

GENERAL NOTES:

ALL WORK TO CONFORM TO MASS. STATE BUILDING CODE CMR 180 NINTH EDITION AND APPLICABLE PLUMBING & ELECTRICAL CODES.

CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND INSPECTIONS. CONTRACTOR TO HAVE WORKMANS COMP. AND LIABILITY INSURANCE AND CONSTRUCTION SUPERVISOR'S LICENSE, AND IS RESPONSIBLE FOR CODE COMPLIANCE AND WORKMANSHIP OF ALL WORK PERFORMED, INCLUDING THAT OF SUBCONTRACTORS.

CONTRACTOR TO REMOVE AND PROPERLY DISPOSE OF ALL CONSTRUCTION AND DEMOLITION DEBRIS IN WORKMANLIKE FASHION.

CONTRACTOR TO CHECK AND VERIFY ROUGH OPENING SIZES FOR WINDOWS AND DOORS WITH MANUFACTURER'S REPRESENTATIVES.

CONTRACTOR'S BIDS TO INCLUDE SPECIFIC INFORMATION REGARDING WOODWORK, FLOORING, FINISHES, DOOR STYLES, AND PLUMBING FIXTURES, WITH ALLOWANCES FOR TILE WORK, CABINETRY, COUNTERTOPS, LIGHTING, AND APPLIANCES INCLUDED WITH PROPOSED WORK.

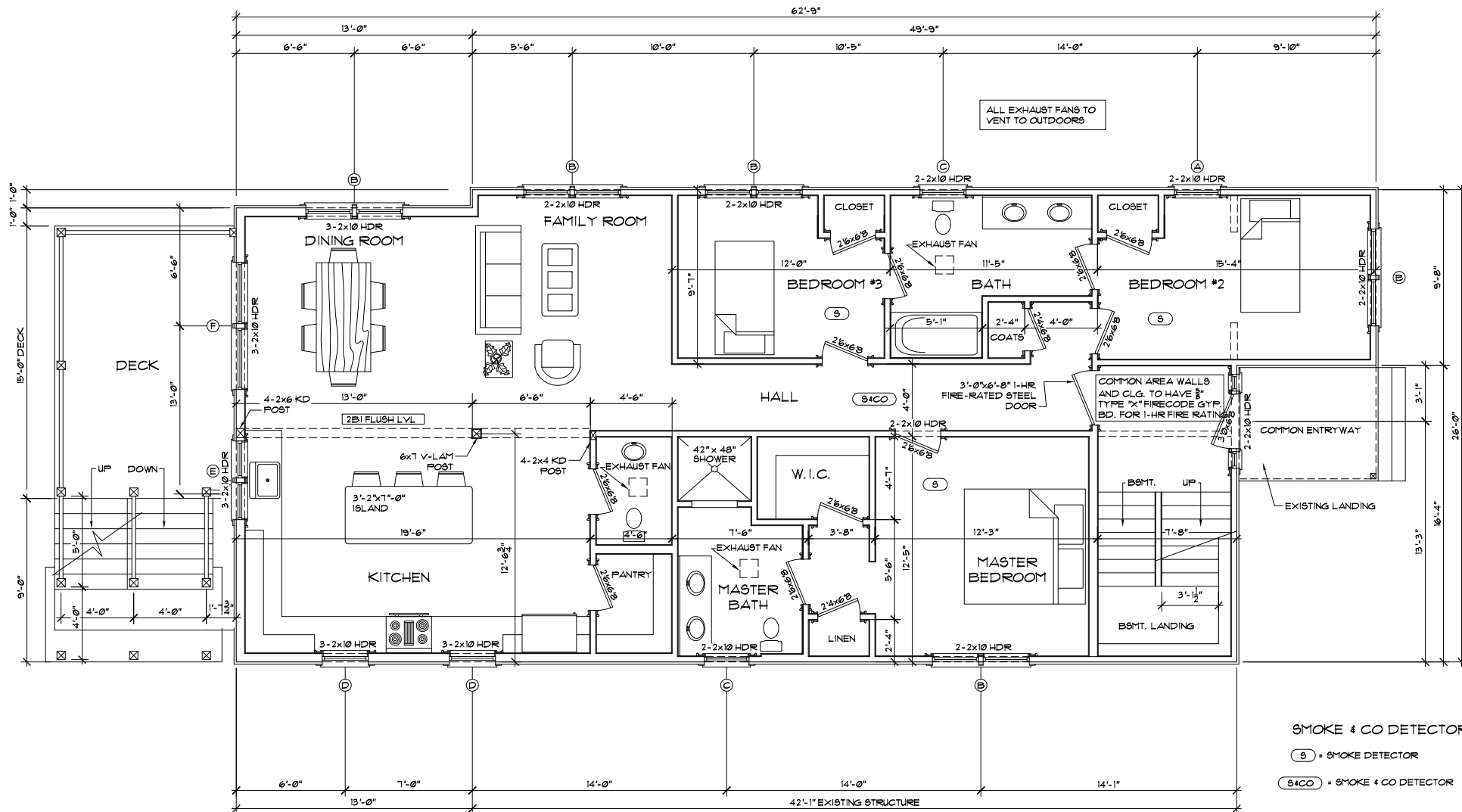
REV.: 11-09-2020 REVISED REAR DECK PER ZBA APPROVAL

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WINDOW SCHEDULE			
ANDERSEN CATALOG	UNIT SIZE W x H	ROUGH OPENING W x H	NOTES
TW2646	2'-7 ³ / ₈ " x 4'-0 ³ / ₈ "	2'-8 ¹ / ₂ " x 4'-0 ³ / ₈ "	SINGLE DOUBLE HUNG
TW2446-2	4'-11 ¹ / ₈ " x 4'-0 ³ / ₈ "	4'-11 ¹ / ₈ " x 4'-0 ³ / ₈ "	DOUBLE-WIDE DOUBLE HUNG
TW2442	2'-5 ³ / ₈ " x 4'-4 ³ / ₈ "	2'-6 ¹ / ₈ " x 4'-4 ³ / ₈ "	SINGLE DOUBLE HUNG
CW135	2'-4 ³ / ₈ " x 3'-4 ³ / ₈ "	2'-4 ³ / ₈ " x 3'-5 ³ / ₈ "	CASEMENT WINDOW
CN235	3'-4 ³ / ₈ " x 3'-4 ³ / ₈ "	3'-5 ¹ / ₈ " x 3'-5 ³ / ₈ "	CASEMENT WINDOW
FWG6068	5'-11 ¹ / ₂ " x 6'-7 ¹ / ₂ "	6'-0" x 6'-8"	PATIO SLIDERS

- ... VERIFY THAT WINDOW MEETS BEDROOM EGRESS REQUIREMENT OF MIN. 24"W x 20"H CLEAR OPENING.
- ... TEMPERED GLASS REQUIRED OVER BATH TUB
- VERIFY MIN. 2'-8" WIDE FOR REQUIRED EGRESS

<p>F. A. R. AREAS:</p> <p>1,515.5 SF FIRST FLOOR 1,563.4 SF SECOND FLOOR 3,078.9 SF TOTAL F. A. R. AREA 3,122.0 SF MAX. ALLOWABLE F. A. R. W/BONUS</p>	<p>101-103 WARWICK ROAD NEWTON, MA</p>	
<p>DRAWING LIST:</p> <p>C COVER SHEET A1 FIRST FLOOR PLAN A2 SECOND FLOOR PLAN A3 ATTIC FLOOR PLAN A4 BASEMENT FLOOR PLAN A5 FRONT ELEVATION A6 BUILDING SECTION 2 A7 RIGHT SIDE ELEVATION A8 REAR ELEVATION A9 LEFT SIDE ELEVATION F1 FIRST & SECOND FLOOR FRAMING F2 ATTIC & ROOF FRAMING</p>	<p>COVER PAGE</p> <p>DATE: 03-16-2020 EXISTING CONDITIONS REV.: 05-18-2020 DESIGN DEVELOPMENT REV.: 06-22-2020 FOR CONSTRUCTION</p> <p style="text-align: right;">101-103 WARWICK, NEWTON, 1.dwg</p>	
	<p>PROJECT DESIGN:</p> <p>SCOTT LEWIS 365 GROVE STREET WEST ROXBURY, MA 02132 (617) 293-6311</p>	<p>CLIENT:</p> <p>JOSEPH DeNUCCI 119-121 WARWICK ROAD WEST NEWTON, MA 02465 (617) 999-0653</p>



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101-103 WARWICK ROAD
 NEWTON, MA

FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

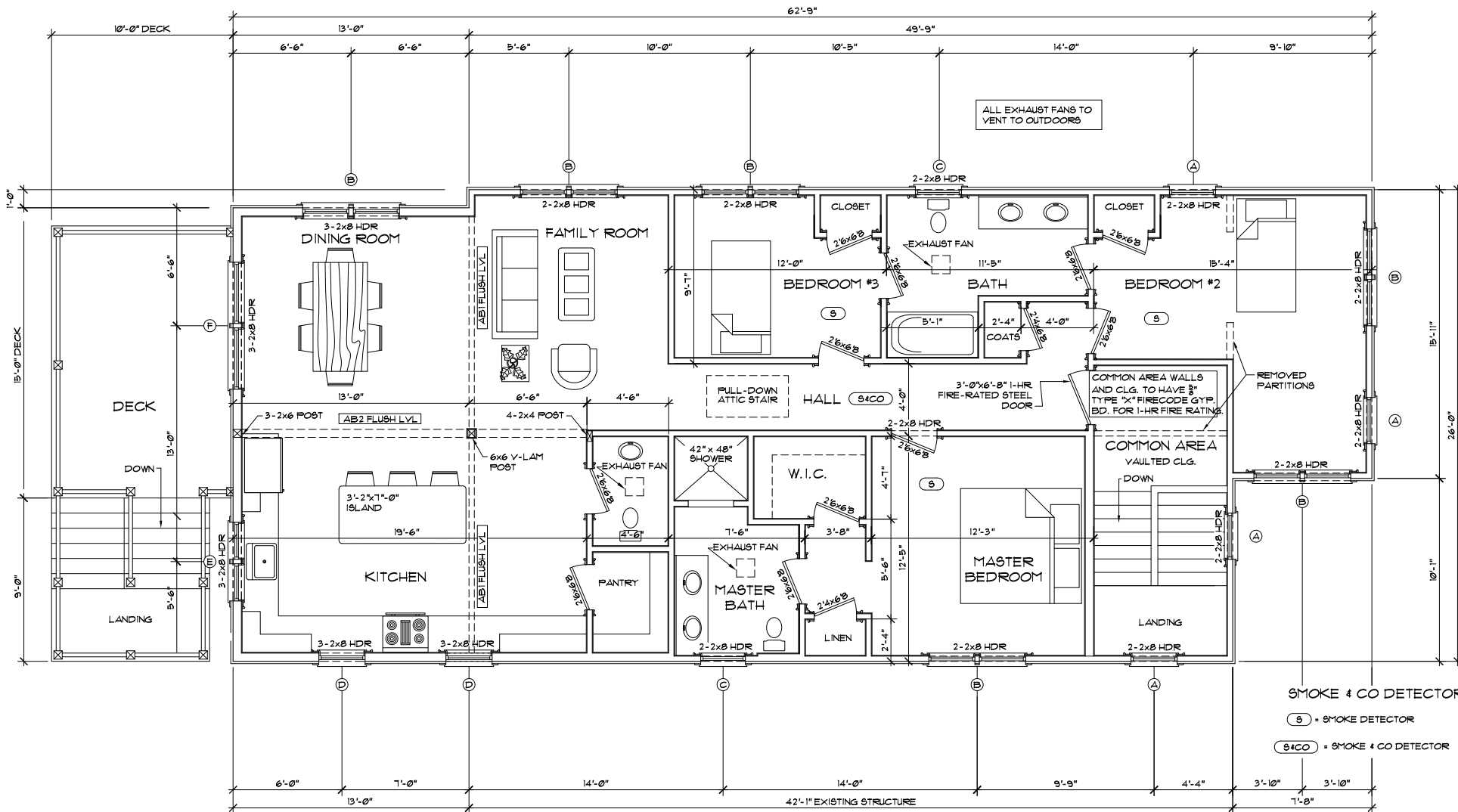
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101-103 WARWICK_NEWTON_1.dwg

SHEET

A1



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101-103 WARWICK ROAD
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SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

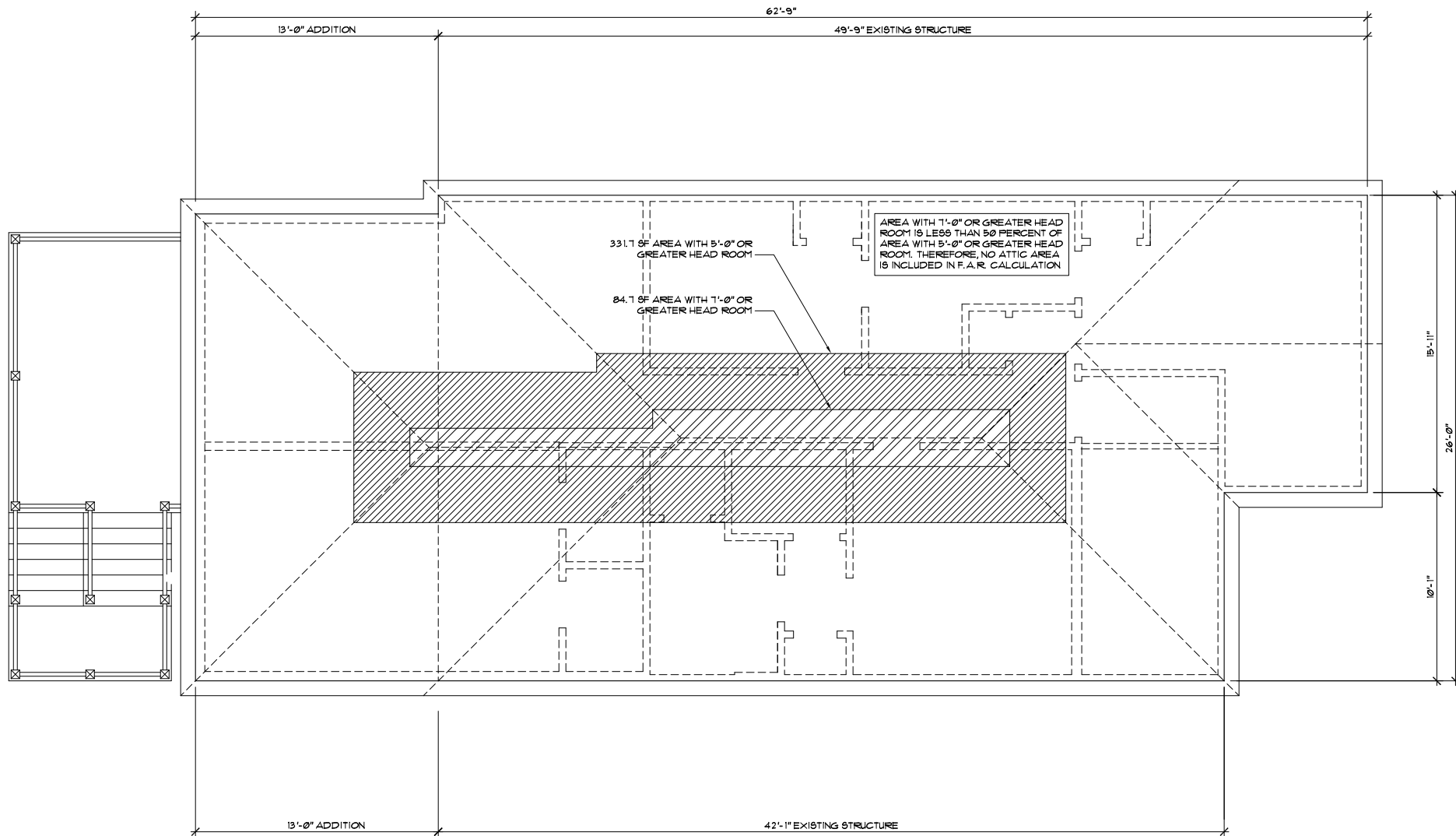
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A2



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101-103 WARWICK ROAD
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ATTIC FLOOR PLAN
 SCALE: 1/4" = 1'-0"

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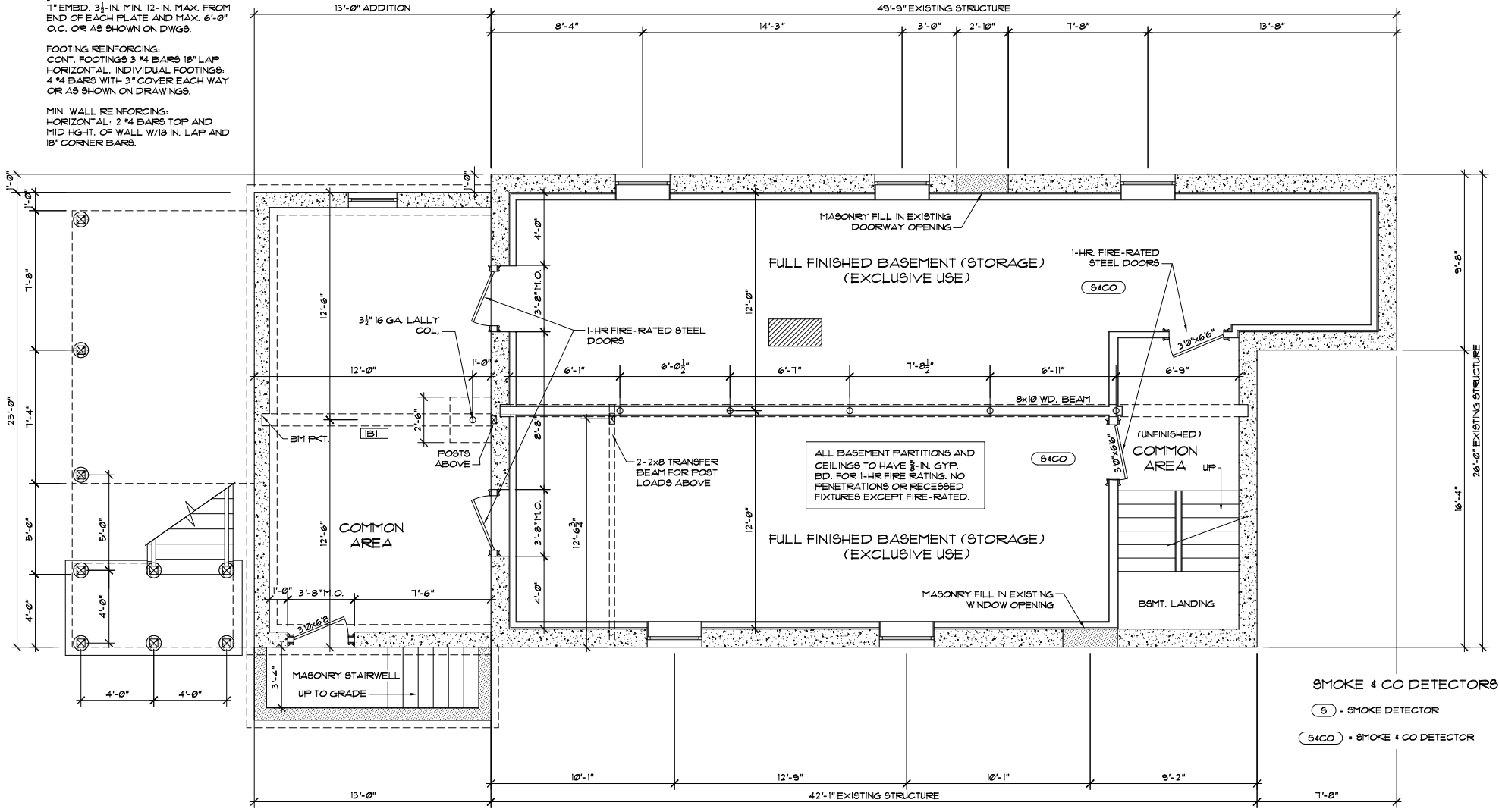
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FOUNDATION NOTES:

1/2-IN. DIA. ANCHOR BOLTS W/WASHER
 1" EMBED, 3/4-IN. MIN. 12-IN. MAX. FROM
 END OF EACH PLATE AND MAX. 6'-0"
 O.C. OR AS SHOWN ON DWGS.

FOOTING REINFORCING:
 CONT. FOOTINGS 3 #4 BARS 18" LAP
 HORIZONTAL. INDIVIDUAL FOOTINGS:
 4 #4 BARS WITH 3" COVER EACH WAY
 OR AS SHOWN ON DRAWINGS.

MIN. WALL REINFORCING:
 HORIZONTAL: 2 #4 BARS TOP AND
 MID HGT. OF WALL W/18 IN. LAP AND
 18" CORNER BARS.



SMOKE & CO DETECTORS:

- (S) = SMOKE DETECTOR
- (S4CO) = SMOKE & CO DETECTOR

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101-103 WARWICK ROAD
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BASEMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0"

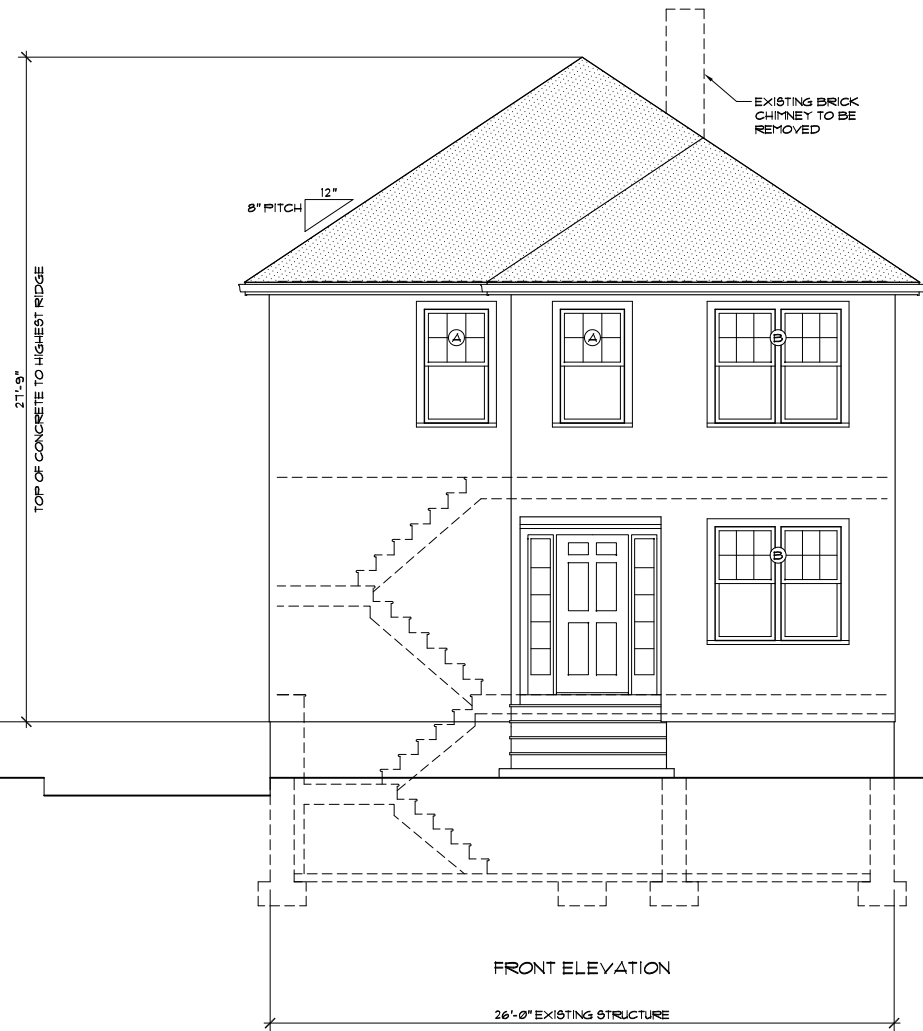
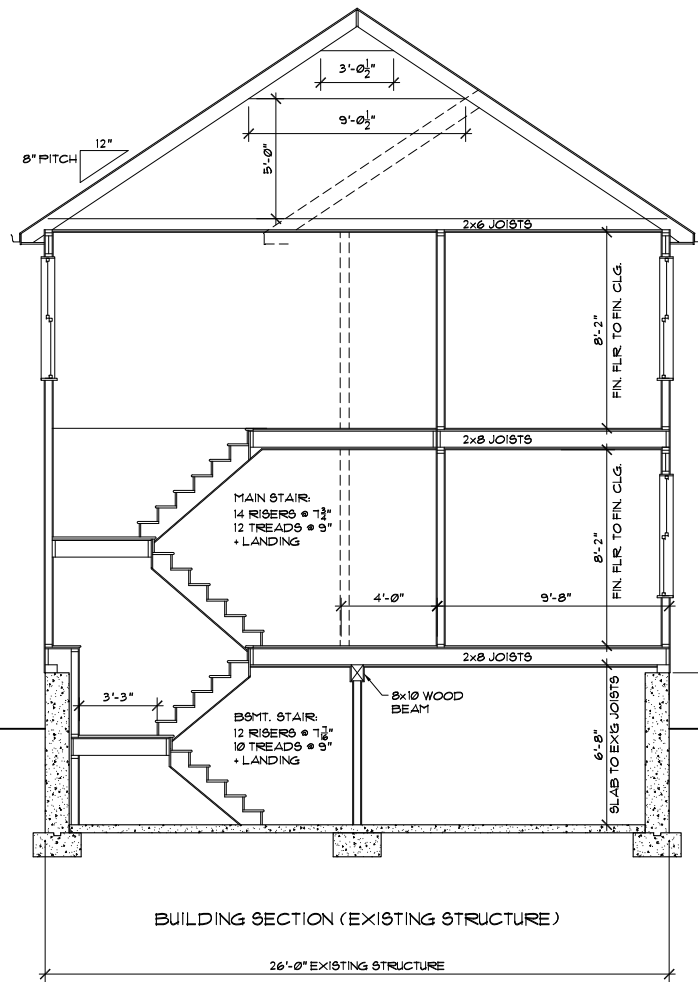
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A4



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101-103 WARWICK ROAD
NEWTON, MA

BUILDING SECTION 1 & FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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A5

NOTE: VENTILATION DETAILS (RIDGE AND SOFFIT VENTS, BAFFLES, ETC.) MAY BE OMITTED IF USING FOAM INSULATION IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS NOT REQUIRING VENTILATION COMPONENTS.

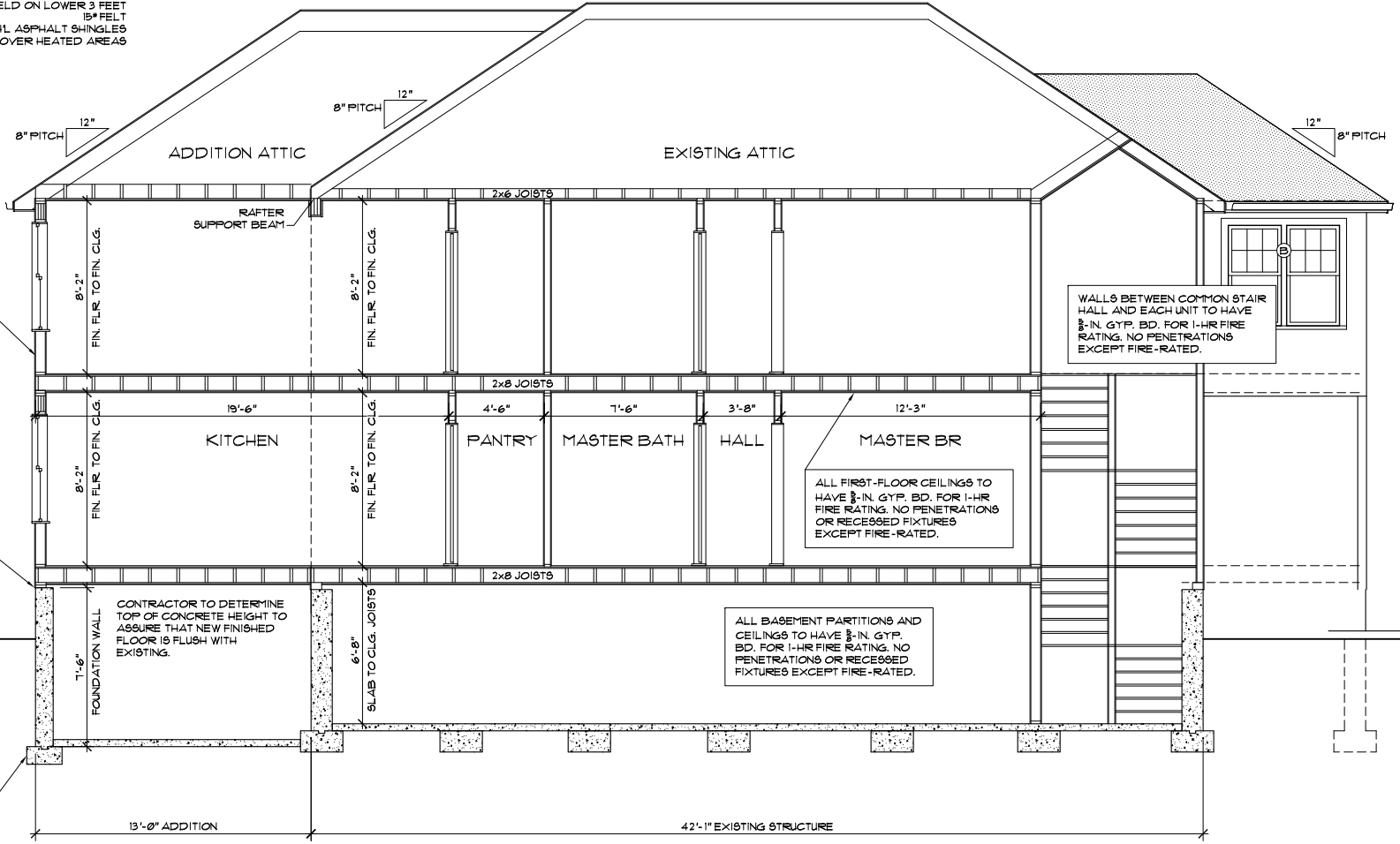
INSULATION SPECIFICATIONS AND R-VALUES TO BE DETERMINED BY H.E.R.S. RATER IN ACCORDANCE WITH CURRENT STRETCH ENERGY CODE REQUIREMENTS.

NEW ROOF CONSTRUCTION:
 RAFTERS 16" O.C. PER FRAMING PLAN
 5/8" EXT. GRADE PLYWOOD SHEATHING
 ICE/WATER SHIELD ON LOWER 3 FEET
 15# FELT
 30-YR. ARCH'L ASPHALT SHINGLES
 12" (R30) FIBERGLASS INSUL OVER HEATED AREAS

NEW FRAME WALL CONSTRUCTION:
 2x6 STUDS 16" O.C.
 1" CDX PLYWOOD
 5/8" (R21) FIBERGLASS INSUL.
 BLUEBOARD GYP. BD. 4 9KIM COAT
 PLASTER

NEW SILL CONSTRUCTION:
 DOUBLE 2x6 SILL
 (BOTTOM SILL PRESSURE-TREATED)
 CONTINUOUS SILL SEALER TAPE
 1/2" ANCHOR BOLTS 6'-0" O.C.
 (NOT MORE THAN 12" FROM ENDS OF
 WALLS)

TYPICAL FOOTING:
 MIN 10"x20" CONCRETE
 2x4 KEYWAY
 3-#4 REBAR



WALLS BETWEEN COMMON STAIR HALL AND EACH UNIT TO HAVE 5/8"-IN. GYP. BD. FOR 1-HR FIRE RATING. NO PENETRATIONS EXCEPT FIRE-RATED.

ALL FIRST-FLOOR CEILINGS TO HAVE 5/8"-IN. GYP. BD. FOR 1-HR FIRE RATING. NO PENETRATIONS OR RECESSED FIXTURES EXCEPT FIRE-RATED.

ALL BASEMENT PARTITIONS AND CEILINGS TO HAVE 5/8"-IN. GYP. BD. FOR 1-HR FIRE RATING. NO PENETRATIONS OR RECESSED FIXTURES EXCEPT FIRE-RATED.

CONTRACTOR TO DETERMINE TOP OF CONCRETE HEIGHT TO ASSURE THAT NEW FINISHED FLOOR IS FLUSH WITH EXISTING.

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101-103 WARWICK ROAD
 NEWTON, MA

BUILDING SECTION -- LONGITUDINAL
 SCALE: 1/4" = 1'-0"

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A6



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101-103 WARWICK ROAD
 NEWTON, MA

RIGHT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

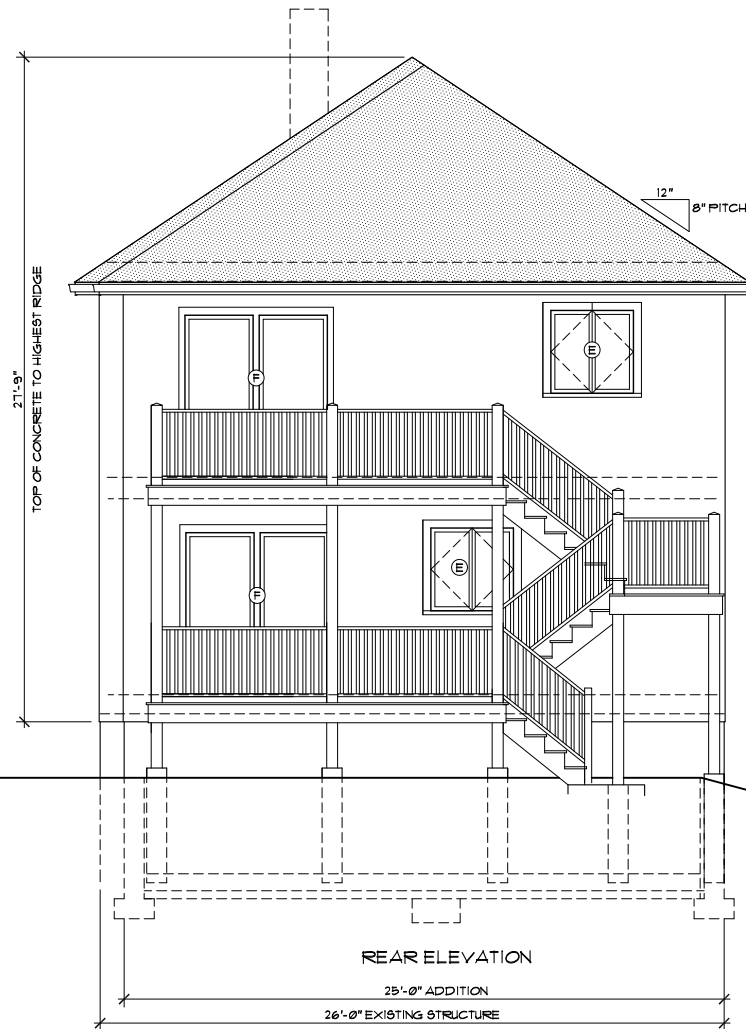
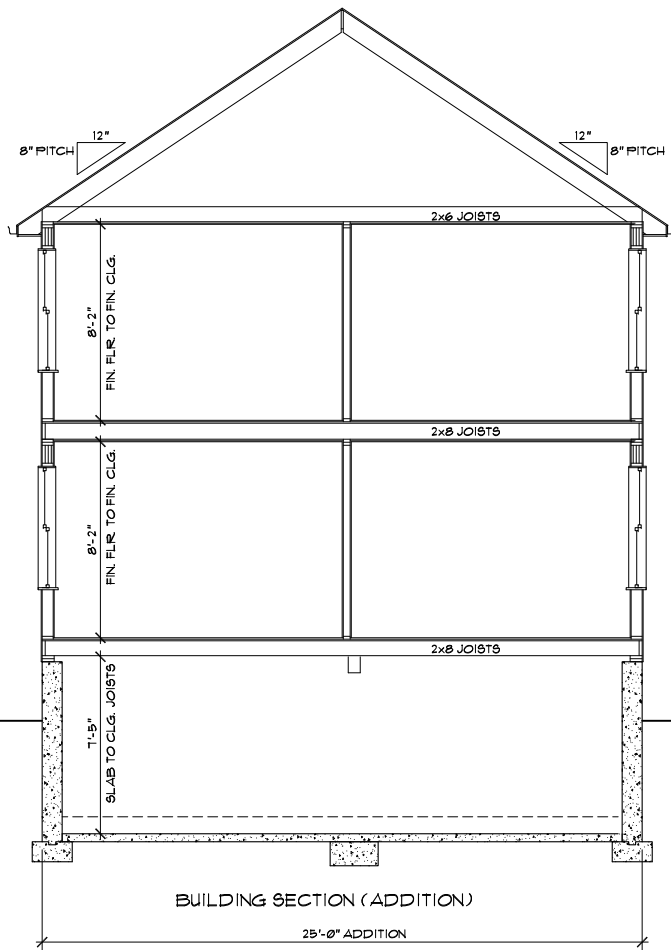
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A7



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101-103 WARWICK ROAD
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REAR ELEVATION
SCALE: 1/4" = 1'-0"

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A8



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101-103 WARWICK ROAD
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LEFT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

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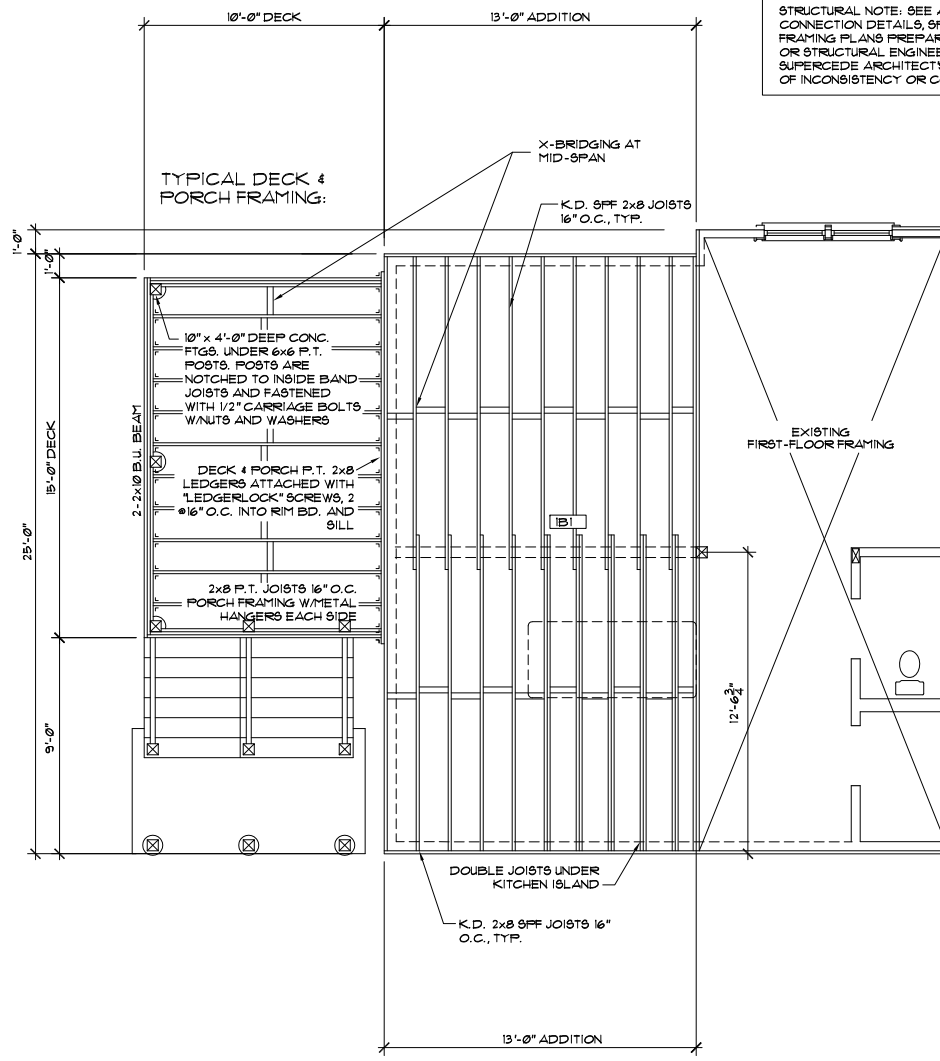
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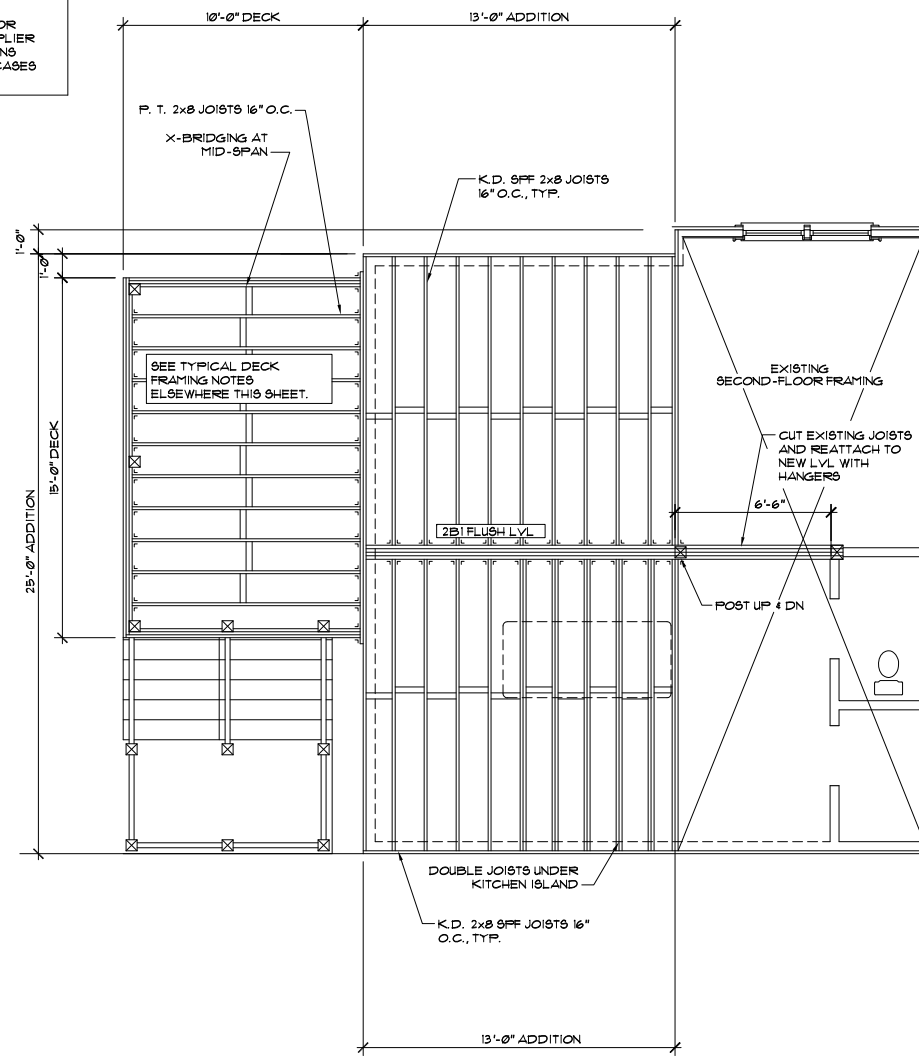
SHEET

A9

STRUCTURAL NOTE: SEE ALSO CALCULATIONS, CONNECTION DETAILS, SPECIFICATIONS, AND/OR FRAMING PLANS PREPARED BY LUMBER SUPPLIER OR STRUCTURAL ENGINEER. ENGINEERED PLANS SUPERCEDE ARCHITECTS DRAWINGS IN ALL CASES OF INCONSISTENCY OR CONFLICT.



FIRST FLOOR FRAMING



SECOND FLOOR FRAMING

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FIRST & SECOND FLOOR FRAMING
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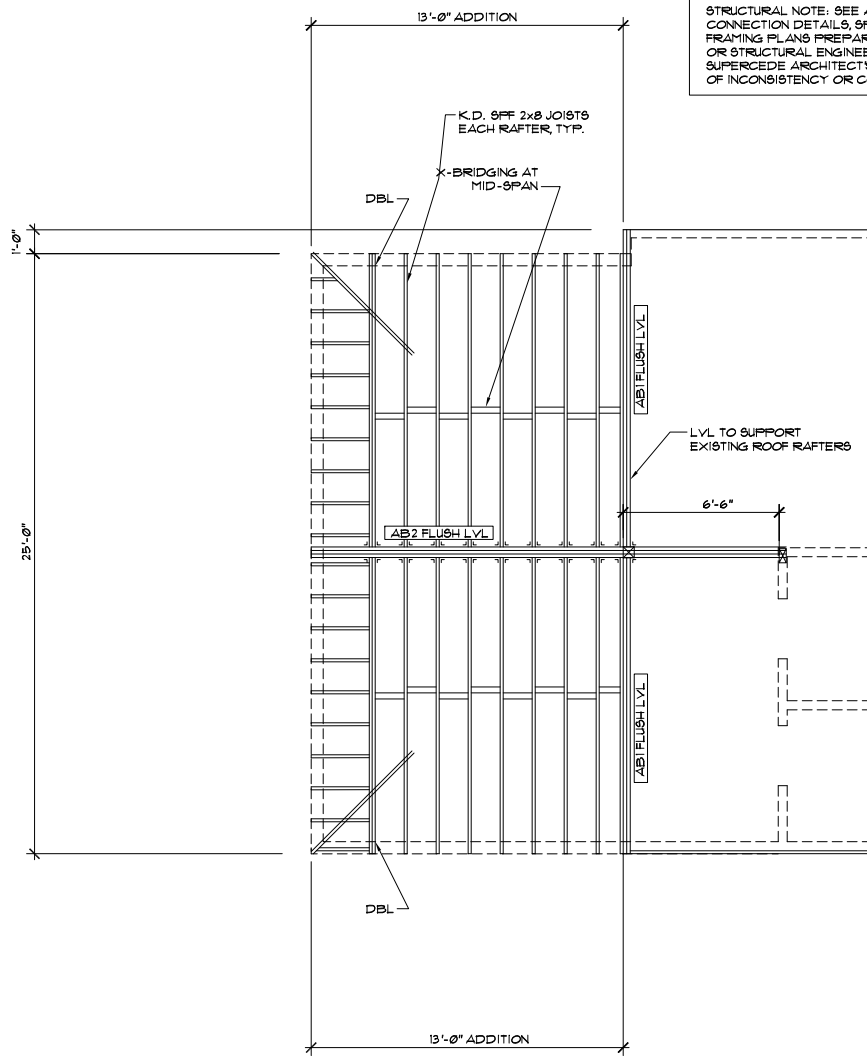
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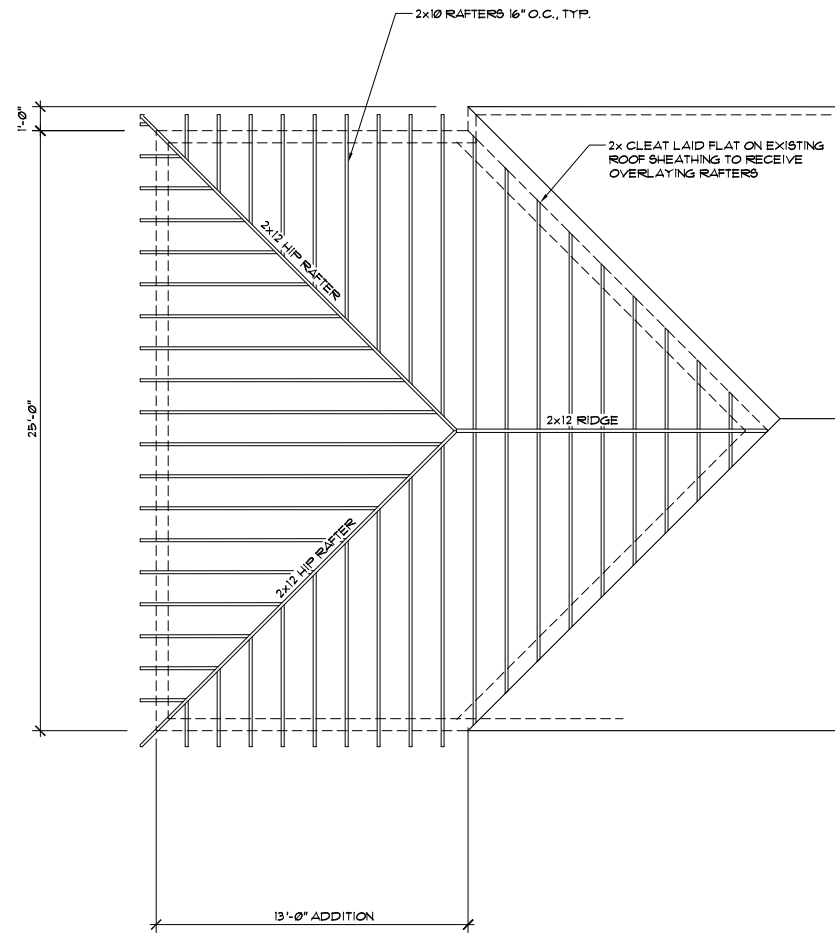
101-103 WARWICK_NEWTON_1.dwg

SHEET

F1



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ATTIC FLOOR FRAMING

ROOF FRAMING

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101-103 WARWICK ROAD
 NEWTON, MA

ATTIC FLOOR & ROOF FRAMING
 SCALE: 1/4" = 1'-0"

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SHEET

F2