

GENERAL NOTES

- ALL WORK SHALL COMPLY WITH THE COMMONWEALTH OF MASSACHUSETTS STATE BUILDING CODE, THE REQUIREMENTS OF THE CITY OF NEWTON, THE OCCUPATIONAL SAFETY AND HEALTH STANDARDS AND ALL OTHER APPLICABLE REGULATIONS, LAWS, ORDINANCES, ETC. GOVERNING THIS WORK INCLUDING HERS RATINGS.
- PRIOR TO SUBMITTING BID, CONTRACTOR MUST THOROUGHLY EXAMINE THE DRAWINGS, AND INSPECT THE BUILDING TO FULLY UNDERSTAND THE FACILITY, DIFFICULTIES AND RESTRICTIONS AFFECTING THE EXECUTION OF THE WORK UNDER THIS CONTRACT. THE FAILURE OF THE CONTRACTOR TO RECEIVE OR EXAMINE ANY FORM OF INSTRUMENT OR DOCUMENT OR TO VISIT THE SITE SHALL IN NO WAY RELIEVE ANY OBLIGATION WITH RESPECT TO THIS WORK. NO CLAIMS FOR ANY ADDITIONAL COST WILL BE ALLOWED DUE TO LACK OF FULL KNOWLEDGE OF EXISTING CONDITIONS.
- CONTRACTOR'S BID PRICE SHALL REFLECT ALL SPECIFIED WORK.
- DRAWN INFORMATION IS TAKEN FROM EXISTING CONDITIONS AND RANDOM FIELD MEASUREMENTS AND IS PROVIDED ONLY TO ASSIST THE CONTRACTOR IN ESTABLISHING THE SCOPE OF WORK.
- ALL EXISTING CONDITIONS AND PLAN AND DETAIL DIMENSIONS SHOULD BE VERIFIED IN THE FIELD PRIOR TO COMMENCING THE WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES FOUND IN THE PLANS OR SPECIFICATIONS BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
- DO NOT SCALE THESE DRAWINGS FOR QUANTITIES, LENGTHS, SIZES, AREAS ETC.
- IT IS NOT INTENDED THAT THESE DRAWINGS SHOW EVERY CUT, CONDITION ETC. OF THIS SYSTEM. HOWEVER, THE CONTRACTOR SHALL FURNISH A COMPLETE PRODUCT IN ACCORDANCE WITH THE BEST PRACTICE OF THE TRADE TO THE SATISFACTION OF THE ARCHITECT AND THE OWNER, AND IN STRICT CONFORMANCE WITH ALL APPLICABLE LOCAL AND STATE BUILDING CODE REGULATIONS.
- CONTRACTOR SHALL REPAIR ALL AREAS DAMAGED BY DEMOLITION PRIOR TO INSTALLATION OF NEW MATERIAL.
- IF HAZARDOUS WASTES ENCOUNTERED, STOP WORK & CONTACT THE OWNER & ARCHITECT IMMEDIATELY TO INITIATE ABATEMENT PROCEDURES IN ACCORDANCE WITH DHCD STANDARDS.

GENERAL NOTES STRUCTURAL

- ALL WORK SHALL COMPLY WITH THE STATE OF MASSACHUSETTS BUILDING CODE, REQUIREMENTS OF THE CITY OF NEWTON, AND ALL OTHER LOCAL STATE AND FEDERAL STANDARDS AND REGULATIONS.
- DO NOT SCALE THIS DRAWING. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS, LIMITS AND LOCATIONS REGARDING LAYOUT OF ALL STRUCTURAL FRAMING MEMBERS AND COMPONENTS. REFER TO ARCH. DWGS. FOR ALL ELEVATIONS.
- THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND THESE DRAWINGS SHALL BE REFERRED TO FOR SIZE AND LOCATION OF APPURTENANCES.
- DIMENSIONS SHOWN ON THE DRAWINGS MUST BE COORDINATED WITH ARCHITECTURAL DRAWINGS PRIOR TO DETAILING, FABRICATION AND ERECTION OF ALL STRUCTURAL MEMBERS.
- EXISTING LAYOUT, ITEMS AND CONDITIONS MAY DIFFER FROM AS SHOWN. ALL EXISTING CONDITIONS AND DIMENSIONS MUST BE VERIFIED IN FIELD PRIOR TO COMMENCING THE WORK. ANY DISCREPANCIES FOUND SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
- IT IS THE BIDDER'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE PRIOR TO BIDDING. FAILURE TO SO EXAMINE THE SITE AND THE CONTRACT DOCUMENTS WILL NOT RELIEVE THE BIDDER FROM ANY OBLIGATION UNDER THE BID AS SUBMITTED.
- FABRICATOR FOR EACH STRUCTURAL TRADE SHALL PREPARE SHOP DRAWINGS SHOWING LOCATION, LIMITS, DIMENSIONS AND EXTENT OF ALL MEMBERS, CONNECTIONS AND DETAILS TO BE SUBMITTED FOR APPROVAL. NO ERECTION SHALL BE PERFORMED WITHOUT THE APPROVAL OF SHOP DRAWINGS.
- THE CONTRACTOR SHALL TAKE ADEQUATE PRECAUTIONS AT ALL TIMES TO PROTECT ADJOINING PROPERTY FROM DAMAGE. ALL ABUTTING WORK SHALL BE RESTORED TO PRESENT CONDITION.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ITEMS FOR APPROVAL.

FOUNDATION NOTES

- FOOTINGS SHALL BE CARRIED TO ELEVATIONS SHOWN ON THE DRAWINGS AND DEEPER IF NECESSARY TO OBTAIN A SAFE BEARING PRESSURE OF AT LEAST 2000 POUNDS PER SQUARE FOOT. CONTRACTOR SHALL VERIFY THE DESIGN BEARING CAPACITY THROUGH GEOTECHNICAL SERVICES PRIOR TO PLACING CONCRETE AND AFTER PLACEMENT HAS BEEN APPROVED.
- NO FOUNDATIONS SHALL BE PLACED ON FROZEN SOIL OR WATER. PROVIDE PROPER DRAINAGE OF EXCAVATION WITH PLASTIC PIPE TO PROTECT AGAINST WATER. WHERE IT IS NECESSARY TO RAISE THE GRADE BELOW SLAB DUE TO OVER EXCAVATION, STRUCTURAL FILL SHALL BE PLACED AND COMPACTED TO 95% DRY DENSITY.
- PROVIDE PROPER DRAINAGE OF EXCAVATION OR COVER EXCAVATION WITH PLASTIC TO PROTECT AGAINST WATER.

PLYWOOD NOTES

- ALL PLYWOOD SHEATHING SHALL BE APA RATED STRUCTURAL I. PLYWOOD USED FOR ROOF SHEATHING SHALL BE EXTERIOR GRADE.
- ALL PLYWOOD SHALL HAVE A MINIMUM THICKNESS OF 3/4".
- ALL EDGES SHALL BE TONGUE AND GROOVE JOINTED OR CONTINUOUSLY SUPPORTED WITH WOOD BLOCKING.

CONCRETE NOTES

- ALL WORK AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF AMERICAN CONCRETE INSTITUTE'S ACI 318 (BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE). CONCRETING SHALL FOLLOW REQUIREMENTS OF ACI 306 R FOR COLD WEATHER CURING AND ACI 305 R FOR HOT WEATHER CURING.
- CONCRETE STRENGTH SHALL BE AS FOLLOWS: ALL CONCRETE - MIN. COMPRESSIVE STRENGTH = 4000 PSI
- ALL BAR REINFORCEMENT SHALL CONFORM TO ASTM A615 - GRADE 60
- ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 AND SHALL BE SUPPLIED IN FLAT SHEETS. WELDED WIRE FABRIC SHALL BE 6x6-W4x4 UNLESS NOTED.
- MINIMUM CONCRETE CLEARANCES FOR PROTECTION OF REINFORCING:
SLABS: TOP - 2"
WALL: ALL SIDES - 2" (MIN.)
- ALL EXPOSED CONCRETE EDGES SHALL HAVE 3/4" CHAMFER, USING EDGING TOOL WHERE NEEDED. EXPOSED CONCRETE SURFACES SHALL HAVE A PLYWOOD FINISH. JOINTS AND FINISHERS SHALL BE SACKED TO A UNIFORM TEXTURE WHILE CONCRETE IS STILL GREEN, TO PRODUCE A SURFACE ACCEPTABLE TO THE DESIGNERS & OWNER.
- CONSTRUCTION JOINT SPACING SHALL BE AS SHOWN ON THE DRAWINGS.
- BONDING AGENT FOR ADHERING NEW CONCRETE TO EXISTING CONCRETE SHALL BE APPLIED PRIOR TO POURING NEW CONCRETE. BONDING AGENT SHALL BE "WELDCRETE" AS MANUFACTURED BY LARSEN PRODUCTS CORP. OF ROCKVILLE, MD, OR APPROVED EQUAL.
- DOWELLING OF NEW REINFORCEMENT INTO EXISTING CONCRETE SHALL BE ACHIEVED BY USING THE HILTI HVA "ADHESIVE ANCHOR METHOD". ALL INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS.
- CONTROL JOINTS SHALL BE PLACED THROUGHOUT AND EQUALLY SPACED NOT EXCEEDING 10' ON CENTER, IN ANY DIRECTION.

WOOD NOTES

- ALL STRUCTURAL WOODWORK, MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION'S SPECIFICATION FOR DESIGN, FABRICATION AND ERECTION OF WOOD STRUCTURES.
- ALL STRUCTURAL LUMBER SHALL BE SOUTHERN PINE, DOUGLAS FIR, GRADE 1 OR APPROVED EQUAL WITH MINIMUM PROPERTIES OF: E = 1,800,000 PSI, Fb = 1500 PSI, Fv = 180 PSI.

NOTE - DIMENSION

ALL DIMENSIONS ARE APPROXIMATE. CONTRACTOR MUST VERIFY ALL EXISTING DIMENSIONS AND PREPARE A LAYOUT DRAWING WITH ALL EXISTING CONDITION PRIOR TO PROCEEDING WITH ANY NEW WORK.

PRODUCTS

SEE ATTACHED MATERIALS LIST FOR PRODUCTS AND/OR FINISHES

**MATERIALS LIST:
3-5 Auburn Street**

ROOF:

- 30 Year Architectural Shingles.
- Corrugated (black) Ridge Vent
- Vent Pipes
- Natural Healing Exhaust Stacks

TRIM

- Painted Clear Pine Rake, Cornice, Frieze, Water-table, Corner and/or Running Trim.

SIDING

- Painted Clear Red Cedar, 4.5" to weather.
- Natural Direct Vent Exhaust Block Outs, Lighting Blockouts
- Painted Side-wall Vents (Dryer, Exhaust Fans) through Painted Pine Corner Blocks

DOWN SPOUTS AND GUTTERS

- Baked on Color Finish, Aluminum Box Trough Style w/ Leaders and Fittings

WINDOWS

- Painted Interior Wood, Insulated Glass, Simulated Divided Lites.

DOORS

- Painted Entry Units with Simulated Divided Side Lites
- Painted Panel Style Garage Doors

COLUMNS

- Painted Wood or Fiberglass

PORCH, DECK and STEPS

- Stained Clear Fir or Trex Style, Porch Deck and Stair Treads
- Painted Pine or Trex Stair Risers and Stringers
- Balustrade and Newel Post System

LIGHTING

- Wall Mounted

HARDWARE

- Oxidized Bronze or Bright Gold Lever or Thumb Latch Style
- House Numbers Oxidized Bronze, Bright Gold or Black

WALKS

- Pavers at Entry Points

DRIVEWAY

- Bituminous

FAR / SQ. FT. CALC-MR-1 LOT SIZE 23,426 sf				
AREA	BUILD 1, UNIT 1 & UNIT 2	BUILD 2, UNIT 1 & UNIT 2	TOTAL S.F. EA BLDG	BUILD 1 & 2 TOTAL SQUARE FEET
BASEMENT				
GARAGE	**440 SF.	**440 SF.		
FIRST FLOOR	**1178 SF.	**1178 SF.		
SECOND FLOOR	**1178 SF.	**1178 SF.		
ATRC FLOOR	**0.00 SF.	**0.00 SF.		
TOTAL SQ. FT.	*2,796 SF.	*2,796 SF.	5,592 SF	11,184 SF. = 47.7%

* INCLUDES 1 1/2" SHEATHING AND SIDING THICKNESS

NOTE: SEE ESSEX SURVEY CURRENT SITE PLAN



NOTES & MATERIALS

TWO UNIT RESIDENCE
3-5 AUBURN STREET, NEWTON, MA 02465

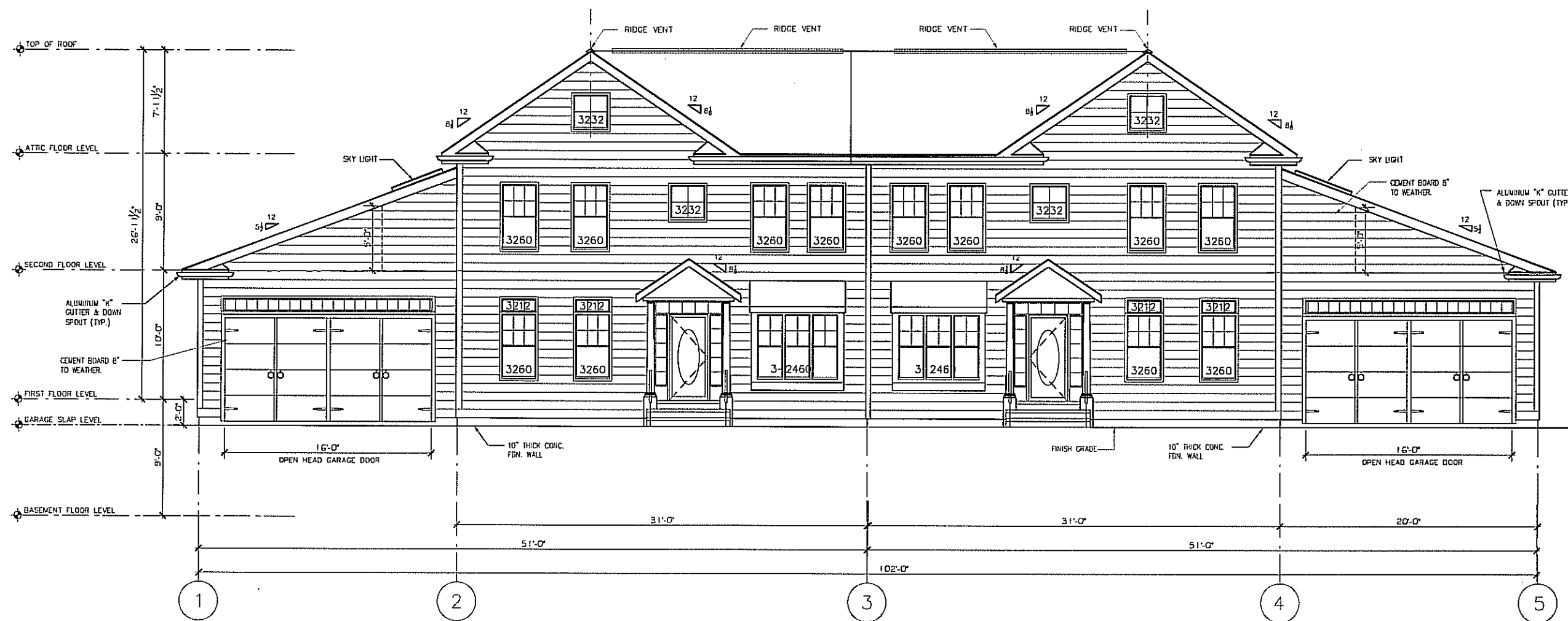
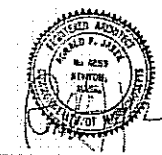
Ronald F. Jarek, Architect
487 Watertown Street
Newtonville, MA 02460

DATE: NOV 23, 2011

SCALE: AS NOTED

DRAWN BY: R.F.J.

CHECKED BY: R.F.J.

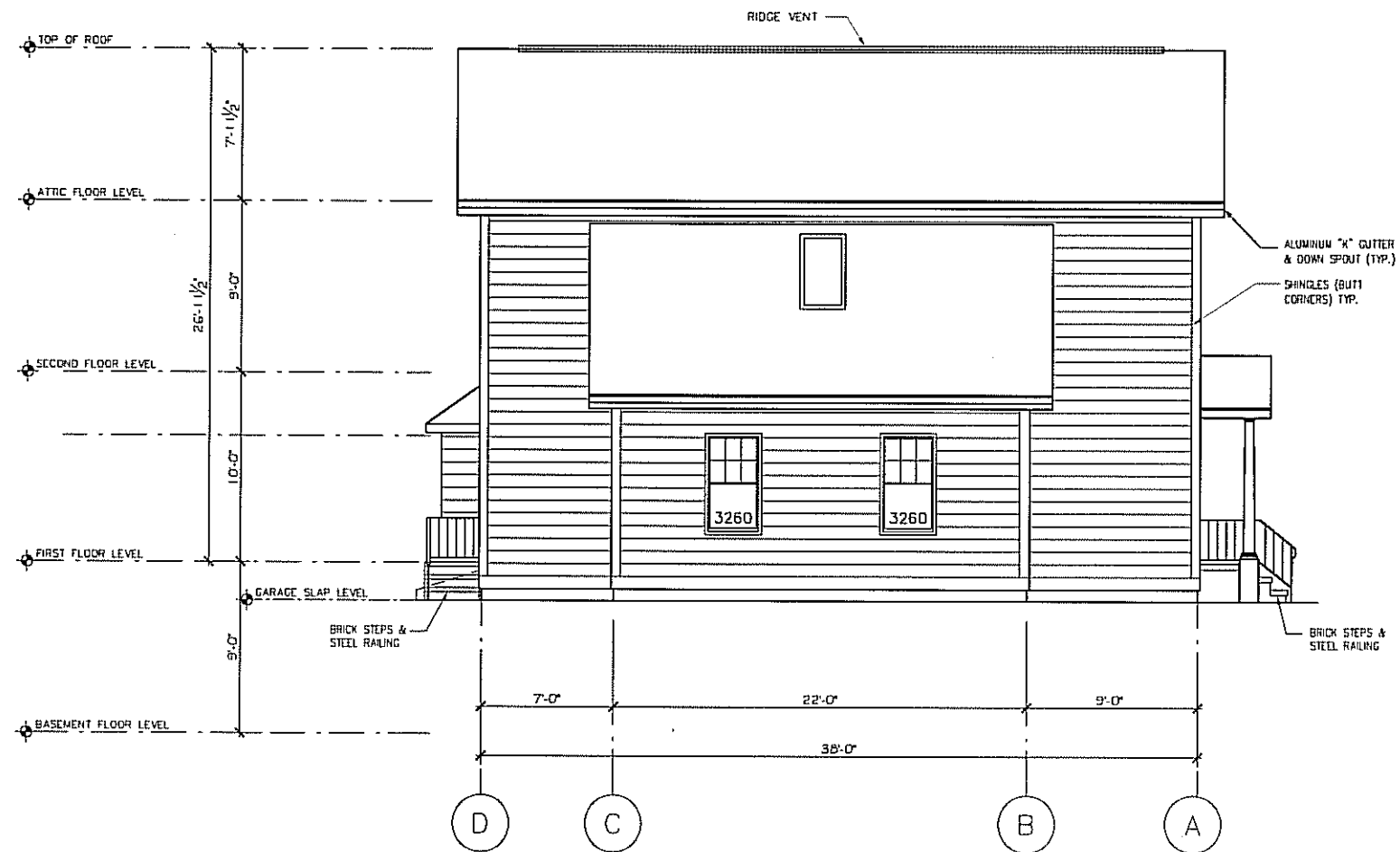


PROPOSED FRONT ELEVATION
SCALE: 1/4"=1'-0"

PROPOSED FRONT ELEVATION
TWO UNIT RESIDENCE
3-5 AUBURN STREET, NEWTON, MA 02465

Ronald F. Jarek, Architect
487 Watertown Street
Newtonville, MA 02460

DATE:	MAY 22, 2012
SCALE:	AS NOTED
DESIGNED BY:	R.F.J.
ENGINEERED BY:	R.F.J.



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

PROPOSED RIGHT / LEFT SIDE ELEVATION

TWO UNIT RESIDENCE
3-5 AUBURN STREET, NEWTON, MA 02465

Ronald F. Jarek, Architect
487 Watertown Street
Newtonville, MA 02460

DATE:	MAY 22, 2012
SCALE:	AS SHOWN
DESIGNER:	R.F.J.
PROJECT NO.:	112



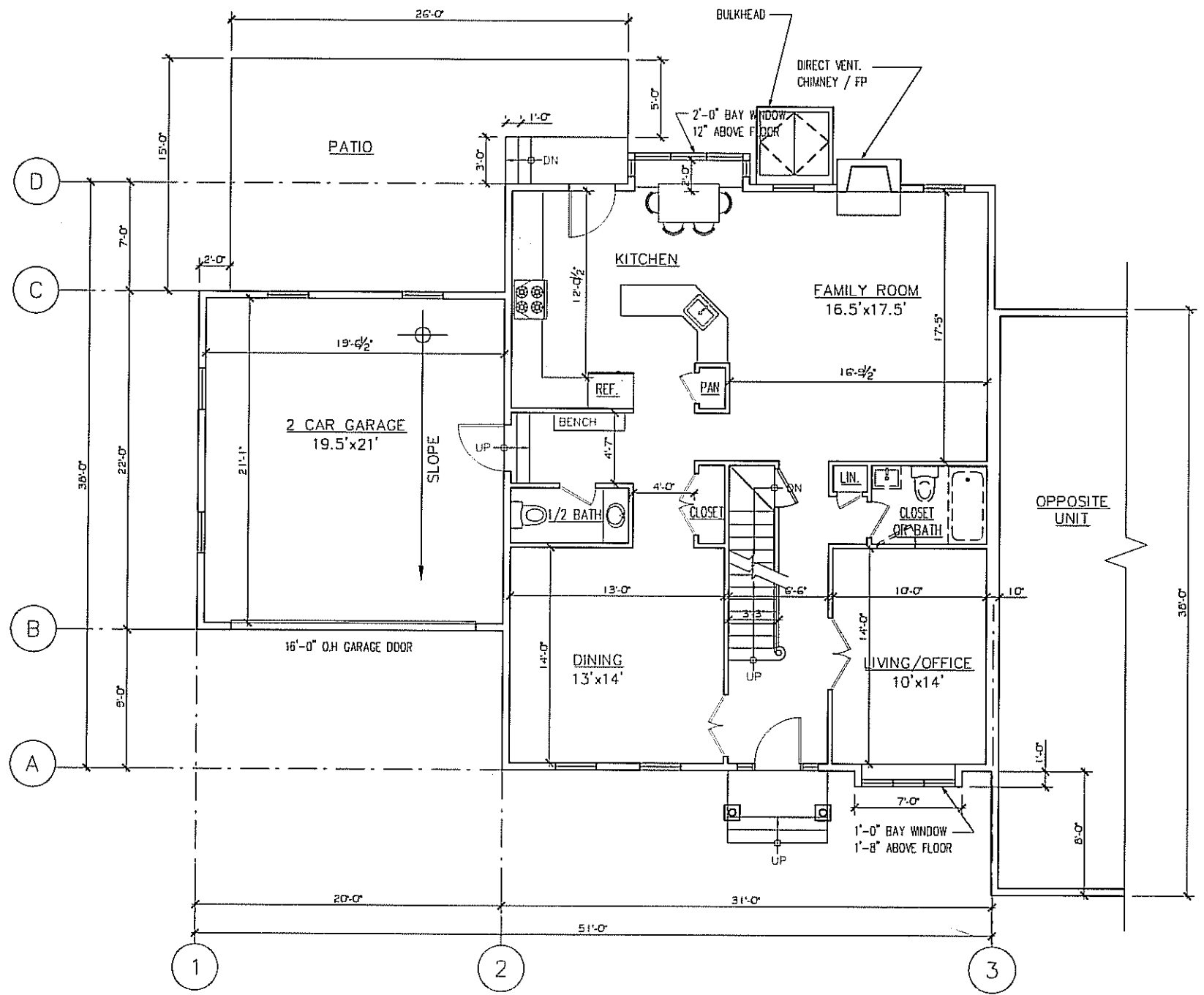
PROPOSED REAR ELEVATION
SCALE: 1/4"=1'-0"

PROPOSED REAR ELEVATION

TWO UNIT RESIDENCE
3-5 AUBURN STREET, NEWTON, MA 02465

Ronald F. Jarek, Architect
487 Watertown Street
Newtonville, MA 02460

DATE:	MAY 22, 2012
SCALE:	AS SHOWN
DRAWN BY:	RJW
CHECKED BY:	RJ



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

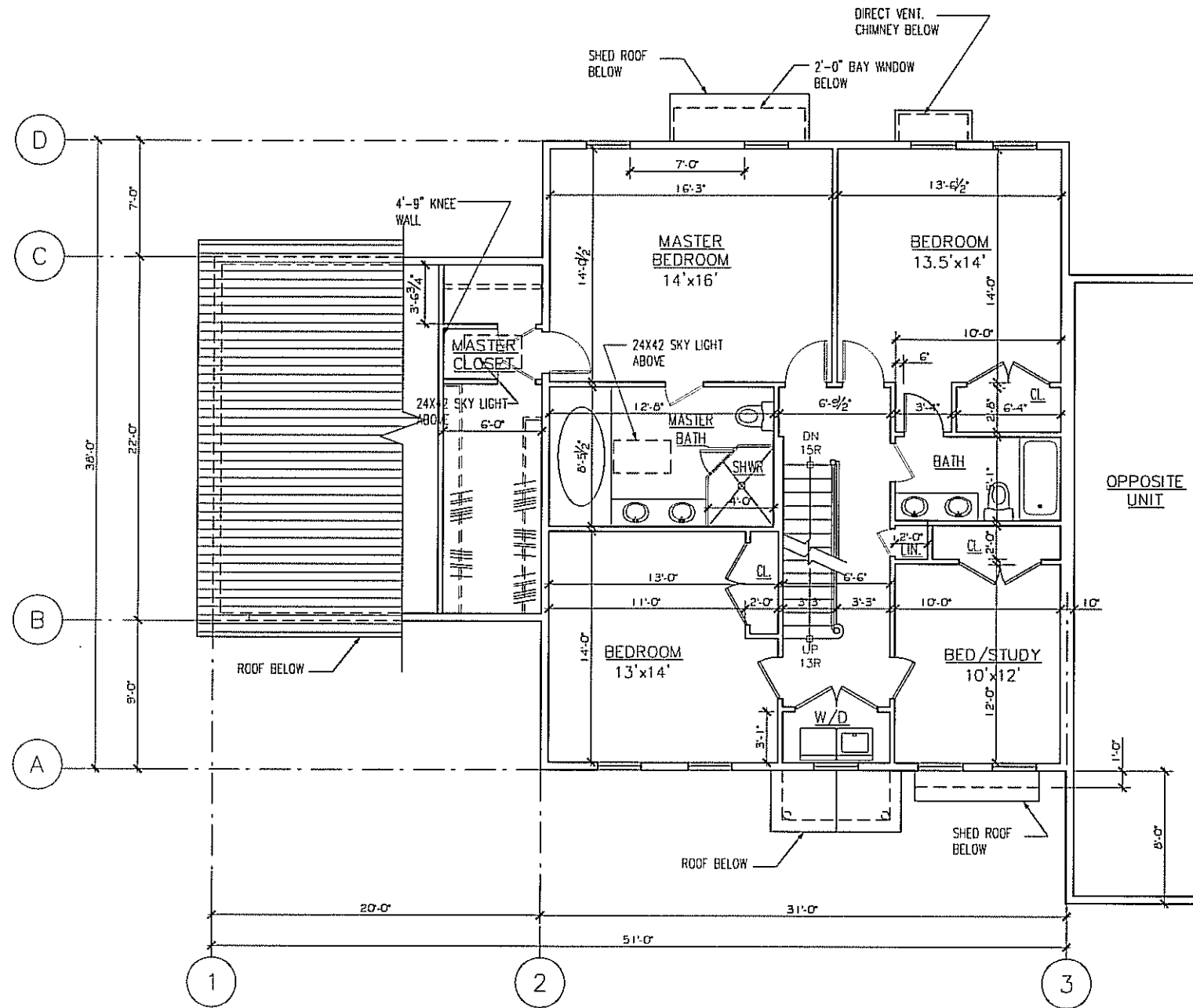


PROPOSED FIRST FLOOR PLAN

TWO UNIT RESIDENCE
3-5 AUBURN STREET, NEWTON, MA 02465

Ronald F. Jarek, Architect
487 Watertown Street
Newtonville, MA 02460

DATE	MAY 23, 2012
SCALE	AS NOTED
DRAWN BY	RJH
CHECKED BY	RJ



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

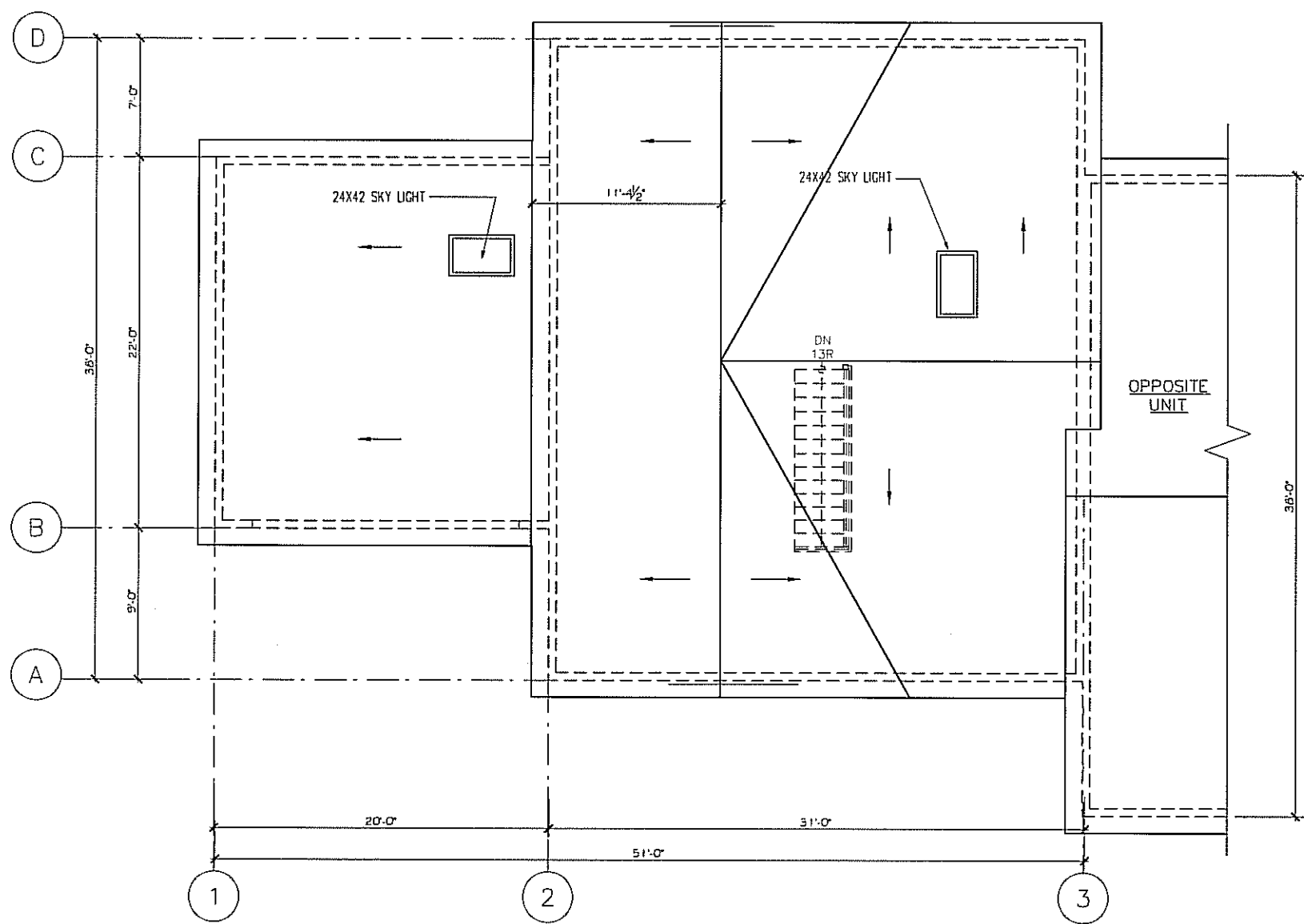


PROPOSED SECOND FLOOR PLAN

TWO UNIT RESIDENCE
3-5 AUBURN STREET, NEWTON, MA 02465

Ronald F. Jarek, Architect
487 Watertown Street
Newtonville, MA 02460

DATE	MAY 22, 2012
SCALE	AS SHOWN
DESIGNED BY	R.F.J.
CHECKED BY	R.F.J.



PROPOSED ATTIC / ROOF FLOOR PLAN
SCALE: 1/4"=1'-0"



PROPOSED ATTIC FLOOR PLAN

TWO UNIT RESIDENCE
3-5 ALBURN STREET, NEWTON, MA 02465

Ronald F. Jarek, Architect
487 Watertown Street
Newtonville, MA 02460

DATE	NOV 21, 2013
SCALE	AS SHOWN
DRAWN BY	RJL
CHECKED BY	RJL