

STRUCTURAL NOTES:

General

1. THESE STRUCTURAL DRAWING ARE TO BE USED WITH THE LATEST ARCHITECTURAL DRAWINGS.
2. NOTIFY THE ENGINEER WHEN CONDITIONS UNCOVERED DURING CONSTRUCTION ARE UNANTICIPATED, VARY FROM THE DRAWINGS, OR APPEAR TO PRESENT A DANGEROUS CONDITION.
3. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS AND COMMENCING WITH CONSTRUCTION AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
4. THE CONSTRUCTION WILL REQUIRE USUAL INSPECTIONS BY THE LOCAL BUILDING INSPECTOR ACCORDING TO THE "MASSACHUSETTS STATE BUILDING CODE".
5. UNLESS OTHERWISE NOTED, DETAILS SHOWN ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS AND SITUATIONS.
6. STABILIZE ALL CONSTRUCTION MEMBERS, WALLS, AND FRAMES DURING ALL PHASES OF CONSTRUCTION.
7. COMPLY WITH THE LATEST PROVISIONS OF THE MASSACHUSETTS STATE BUILDING CODE, EXCEPT AS OTHERWISE SPECIFIED.
8. FOOTINGS SHALL BE FOUNDED ON UNDISTURBED, INORGANIC GRANULAR SOIL HAVING A MINIMUM BEARING CAPACITY OF 2.0 TONS PER SQUARE FOOT. IF EXISTING MATERIAL IS FOUND TO BE UNSUITABLE, IT SHALL BE REMOVED AND REPLACED WITH GRAVEL FILL. SUCH FILL SHALL BE COMPACTED TO 98 PERCENT OF THE MAXIMUM DRY DENSITY AS PER ASTM D698-78. UNDER NO CIRCUMSTANCES SHALL THE FOUNDATION CONCRETE BE PLACED ON WATER OR ON FROZEN GROUND.
9. EXCAVATIONS FOR FOOTINGS SHALL BE FINISHED BY HAND.

Concrete

1. CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF THE AMERICAN CONCRETE INSTITUTE (ACI) ACI 301-89. SPECIFICATIONS FOR STRUCTURAL CONCRETE, EXCEPT AS MODIFIED BELOW:
- A. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 psi @ 28 DAYS AND A MAXIMUM SLUMP OF 5".
- B. REINFORCING STEEL SHALL CONFORM TO ASTM, GRADE 615, GRADE 60.

LEESAFETY SYSTEM NOTES:

Detection and alarm devices shall be installed to comply with, IFRC Section R314 and in accordance with UL 217 (and NFPA 72 per Mass Code where required.)
Smoke and heat detection indications are shown for newly constructed spaces and those that can be hard wired from attic.
Install additional devices in basement, garage, and sleeping rooms as required per code and local authorities

- Smoke detector
- Heat detector
- CO detector

(Detection devices in other finished spaces not stripped of existing finishes may be battery operated.) Review the work in field with inspecting authority before material purchases and commencing the work

Wood

1. ALL ENGINEERED LUMBER TO BE MANUFACTURED BY, AND INSTALLED ACCORDING TO, SPECIFICATIONS AND RECOMMENDATIONS BY THE MANUFACTURER. SIZES SHALL BE AS SHOWN ON THE DRAWINGS. LVL MATERIAL SHALL HAVE THE FOLLOWING PROPERTIES:

Fb = 3,100 psi
Fv = 285 psi
E = 2,000 ksi

UNLESS OTHERWISE SHOWN, THE TOP EDGE OF LVL BEAMS SHALL BE CONTINUOUSLY LATERALLY SUPPORTED.

2. LVL'S WITH FLUSH-FRAMED JOISTS ON ONE SIDE ONLY SHALL HAVE "THRU-BOLTS, SPACED AT 16" AND STAGGERED TOP AND BOTTOM. EDGE DISTANCE TO BOTS SHALL BE 1 1/2".

3. CONTRACTOR IS REMINDED THAT LVL'S HAVE BEEN PRESHUNK AND SHALL DETAIL CONNECTIONS AT LVL'S TO ACCOUNT FOR THE ANTICIPATED SHRINKAGE OF DIMENSIONAL LUMBER.

4. UNLESS OTHERWISE SHOWN, LUMBER SHALL BE SPRUCE-PINE-FIR (S-P-F), NUMBER 2, OR BETTER, WITH A MAXIMUM MOISTURE CONTENT OF 19%. LUMBER SHALL HAVE THE FOLLOWING MINIMUM STRUCTURAL PROPERTIES:

Fb = 1000 psi (Repetitive use), Fb = 875 psi (Single use),
Fv = 70 psi, E = 1,300,000 psi

5. UNLESS OTHERWISE SHOWN, LUMBER SHALL BE DOUGLAS-FIR (DF), WITH A MAXIMUM MOISTURE CONTENT OF 19% AND THE FOLLOWING MINIMUM STRUCTURAL PROPERTIES:

4" Thick Fc = 1350 psi, E = 1,600,000 psi
5" Thick and Larger Fc = 1000 psi, E = 1,600,000 psi

6. UNLESS OTHERWISE NOTED, A MINIMUM OF (3) STUDS ARE TO BE INSTALLED AT ENDS OF ALL HEADERS, INCLUDING (2) JACK AND (1) KING STUD.

7. UNLESS OTHERWISE NOTED, INSTALL DOUBLE JOISTS UNDER ALL INTERIOR, PARALLEL WALLS.

8. SUBFLOORING UNDER MARBLE OR CERAMIC TILE SHALL BE INSTALLED PER TILE MANUFACTURER'S RECOMMENDATION. BE ADVISED THAT DOUBLE PLYWOOD SUBFLOORING IS USUALLY RECOMMENDED TO ELIMINATE TILE CRACKING.

9. PLYWOOD SHEATHING AND NAILING TO BE AS FOLLOWS:

Nail Edge Field
ROOF: 5/8" 8d 6" 12"
EXT. WALLS: 1/2" 8d 6" 12"
FLOORS: 3/4" 10d 6" 12"

LEAVE 1/8" SPACE BETWEEN ALL PANEL EDGES.

10. GLUE SUBFLOOR CONTINUOUSLY TO JOISTS WIT ELASTOMERIC STRUCTURAL ADHESIVE.

11. INSTALL SOLID 2x BLOCKING, SPACED NOT MORE THAN 8 FOOT ON CENTER BETWEEN DIMENSIONAL LUMBER JOISTS ON ALL FLOORS. INSTALL BLOCKING (IF NECESSARY) ONLY AS REQUIRED BY MANUFACTURER OF ENGINEERED JOISTS.

12. PROVIDE CONTINUOUS DOUBLE TOP PLATE WIT STAGGERED JOINTS AT ALL BEARING STUD WALLS.

13. UNLESS OTHERWISE NOTED, USE H2 STRAP AT ALL RAFTER/CEILING JOIST CONNECTIONS.

14. WALL STUDS TO EXTEND FROM FLOOR-TO-FLOOR OR FLOOR-TO-ROOF, UNINTERRUPTED, UNRESTRAINED HORIZONTAL WALL PLATES ARE NOT ACCEPTABLE.

General Contractor Notes

1. CONTRACTOR & 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 FEDERAL, STATE, AND LOCAL CODES, STANDARDS, AND REGULATIONS.

2. CONTRACTOR SHALL ESTABLISH ALL LINES, LEVELS, AND BENCHMARKS AND VERIFY THE DESIGN LAYOUT AND DIMENSIONS AND COORDINATE THE CONSTRUCTION SCHEDULE AND INSTALLATION OF ALL PARTS OF THE WORK. NOTIFY OWNER AND ARCHITECT, IN ADVANCE, OF ANY CONDITIONS WHICH WOULD ALTER OR EFFECT THE DESIGN AS INDICATED IN THESE DOCUMENTS.

3. LARGE-SCALE DRAWINGS SHALL GOVERN OVER SMALL-SCALE DRAWINGS WHICH THEY ARE INTENDED TO AMPLIFY. IN THE EVENT OF CONFLICTING INFORMATION WITH THE DOCUMENTS, THE ARCHITECT WILL DECIDE WHICH CONFLICTING REQUIREMENT GOVERNS.

4. ELECTRICAL SYSTEM SHALL BE DESIGN/BUILD IN ACCORDANCE WITH THE ARCHITECT'S LAYOUT OF FIXTURES AND CONTROLS. CONTRACTOR SHALL EVALUATE EXISTING SERVICE AND DISTRIBUTION SYSTEM AND PROVIDE ADDITIONAL CIRCUITS AND DISTRIBUTION AS NEEDED. COORDINATE LAYOUT AND LOCATION OF FRAMING AND OTHER PERMANENT ELEMENTS TO PROVIDE FOR LIGHTING COMPONENTS AS INDICATED.

5. HEATING SYSTEM MODIFICATIONS AND EXPANSION SHALL BE DESIGN/BUILD (NOTING SPECIFIC REQUIREMENTS IF SHOWN OR REQUESTED BY OWNER). CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN, FUNCTION, AND COORDINATION OF THE WORK. ADDITION SPACES SHALL HAVE SEPARATE CONTROLS. LOCATE EXPOSED ELEMENTS AS INDICATED BY PLANS. OR COORDINATE WITH ARCHITECT BEFORE CONSTRUCTION COMMENCES. COORDINATE LAYOUT AND LOCATION OF FRAMING AND OTHER PERMANENT ELEMENTS TO PROVIDE FOR HEATING AND VENTILATION COMPONENTS.

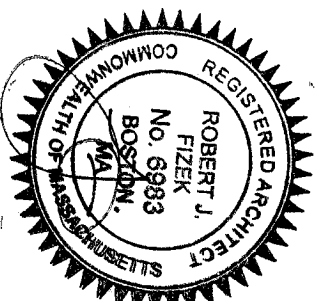
6. PLUMBING SYSTEM SHALL BE DESIGN/BUILD. CONTRACTOR SHALL INVESTIGATE THE CONDITION AND CAPACITY OF EXISTING WATER AND SANITARY SERVICES AND MAKES NECESSARY IMPROVEMENTS AND OTHER MODIFICATIONS TO ACCOMMODATE ADDITIONAL NEEDS AND COORDINATE THIS WORK WITH OTHER TRADE.

7. TEMPORARY PROTECTION SHALL BE PROVIDED FOR ALL PORTIONS OF THE BUILDING AND SITE ELEMENTS WHERE WORK IS TO BE PERFORMED OR MATERIALS HANDLED. PROTECTION SHALL BE SUCH THAT THE INTERIOR OF THE EXISTING STRUCTURE WILL AT ALL TIMES BE PROTECTED FROM DIRT, DUCT, INCREMENT WEATHER, AND LOSS OF INTERIOR HEAT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING STRUCTURE OR CONTENTS BY REASON OF INSUFFICIENCY OF SUCH PROTECTION.

8. THE GENERAL CONTRACTOR SHALL PERFORM ALL NECESSARY REMOVING, CUTTING, OR RENOVATION OF EXISTING CONSTRUCTION REQUIRED IN CONNECTION WITH THE PROJECT, THE STRUCTURAL INTEGRITY OF ALL PORTIONS OF THE BUILDING SHALL BE CAREFULLY MAINTAINED. REPAIRS OR RESTORATION SHALL BE DONE FOR ANY AREAS OR ITEMS EFFECTED BY THE WORK.

9. CONTRACTORS SHALL ASSUME FULL RESPONSIBILITY FOR SAFETY AND SECURITY WITHIN THE CONSTRUCTION AREA. PROVIDE ALL REQUIRED PROTECTION FOR PERSONS AND EQUIPMENT IN AND AROUND THE WORK DURING THE CONSTRUCTION PERIOD. REPAIR ALL DAMAGE TO THE BUILDING SITE, ADJACENT BUILDINGS, ROADS AND PUBLIC WAYS FORM WORK DONE UNDER THIS CONTRACT ANY DAMAGE TO THE BUILDING OR GROUNDS RESULTING FROM THE WORK SHALL BE MADE RIGHT AT NO EXPENSE TO THE OWNER.

10. RESTORE ALL SITE AREAS EFFECTED BY THE WORK TO PROVIDE A MINIMUM OF 6" OF SCREENED LOAM, UNLESS INDICATED OTHERWISE.



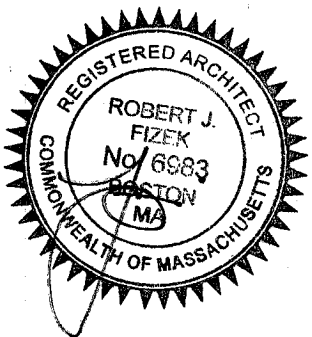
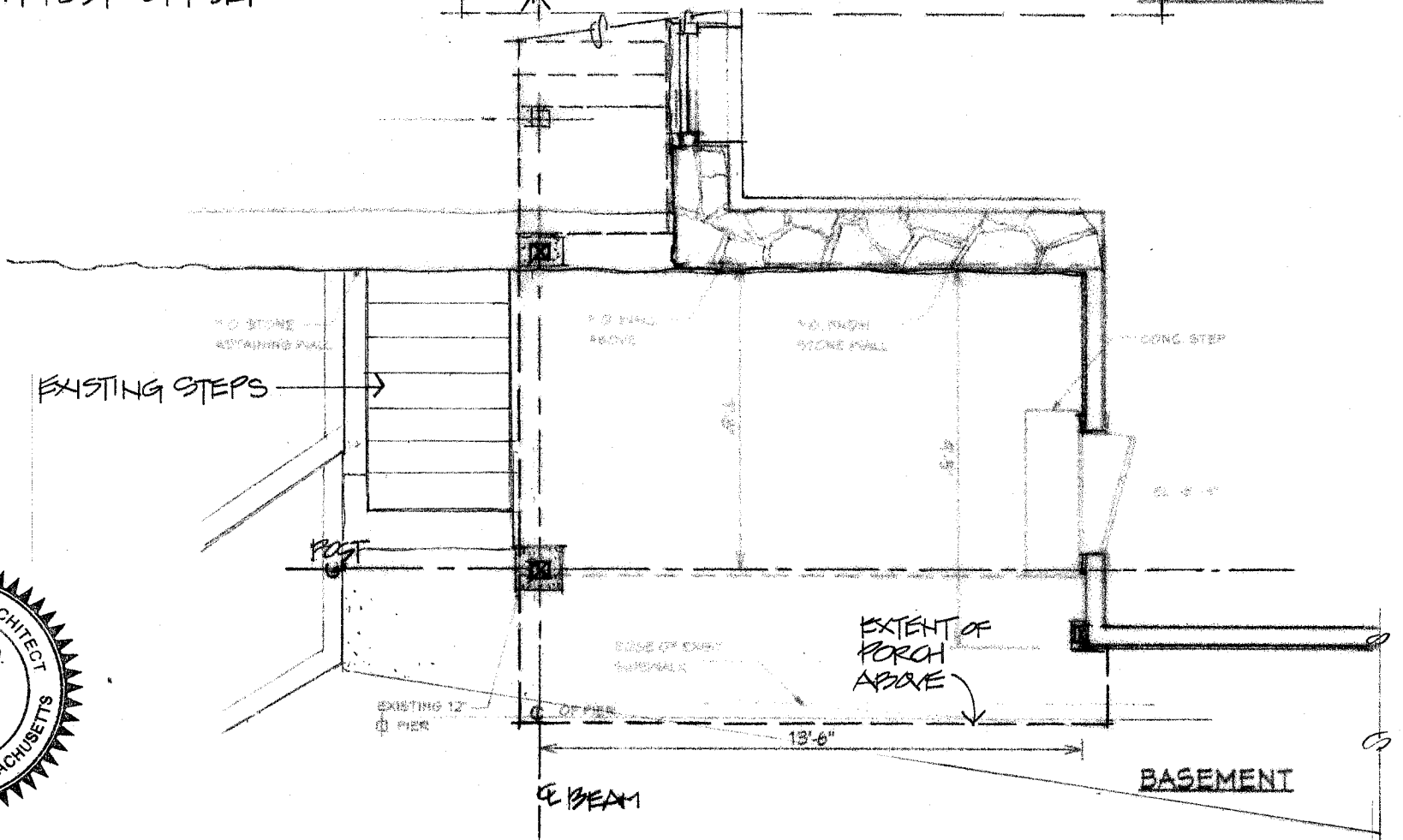
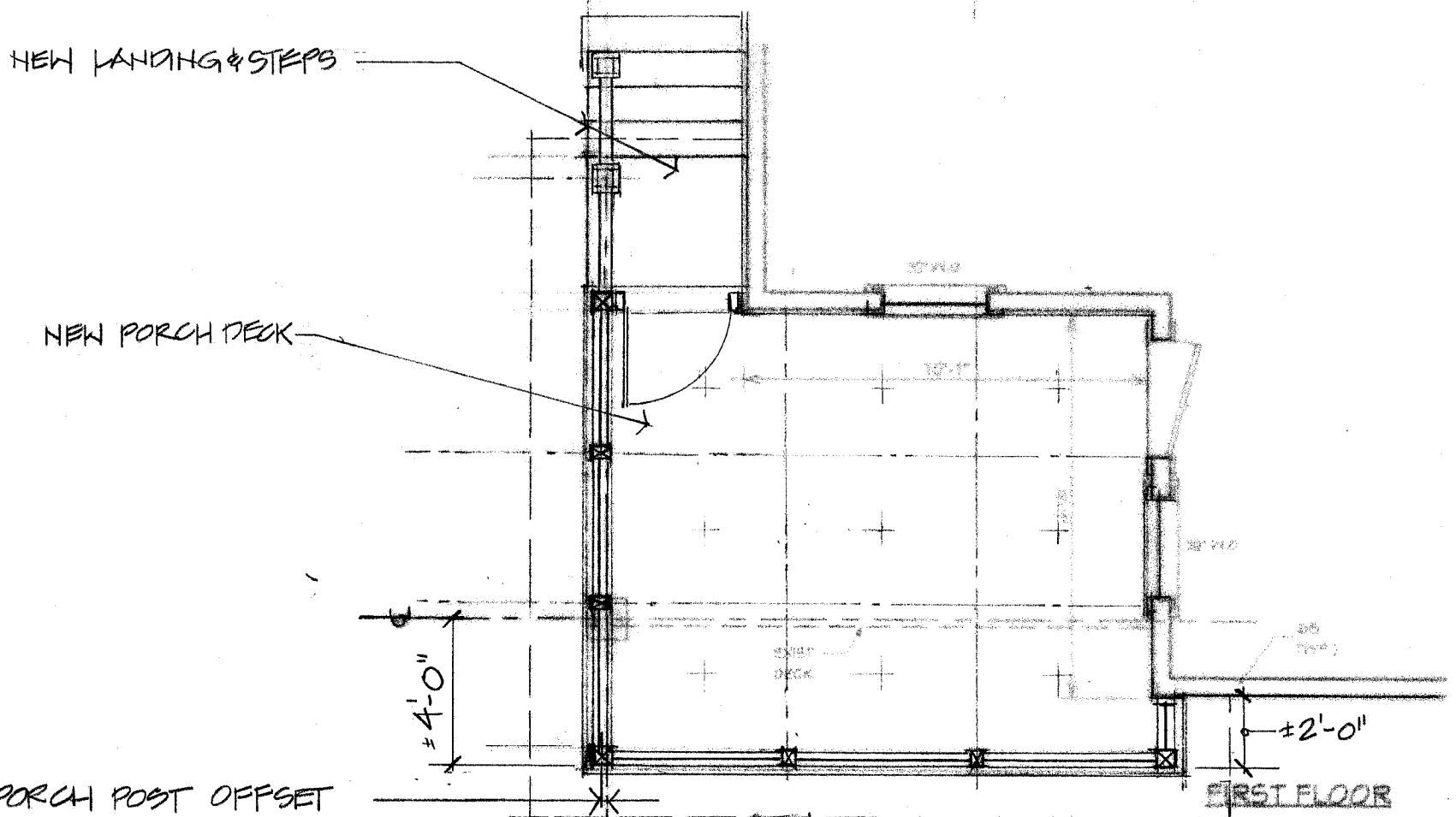
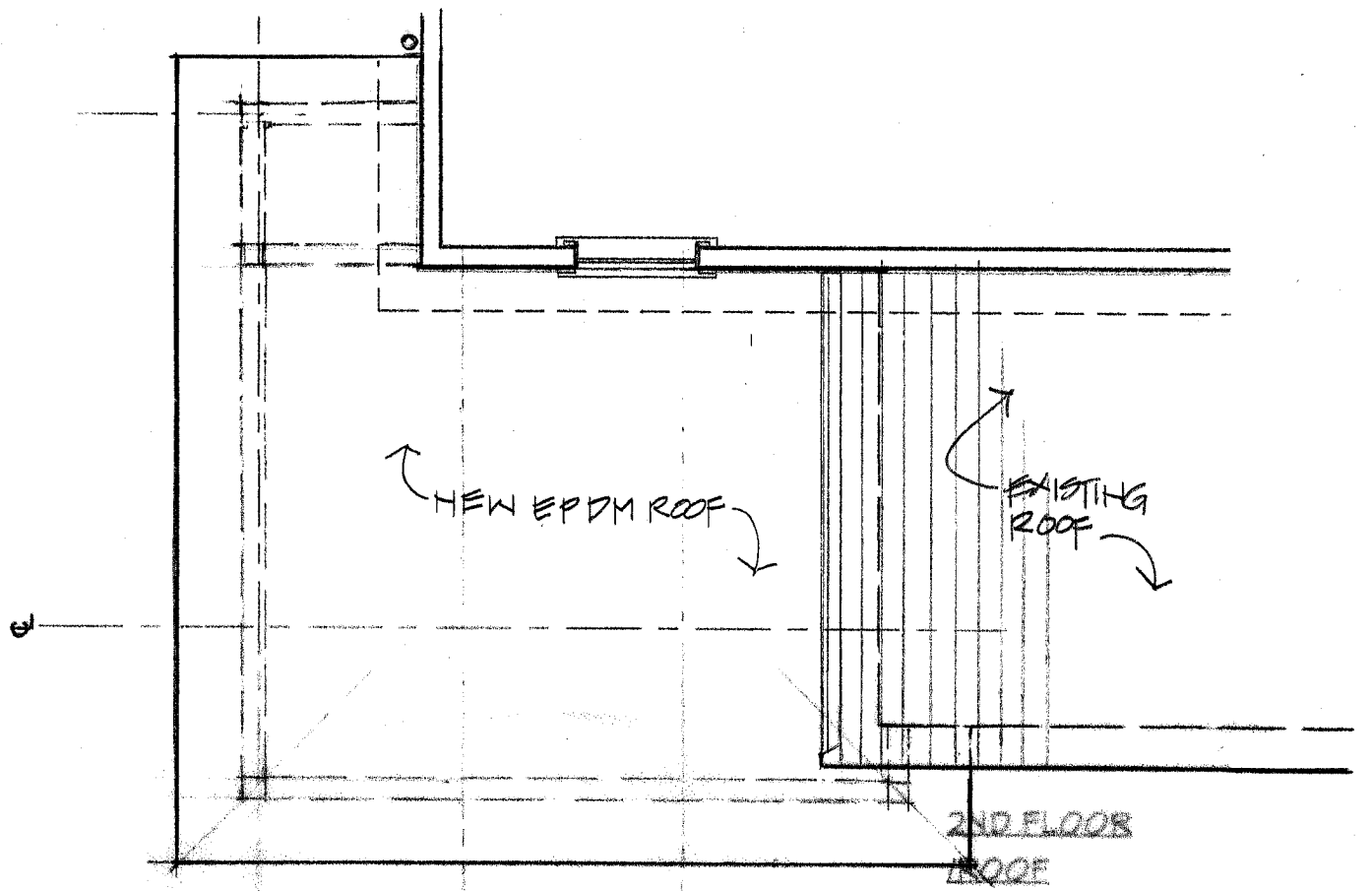
THESE DOCUMENTS ARE THE PROPERTY OF ROBERT J. FIZEK, ARCHITECT. WRITTEN APPROVAL MUST BE OBTAINED FROM ARCHITECT FOR ANY USE OR REPRODUCTION.

Robert J. Fizek, Architect
ARCHIMAGE
47 Forest St
Newton Highlands, MA 02461
TEL/FAX 617-527-6330

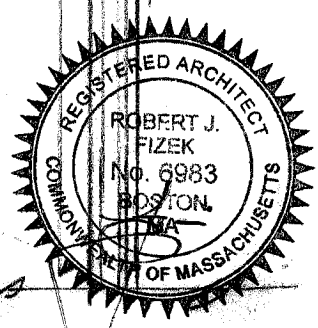
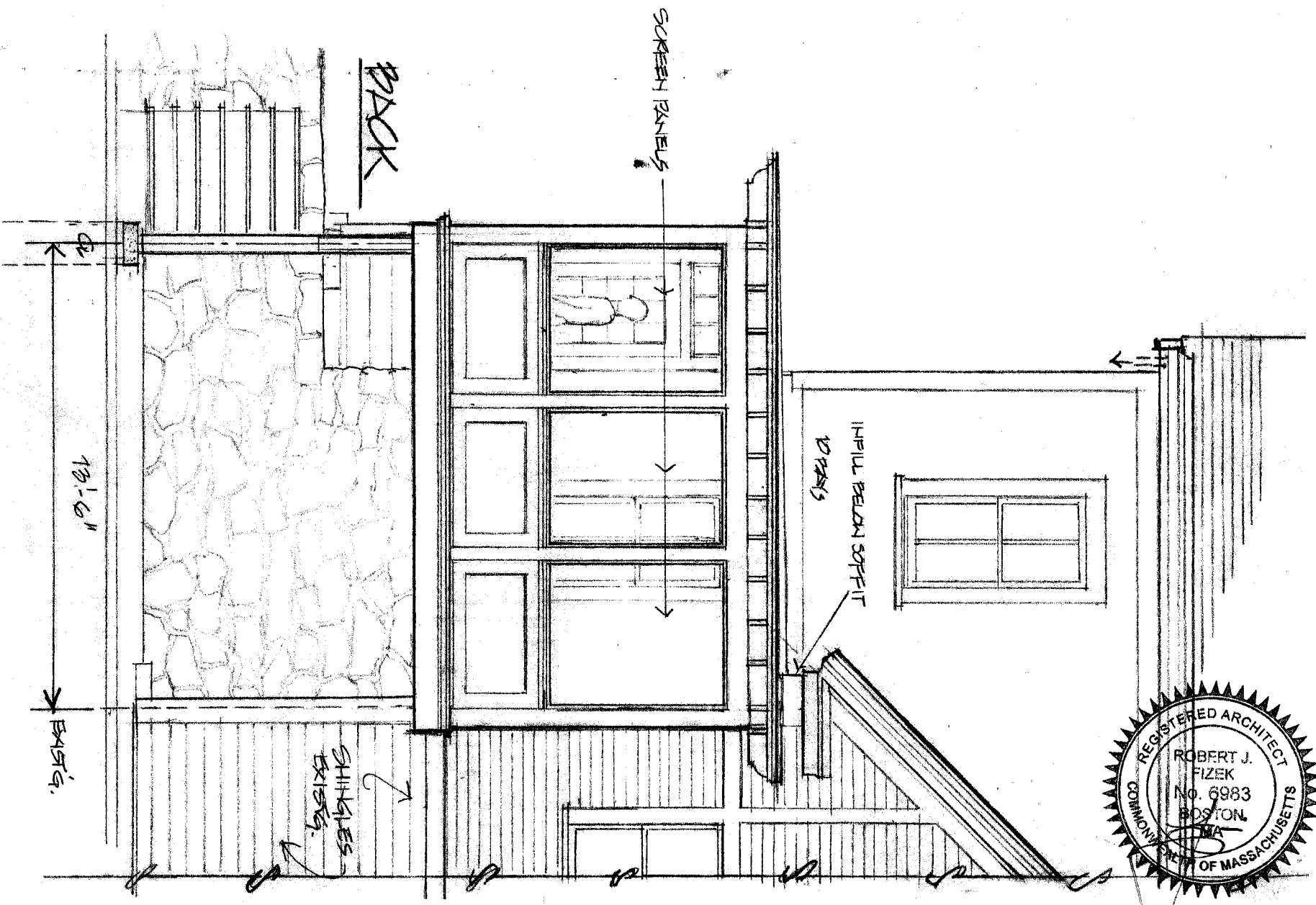
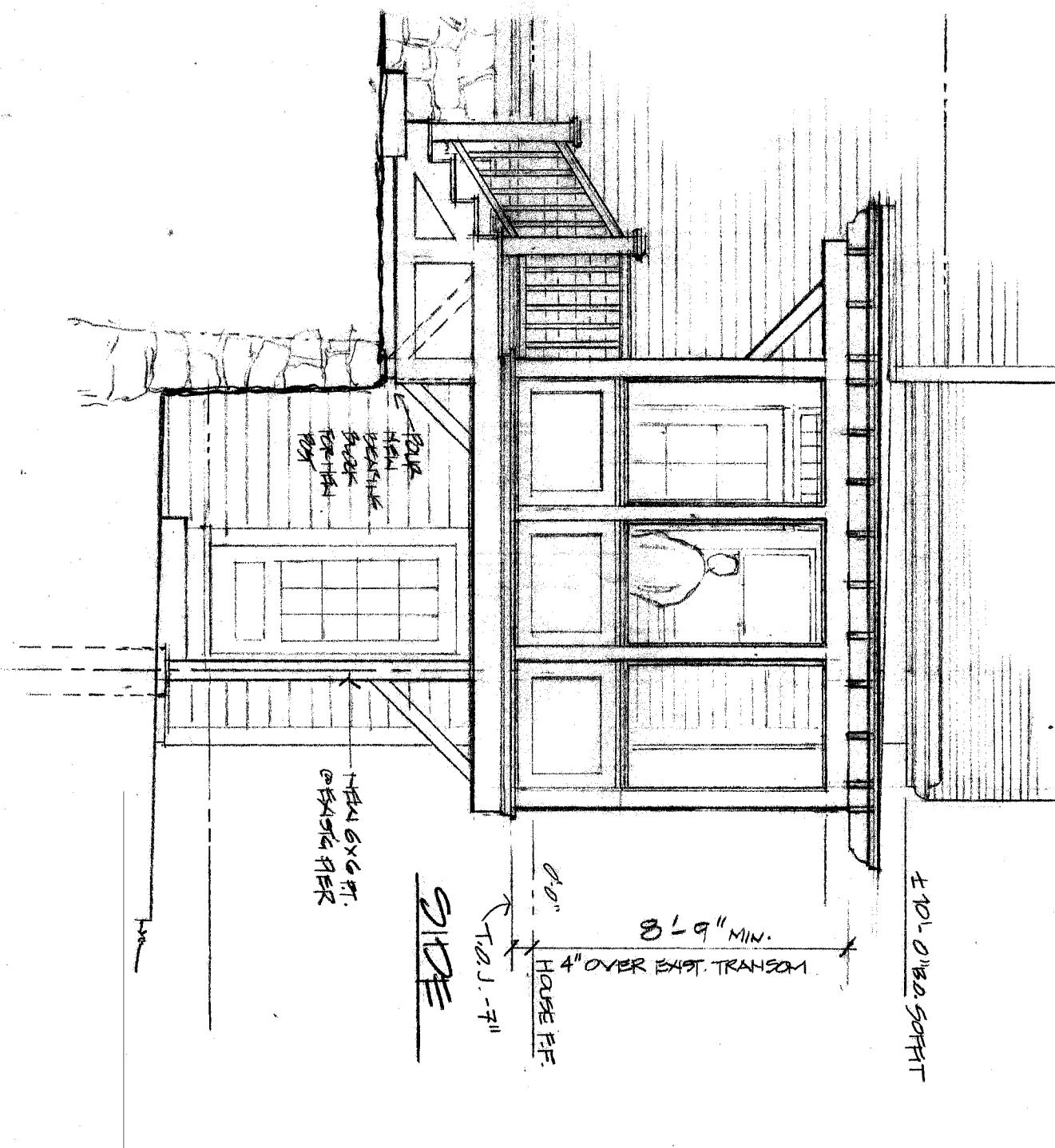
Date: 6.10.20
Scale: 1/4" = 1' - 0"
Rev:

Porch Renovations
45 Forest St
Newton, MA 02458

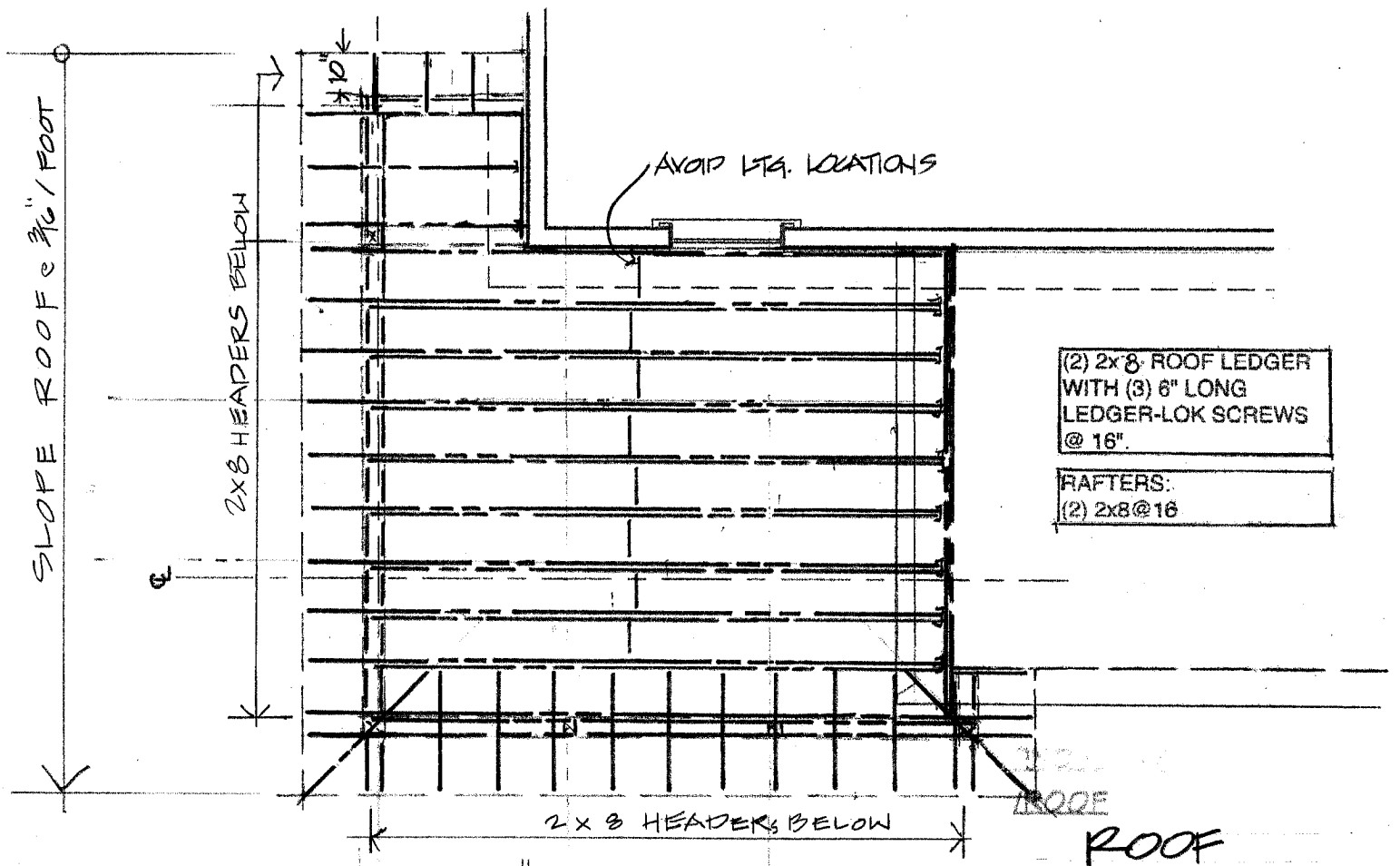
COVER SHEET



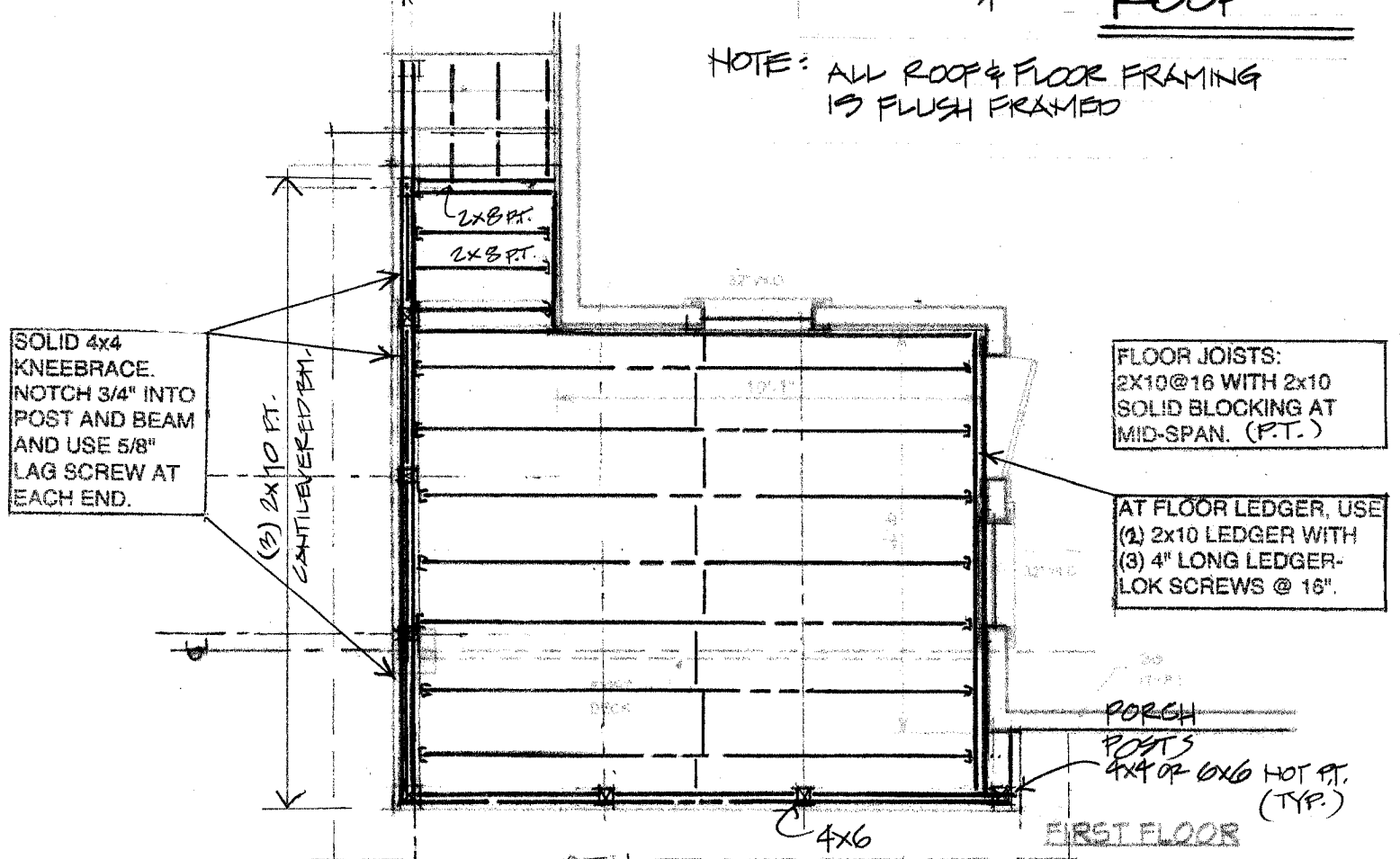
A-1	Porch Renovations 45 Forest St Newton, MA 02458	Date: 6.10.20 Scale: 1/4" = 1'-0" Rev:	Robert J. Fizek, Architect ARCHIMAGE 47 Forest St Newton Highlands, MA 02461 TEL/FAX 617-527-6330
	FLOOR PLANS		



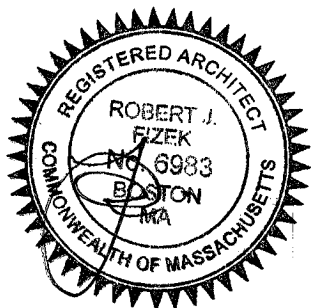
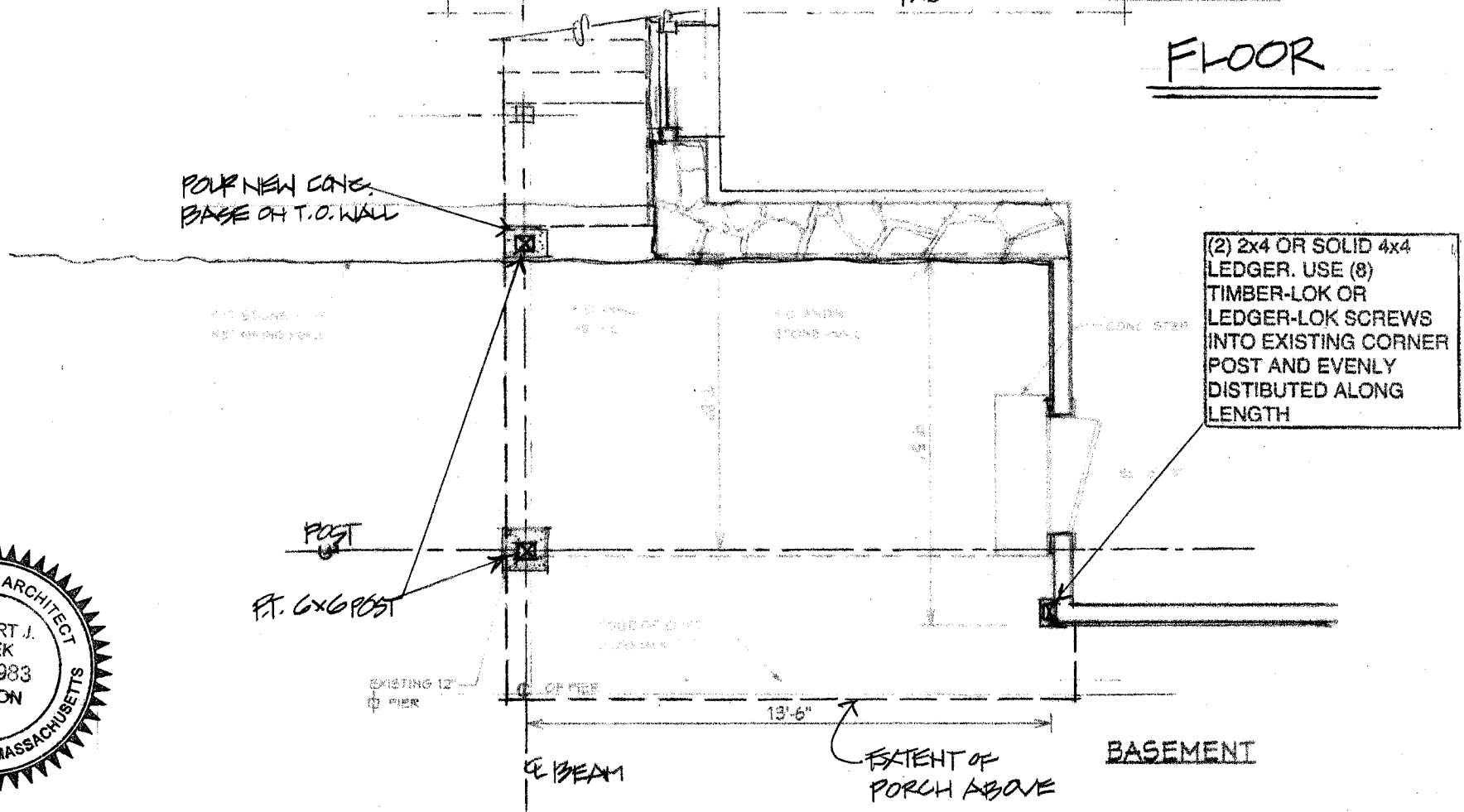
A-2	Porch Renovations 45 Forest St Newton, MA 02458	Date: 6.10.20 Scale: 1/4" = 1' - 0" Rev:	Robert J. Fizek, Architect ARCHIMĀGE 47 Forest St Newton Highlands, MA 02461 TEL/FAX 617-527-6330
	ELEVATIONS		



NOTE: ALL ROOF & FLOOR FRAMING IS FLUSH FRAMED



FLOOR



A-3	Porch Renovations 45 Forest St Newton, MA 02458	Date: 6.10.20 Scale: 1/4" = 1'-0" Rev:	Robert J. Fizek, Architect ARCHIMĀGE 47 Forest St Newton Highlands, MA 02461 TEL/FAX 617-527-6330
	FLOOR PLANS (FRAMING)		