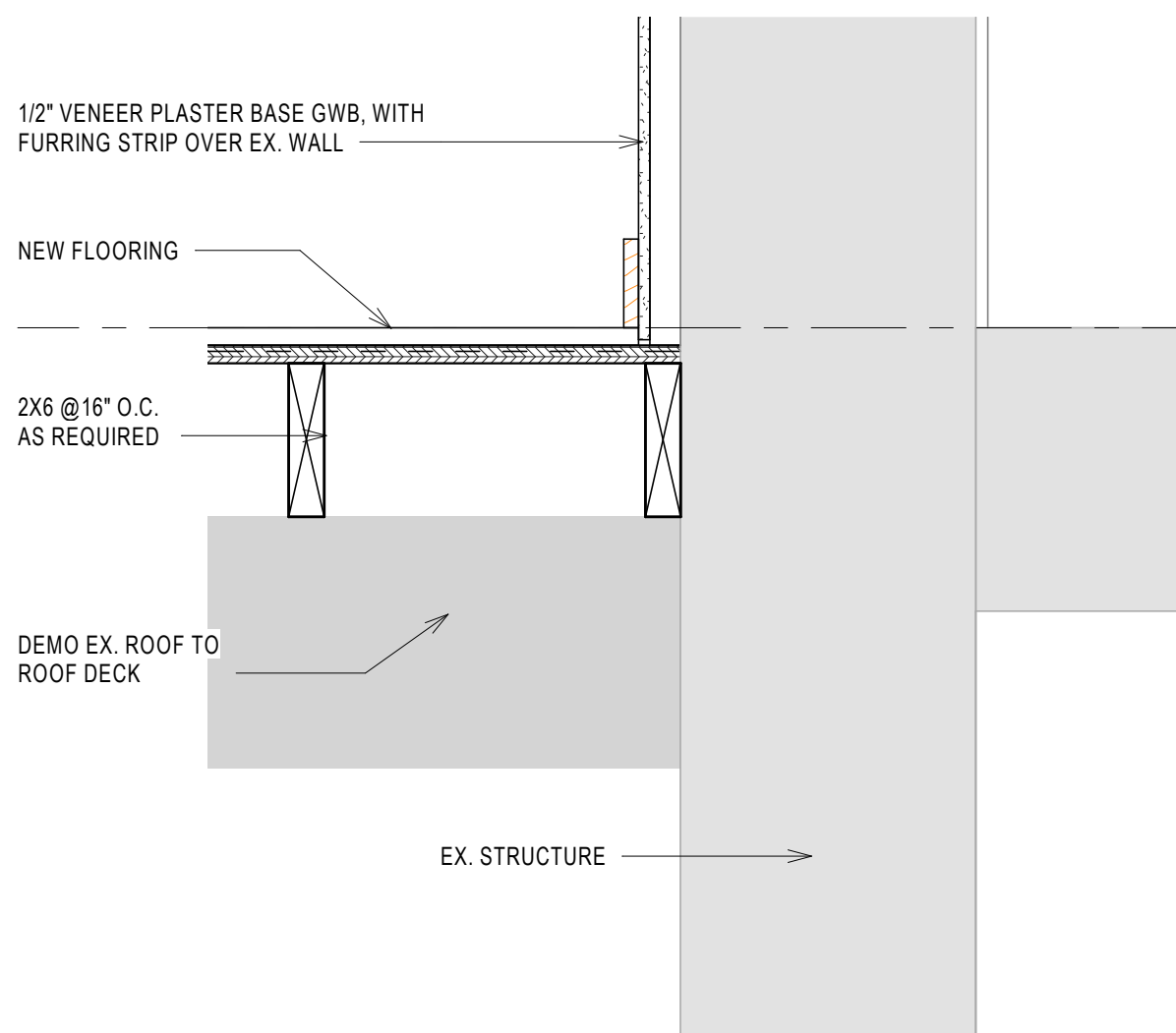
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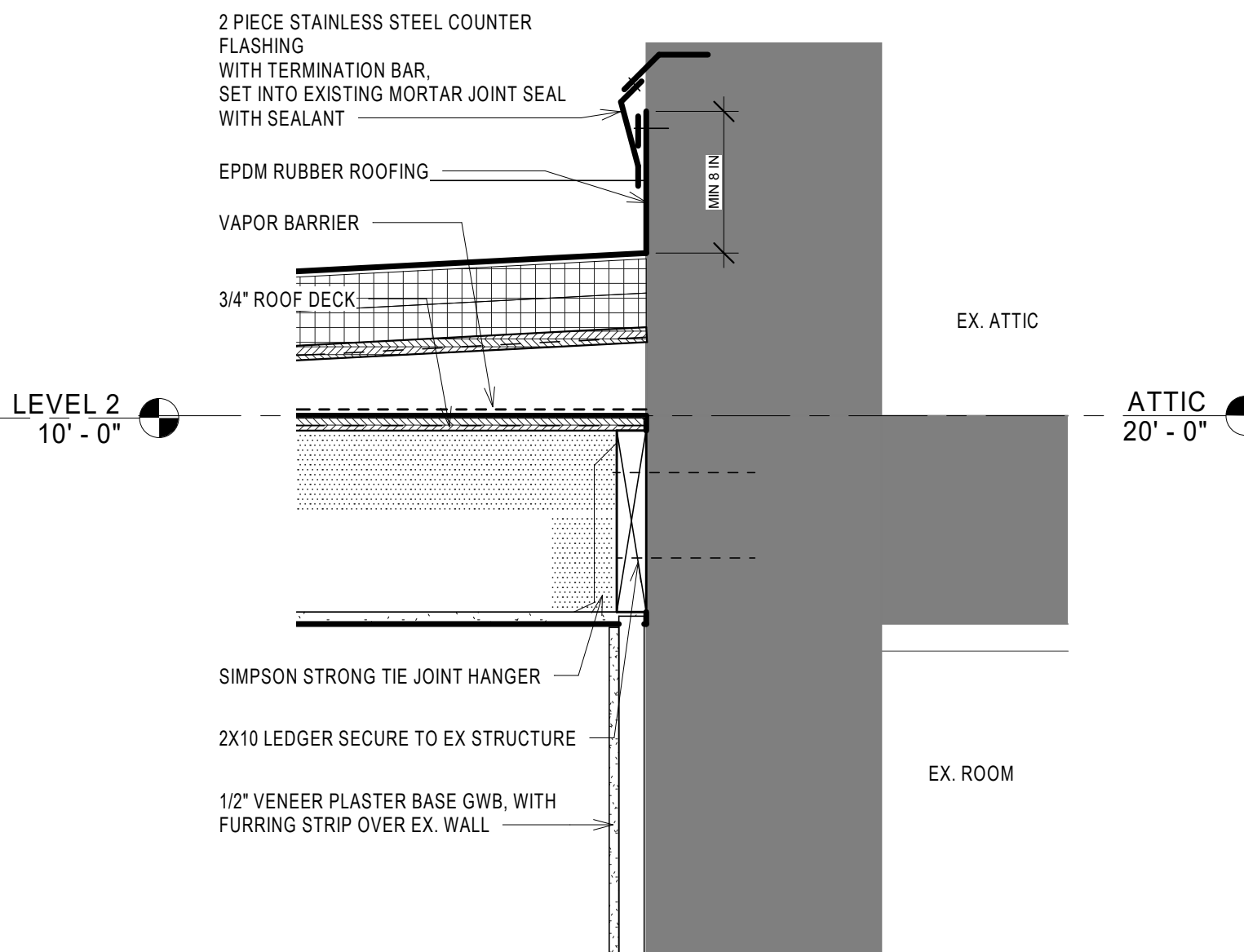
# A11

Scale 1 1/2" = 1'-0"

9/24/2020 11:27:09 PM



**2** FLOOR DETAIL AT EXISTING WALL  
A11 Scale: 1 1/2" = 1'-0"



**1** ROOF DETAIL AT BRICK WALL  
A11 Scale: 1 1/2" = 1'-0"

**GENERAL NOTES  
FOUNDATIONS**

1. BUILDING FOUNDATIONS SHALL BEAR ON UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY OF 2000 PSF, TO BE CONFIRMED BY THE CONTRACTOR AFTER THE BEGINNING OF EXCAVATION. ALL NECESSARY ADJUSTMENTS TO THE BOTTOM OF FOOTINGS TO BE REVIEWED AND APPROVED BY THE ARCHITECT.
2. DO NOT PLACE BACKFILL AGAINST BASEMENT WALLS UNTIL ALL FLOORS BRACING THESE WALLS ARE IN PLACE AND HAVE ATTAINED THEIR 28 DAY STRENGTH.
3. ALL EXTERIOR FOOTINGS SHALL BE PLACED A MINIMUM OF 4'-0" BELOW FINAL GRADE.
4. CONCRETE SHALL BE POURED IN DRY EXCAVATIONS. CONTRACTOR SHALL NOTE SOIL AND WATER CONDITIONS AS SHOWN BY BORINGS AND DEPTHS OF FOOTING AS SHOWN ON FOUNDATION PLANS.

**CONCRETE**

1. ALL CONCRETE WORK SHALL CONFORM TO THE ACI FOLLOWING GOVERNING STANDARDS.
  - A. AMERICAN CONCRETE INSTITUTE (ACI) "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" (ACI 318), LATEST EDITION. PER GOVERNING BUILDING CODE
  - B. ACI "MANUAL OF CONCRETE PRACTICE", LATEST EDITION
  - C. CONCRETE REINFORCING STEEL INSTITUTE (CRSI) "MANUAL OF STANDARD PRACTICE", LATEST EDITION
2. ALL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS, UNLESS OTHERWISE NOTED.
3. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60. REINFORCING STEEL SHALL BE DETAILED ACCORDING TO THE ACI "DETAILS AND DETAILING OF REINFORCEMENT", (ACI 315), LATEST EDITION.
4. WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A1064, WITH A MINIMUM YIELD STRENGTH OF 65,000 PSI.
5. COORDINATE SIZE AND LOCATION OF ALL OPENINGS AND PIPE SLEEVES WITH ARCHITECTURAL DRAWINGS. MINIMUM CONCRETE BETWEEN SLEEVES SHALL BE 6".
6. ALL GROUT SHALL BE NONSHRINK WITH A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI.
7. PROVIDE CLEARANCE FROM FACE OF CONCRETE TO REINFORCEMENT AS FOLLOWS:
  - A. SLABS: 3/4"
  - C. FOOTINGS: 3"
  - D. EXTERIOR WALLS: 2" FOR #6 OR LARGER, 1-1/2" FOR #5 OR SMALLER
8. SHOP DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL. NO CONCRETE WORK SHALL COMMENCE WITHOUT APPROVED SHOP DRAWINGS.
9. CLEAN AND ROUGHEN TO 1/4" AMPLITUDE ALL EXISTING CONCRETE SURFACES TO RECEIVE NEW CONCRETE PRIOR TO PLACEMENT.
10. REINFORCING DOWELS, WATERSTOPS, AND OTHER EMBED ITEMS SHALL BE INSTALLED AND SECURED PRIOR TO CONCRETE PLACEMENT. "WET-SETTING" OF EMBEDDED ITEMS IS NOT PERMITTED.
12. WELDED WIRE FABRIC REINFORCEMENT IN COMPOSITE CONSTRUCTION SHALL HAVE TENSION SPLICES AND BE ANCHORED AT DISCONTINUOUS EDGES.

**POST INSTALLED ADHESIVE AND MECHANICAL ANCHORS**

1. POST INSTALLED ANCHORAGE SHALL BE INSTALLED PER MANUFACTURER TECHNICAL DATA TO INTACT BASE MATERIAL. NOTIFY ENGINEER OR ARCHITECT PRIOR TO INSTALLATION IF BASE MATERIAL CONDITION DEVIATES FROM STRUCTURAL DRAWINGS OR MANUFACTURER TECHNICAL DATA.
2. MANUFACTURER DATA FOR ALTERNATE ANCHORAGE PROPOSED BY CONTRACTOR SHALL BE SUBMITTED TO ENGINEER OF RECORD FOR REVIEW AND APPROVAL
3. UNLESS OTHERWISE INDICATED, POST INSTALLED ANCHORAGE SHALL BE ADHESIVE TYPE HILTI HIT-HY200 MAX INTO EXISTING STONE MASONRY

**WOOD STRUCTURAL PANEL SHEATHING**

1. PROVIDE STRUCTURAL I PLYWOOD SHEATHING WITH BOND CLASSIFICATIONS APPROPRIATE TO THE END USE: "EXTERIOR" (PERMANENT EXPOSURE), OR "EXPOSURE I" (CONSTRUCTION EXPOSURE ONLY)
2. FLOOR SHEATHING: NOM. 3/4" THICK T&G PLYWOOD (48/24 SPAN RATING), APA STURD-I-FLOOR, OR ADVANTECH SUBFLOOR.
3. ROOF SHEATHING (STANDARD): NOM. 5/8" THICK T&G PLYWOOD (48/24 SPAN RATING).
4. WALL SHEATHING (STANDARD: NOM. 1/2" THICK PLYWOOD (32/16 SPAN RATING).
5. USE PLY CLIPS OR OTHER EDGE SUPPORT AS REQUIRED FOR PLYWOOD SHEATHING.
6. UNLESS NOTED OTHERWISE, WALL SHEATHING SHALL BE FASTENED TO FRAMING WITH 8d COMMON NAILS @ 4" ON CENTER AT EACH SHEET PERIMETER AND 12" ON CENTER ELSEWHERE. PROVIDE 2x6 BLOCKING AT ALL FREE EDGES.
7. UNLESS NOTED OTHERWISE, ROOF SHEATHING SHALL BE FASTENED TO FRAMING WITH 8d COMMON NAILS @ 6" ON CENTER AT EACH SHEET PERIMETER AND 12" ON CENTER ELSEWHERE.
8. ALL FLOOR SHEATHING SHALL BE GLUED AND SCREWED TO FLOOR JOISTS USING AN APA APPROVED ADHESIVE AND #8 SCREWS @ 6" ON CENTER AT EACH SHEET PERIMETER AND 12" ON CENTER ELSEWHERE, UNLESS NOTED OTHERWISE.

**ENGINEERED WOOD PRODUCTS**

1. MICRO-LAM BEAMS AND POSTS: PROVIDE ENGINEERED BEAMS, SIZES AS SHOWN, MICROLLAM LVL OR PARALLAM PSL AS MANUFACTURED BY WEYERHAEUSER OR APPROVED EQUAL. INSTALL IN STRICT COMPLIANCE WITH THE MANUFACTURER'S STANDARD RECOMMENDATIONS AND DETAILS.

**FRAMING LUMBER**

1. ALL FRAMING LUMBER WORK SHALL CONFORM TO THE FOLLOWING GOVERNING STANDARDS:
  - A. AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, "TIMBER CONSTRUCTION MANUAL" LATEST EDITION.
  - B. NATIONAL FOREST PRODUCTS ASSOCIATION "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION," LATEST EDITION.
2. FRAMING LUMBER SHALL HAVE EACH PIECE GRADE STAMPED, SHALL BE SURFACED DRY (EXCEPT STUDS, WHICH SHALL BE KILN DRIED) AND SHALL CONFORM TO THE FOLLOWING SPECIES AND GRADE:
  - A. JOISTS: SPRUCE-PINE-FIR #2
  - B. BEAMS, GIRDERS AND HEADERS: SPRUCE-PINE-FIR #2
  - C. STUDS AND PLATES: SPRUCE-PINE-FIR STUD GRADE
3. TIMBER LUMBER SHALL CONFORM TO THE FOLLOWING SPECIES AND GRADE:
  - A. POST AND TIMBER: SPRUCE-PINE-FIR #1
4. PRESERVATIVE-TREATED WOOD: PROVIDE TREATED SPRUCE-PINE-FIR #2 LUMBER COMPLYING WITH ACQ-D (CARBONATE). COPPER AZOLE (CAB), OR SODIUM BORATE (SBX (DOT) WITH NaS10/2) AT ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY, OR AS OTHERWISE INDICATED ON ARCHITECTURAL OR STRUCTURAL DRAWINGS. ACZA TREATMENT IS NOT PERMITTED. TREATED LUMBER AND/OR PLYWOOD SHALL BEAR THE LABEL OF AN ACCREDITED AGENCY SHOWING 0.40 PCF RETENTION. WHERE LUMBER AND/OR PLYWOOD IS CUT OR DRILLED AFTER TREATMENT, THE TREATED SURFACE SHALL BE FIELD-TREATED WITH COPPER NAPHTHENATE (THE CONCENTRATION OF WHICH SHALL CONTAIN A MINIMUM OF 2% COPPER METAL) BY REPEATED BRUSHING, DIPPING, OR SOAKING UNTIL THE WOOD ABSORBS NO MORE PRESERVATIVE.

5. ALL WOOD FRAMING INCLUDING DETAILS FOR BRIDGING, BLOCKING, FIRE STOPPING, ETC., SHALL CONFORM TO THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" AND ITS SUPPLEMENTS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE NFPA "MANUAL FOR HOUSE FRAMING" OR THE MASSACHUSETTS STATE BUILDING CODE, 8TH EDITION.
6. FASTENING SHALL BE IN ACCORDANCE WITH THE MOST RESTRICTIVE OF: THE MASSACHUSETTS STATE BUILDING CODE, 8TH EDITION, OR THE MANUFACTURER'S RECOMMENDED FASTENING SCHEDULES.
7. ALL FLUSH FRAMED CONNECTIONS SHALL BE MADE WITH APPROVED GALVANIZED STEEL JOIST OR BEAM HANGERS, MINIMUM 18 GAUGE, INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
8. WHERE FRAMING LUMBER IS FLUSH FRAMED TO MICROLLAM OR FLITCH-PLATE GIRDER, SET THESE GIRDERS 1/2" CLEAR (MIN.) BELOW TOP OF FRAMING LUMBER, TO ALLOW FOR SHRINKAGE.
9. STUD BEARING WALLS ARE TO BE 2x4 @ 16" ON CENTER AT THE INTERIOR AND 2x6 @ 16" ON CENTER AT THE EXTERIOR, UNLESS NOTED OTHERWISE ON PLAN.
10. ALL JOISTS SHALL ALIGN DIRECTLY WITH STUDS BELOW. WHERE REQUIRED, INSTALL ADDITIONAL STUDS.
11. LAP ALL PLATES AT CORNERS AND AT INTERSECTION OF PARTITIONS.
12. STAGGER ALL TOP AND BOTTOM PLATE SPLICES A MINIMUM OF 32 INCHES.
13. USE DOUBLE STUDS @ ENDS OF WALL AND ENDS OF WALL OPENINGS
14. AT THE ENDS OF ALL BEAMS, HEADERS AND GIRDERS PROVIDE A BUILT UP OR SOLID POST WHOSE WIDTH IS AT LEAST EQUAL TO THE WIDTH OF THE MEMBER IT IS SUPPORTING AND WHOSE DEPTH IS 4" (NOMINAL) AT INTERIOR WALLS AND 6" (NOMINAL) AT EXTERIOR WALLS.
15. USE DOUBLE TRIMMERS AND HEADERS AT ALL FLOOR OPENINGS WHERE BEAMS ARE NOT DESIGNATED.
16. PROVIDE CROSS BRIDGING AT A MAXIMUM OF 8'-0" ON CENTER.
17. BUILT UP BEAMS SHALL BE SPIKED TOGETHER WITH (3) 16d NAILS @ 16" ON CENTER.
21. NO NEW OR EXISTING JOISTS SHALL BE CUT OR NOTCHED WITHOUT APPROVAL.
22. WHERE JOIST ORIENTATION IS PARALLEL TO EXTERIOR STUD OR FOUNDATION WALLS, PROVIDE FULL-SECTION BLOCKING FOR 3 BAYS @ 4'-0" ON CENTER MAXIMUM WHERE SHEATHING IS NOT CONTINUOUSLY FASTENED TO TOP OR BOTTOM OF JOIST. PROVIDE 18 GA x 1-1/2" x 1'-0" (MINIMUM) FLAT TENSION STRAP BETWEEN ALIGNED BLOCKING MEMBERS.
23. ALL SILL PLATES SHALL BE PRESSURE TREATED AND ANCHORED TO FOUNDATION WALLS WITH 1/2" DIAMETER HEADED ANCHOR BOLTS (ASTM F1554) @ 4'-0" ON CENTER AND WITHIN 12" OF ALL SILL PLATE SPLICES (MINIMUM 7" EMBED.)



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PRELIMINARY CONCEPT,  
NOT VALID WITHOUT STAMP

727 CENTER ST

NEWTON, MA

**GENERAL  
NOTES**

Project number 0.08

Date 09/10/2020

Drawn by Author

Checked by Checker

**S00**

Scale

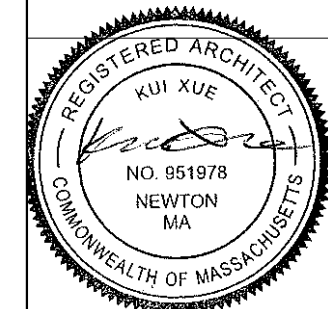
9/24/2020 11:27:10 PM



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PRELIMINARY CONCEPT,  
NOT VALID WITHOUT STAMP

727 CENTER ST

NEWTON, MA

### ROOF FRAMING

Project number 0.08

Date 09/10/2020

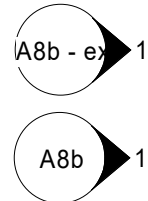
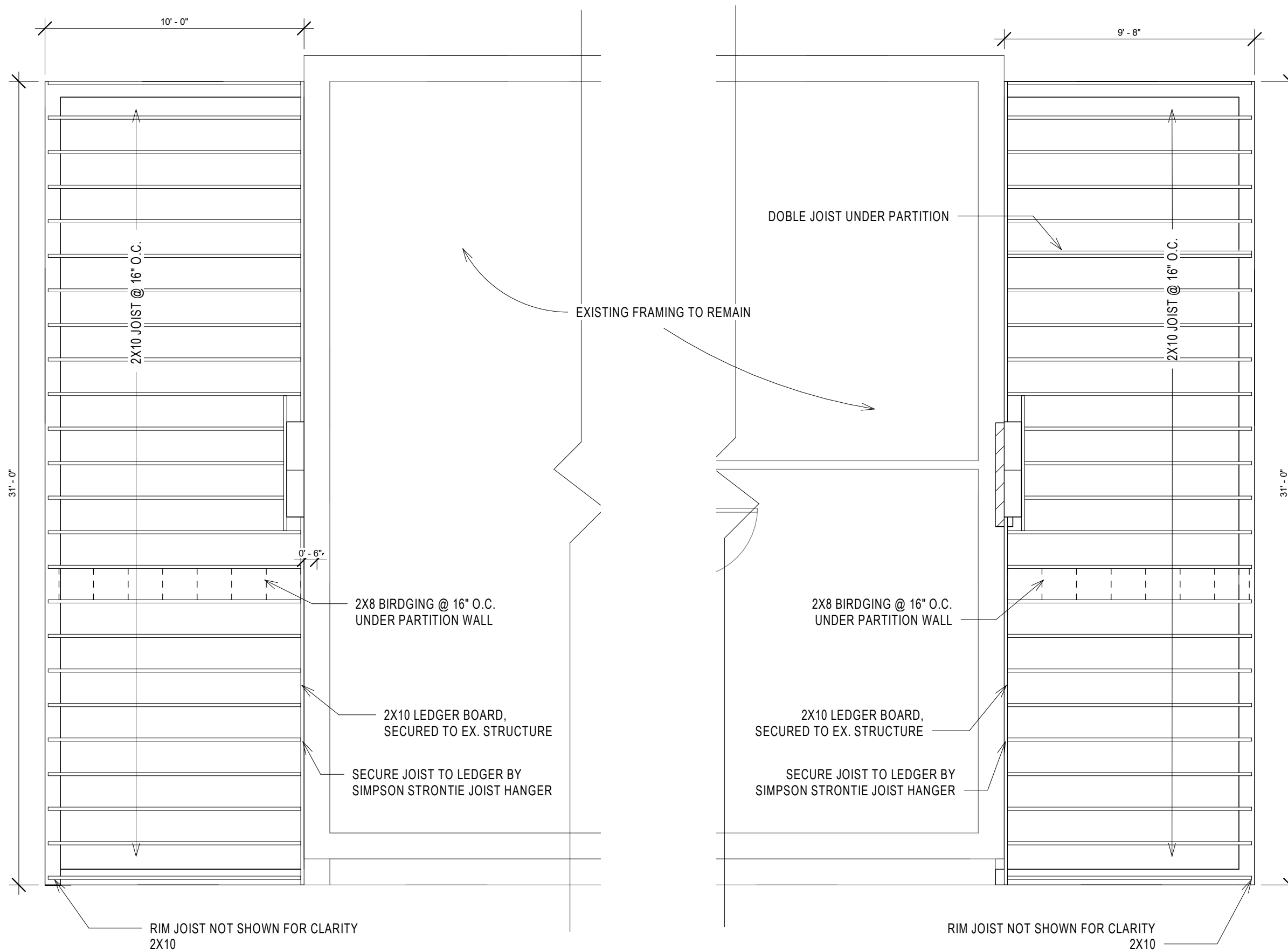
Drawn by Author

Checked by Checker

# S4

Scale 1/4" = 1'-0"

9/24/2020 11:27:10 PM



1 ROOF FRAMING PLAN  
S4 Scale: 1/4" = 1'-0"