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EXISTING SIDE YARD VIEW

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EXISTING REAR ELEVATION

#### ABBREVIATIONS

A/C	AIR CONDITIONING
AB ABV	ANCHOR BOLT
AC	ACOUSTICAL
ACC	ACCESS
	ACCESS FLOOR
ACT	ACOUSTIC CEILING TILE
AD	AREA DRAIN
ADD	ADDENDUM
ADJT A/F	ABCHITECT/ENGINEER
AFF	ABOVE FINISHED FLOOR
AGG	AGGREGATE
AL	
	ALTERNATE ANCHOR ANCHORAGE
ANLD	ANNEALED
ANOD	ANODIZED
AP	ACCESS PANEL
APPROX	
ASPH	ASPHALT
ASSEM	ASSEMBLY
ASTM	AMERICAN SOCIETY
ATC	for TESTING MATERIALS
AVE	AVENUE
BC	BRICK COURSE
BD	BOARD
BET	BETWEEN
BIT,BITUM	BITUMINOUS
BKR	BACKER ROD
BLDG	BUILDING
	BLOCKING
BM	BENCH MARK
BOC	BOTTOM OF CURB
BOT	BOTTOM
BPL	
BRK	BRICK
BS	BOTH SIDES
BSMT	BASEMENT
BTU	BRITISH THERMAL UNIT
BUR	BUILT-UP ROOFING
	bonnward
С	COURSE
CAB	CABINET
CB	CATCH BASIN, CORNER BEA
CEM	
CFLG	COUNTERFLASHING
CFM	CUBIC FEET PER MINUTE
CG	CORNER GUARD
CH	
CIPC	CAST IN PLACE CONCRETE
CIR	CIRCLE
CIRC	CIRCUMFERENCE
CJI	
	CEILING
CLL	CONTRACT LIMIT LINE
CLN	CLEAN
CLR	CLEAR (ANCE)
	CONCRETE MASONBY LINIT
CO	CLEANOUT
COL	COLUMN
COMB	COMBINATION
	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS or CONTINUE
CONTR	
CORR	
CPR	COPPER
CPT	CARPET
CPTT	CARPET TILE
CSK	COUNTER SINK(SUNK)
US COMT	

	CT CTR CUH CW CY	CERAMIC TILE COUNTER CABINET UNIT HEATER COLD WATER CUBIC YARD
	D DA DEM DEP DH DIA DIAG DIFF DIM DR DR DN DTL DWG	DRAIN DOUBLE-ACTING DEMOLISH, DEMOLITION DEPRESSED DOUBLE HUNG DIAMETER DIAGONAL DIFFUSER DIMENSION DUPLEX RECEPTACLE DOWN DETAIL DRAWING
	E EA EF EL ELAS ELEC ELEV EMER ENC EP EQ EQPT EST EWC EWEF EXIST EXP EXIST EXP EXP JT EXPN BLT EXT	EAST EACH EACH FACE ELEVATION ELASTOMERIC ELECTRIC (AL) ELECTRIC (AL) ELEVATOR EMERGENCY ENCLOSE (URE) ELECTRICAL PANELBOARD EQUAL EQUIPMENT ESTIMATE ELECTRIC WATER COOLER EACH WAY EACH FACE EXISTING EXHAUST EXISTING EXPANSION, EXPOSED EXPANSION, EXPOSED EXPANSION BOLT EXTERIOR
ND	F FA FAS FAWP FB FBD FD FDN FE FC FF FGL FHC FHC FHS FIN FIXT FLG FLUR FLX FNR FOC FOF FOM FOS FP FPN FRC FSP FSR FT FTG FTR	FAHRENHEIT FIRE ALARM FASTEN (ER) FLUID APPLIED WATERPROOFIN FACE BRICK FIBERBOARD FLOOR DRAIN FOUNDATION FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FIRE EXTINGUISHER CABINET FIRE EXTINGUISHER CABINET FIRE HOSE CABINET FIRE HOSE CABINET FIRE HOSE CABINET FIRE HOSE STATION FINISH (ED) FIXTURE FLUSH JOINT FLOOR (ING) FLASHING FLUORESCENT FLEXIBLE FEMININE NAPKIN RECEPTACLE FACE OF CONCRETE FACE OF FINISH FACE OF STUD FIREPROOF FLOOR PLATE FEET PER MINUTE FRAME (D) (ING) FIRE-RESISTANT COATING FIBER REINFORCED CEMENTITIOUS BOARD FIRE-RETARDANT FIRE STAND PIPELINE FLEXIBLE SHEET ROOFING FOOT, FEET FOOTING FINNED TUBE RADIATION
	FUT GA GB GC	FUTURE GAGE, GAUGE GRAB BAR GENERAL CONTRACT (OR)

	GD GKT GL GLB GLCOM GLF GLV GRL GRN GSS GST GT GWB	GRADE, GRADI GASKET (ED) GLASS, GLAZIN GLASS BLOCK GLAZING COMF GLASS FIBER GALVANIZED GRILLE GRANITE GALVANIZED S GLAZED STRUG GROUT GYPSUM WALL
	HARDN HB HBD HC HD HDW HJT HM HOR HP HR HT HTG HVAC HW HWD	HARDENED HOSE BIBB HARDBOARD HOLLOW CORE HEAVY DUTY HARDWARE HEAD JOINT HOLLOW META HORIZONTAL HIGH POINT HOUR HEIGHT HEATING HEATING/VENT AIR CONDITION HOT WATER, H HARDWOOD
	ID INCL INSUL INT INV IPS	INSIDE DIAMET INCLUDE (D) (IN INSULATE (D) ( INTERIOR INVERT IRON PIPE SIZE
	J JB JF JT	JOIST JUNCTION BOX JOINT FILLER JOINT
ING	K KD KIT KV KVA KW	KIPS (1000 LBS KNOCK-DOWN KITCHEN KILOVOLT KILOVOLT-AMP KILOWATT
-	L LAB LAV LBL LH LMS LOC LP LSW LT LTL LVR LVR LWC	LENGTH LABORATORY LAVATORY LABEL LEFT HAND LIVE LOAD LIMESTONE LOCATION LIGHTPROOF, I LIGHT SWITCH LIGHT LINTEL LOUVER LIGHTWEIGHT
	M MAR MAS MAX MB MDL MECH MED MED MFD MFR MH MIN MIR MISC MLDG MC MT MTL MTL ST	METER (S) MARBLE MASONRY MAXIMUM MACHINE BOLT MEMBER MODULAR MECHANIC (AL) MEDIUM MEMBRANE METAL FLOOR MANUFACTURE MANHOLE MINIMUM MIRROR MISCELLANEOI MOLDING, MOL MASONRY OPE METAL ROOF E MOUNT (ED) (IN METAL FURRIN METAL STUD

ADE, GRADING	Ν
SKET (ED)	NAT
SS, GLAZING	NIC
SS BLOCK	N0,#
ZING COMPOUND	NOM
SS FIBER	NRC
VANIZED	
LLE	NTS
ANITE	
VANIZED STEEL SHEET	OA
ZED STRUCTURAL TILE	OC

OD

OFF OH

PAR

PBD PCC

PCF PCP

PED

PER PRKG

ΡL

PLAM PLAS PLF

PNL

PNT

PRF

PSF

PSI PTD

PTH

PTN PVC PVMT

PVT

QT

"R"

RAD

RB

RBT

RC

RCB RCP

RD

REC RECP

REF

REG

REINF

REM REQD

RES

REV

RFG

RFL

RH

RLG

RM

RO

RTN RWC

R/W

S

SC

SCHED

SCRN

SECT

SFGL

SHTHG

SHT

SIM

SKYLT

SD

SF

R

PLYWD

OPNG OPP

- BOARD

AL NTILATING/ ONING HEADWALL

TER ING) (ION)

3S) PERE

LOW POINT

CONCRETE RGD

AL) R DECK RE (R)

SUC

ULDING ENING DECK ING)

MULL MULLION

SLR SLV SM SNT SP

# **27 OAK ST**

NORTH NATURAL NOT IN CONTRACT NUMBER NOMINAL NOISE REDUCTION COEFFICIENT NOT TO SCALE

OVERALL ON CENTER (S) OUTSIDE DIAMETER OFFICE

OVERHEAD OPENING OPPOSITE PARALLEL

PARTICLE BOARD PRECAST CONCRETE POUNDS PER CUBIC FOOT TEL PRECAST CONCRETE PLANK TEMP PEDESTAL T&G PERIMETER THK PARKING

PLATE PLASTIC LAMINATE PLASTER POUNDS PER LINEAL FOOT PLYWOOD PANFI

PAINT (ED) IN FIELD PREFORMED POUNDS PER SQUARE FOOT TOS TOP OF STEEL/ TOP OF SLAB POUNDS PER SQUARE INCH TOW PAPER TOWEL DISPENSER TPH PAPER TOWEL HOLDER PARTITION POLY VINYL CHLORIDE PAVEMENT PAVER TILE

QUARRY TILE

THERMAL RESISTANCE RADIUS, RISER RADIATOR RUBBER BASE-STRAIGHT RABBET, REBATE

REINFORCED CONCRETE

RUBBER COVE BASE REINFORCED CONCRETE PIPE VERT ROOF DRAIN RECESSED RECEPTACLE REFERENCE REGISTER

REINFORCE (D) (ING) REMOVED REQUIRED RESILIENT **REVISION (S), REVISED** ROOFING

REFLECT (ED) (IVE) RIGID RIGHT HAND RAILING ROOM ROUGH OPENING

RETURN RAIN WATER CONDUCTOR RIGHT OF WAY

SOUTH SOILD CORE SCHEDULE SCREEN STORM DRAIN SECTION SQUARE FOOT (FEET) SAFETY GLASS SHEET SHEATHING SIMILAR SKYLIGHT SEALER SLEEVE SHEET METAL

SPEC SQ SST STD STL STR SURF SUSP SYM STEI STR SUR SUS SYM SYN SYS SYN IR TAP TAPI T & B TOP ΤB TC TCS TRAF TDC TELE TEM TONO THRESH THRE THRU TO TOC TOES THR TOF TOL TOP TOR TTD TYP UC UNEX UNF UON VAC VAR VB VCB VCT VEST VG VIF VIN VJT VNR VR VRM VT VWF W WITH W/ WB WC WD WGL WH WIN WM W/O WP WPT WR W/R WSCT WST WWF

SEALANT

SOUND PROOF



E

EXISTING DRIVEWAY VIEW

F

SPECIFICATION SQUARE STAINLESS STEEL STANDARD STEEL STRUCTURAL SURFACE SUSPENDED SYMMETRY (ICAL) SYNTHETIC SYSTEM
TREAD TAPERED TOP AND BOTTOM TEST BORING TERRA COTTA TERNE COATED STAINLESS STEEL TRAFFIC DECK COATING TELEPHONE TEMPORARY, TEMPERED TONGUE AND GROOVE THICK (NESS) THRESHOLD THROUGH
TOP OF TOP OF CONCRETE, CURB TOP OF EXISTING SLAB TOP OF FOOTING TOLERANCE

G

TOLE TOP OF PLANK TOP OF ROOFING TOP OF WALL TOILET PAPER HOLDER TOILET TISSUE DISPENSER TYPICAL

UNDERCUT UNEXCAVATED UNFINISHED UNLESS OTHERWISE NOTED

VACUUM VARNISH VAPOR BARRIER, VINYL BASE-STRAIGHT VINYL COATED VINYL COVE BASE VINYL COMPOSITION TILE VERTICAL VESTIBULE VERTICAL GRAIN

VERIFY IN FIELD VINYL V-JOINT (ED) VENEER VAPOR RETARDER VERMICULITE VINYL TILE VINYL WALL FABRIC

WOOD BASE WATER CLOSET WOOD WIRED GLASS WALL HUNG WINDOW (S) WIRE MESH WITHOUT WATERPROOF (ING), WEATHERPROOF WORKING POINT

WEST

XTR

WATER REPELLANT WATER RESISTANT WAINSCOTT WEATHERSTRIPPING WELDED WIRE FABRIC

EXISTING TO REMAIN

#### ARCHITECTURAL SYMBOLS LEGEND

REVISION <u>∕1∖</u> WINDOW TYPE noom name ROOM 101 INFORMATION 150 SF PARTITION ( 1i ) TYPE DOOR TYPE **1**t SIM DETAIL VIEW \A101/ SIM BUILDING SECTION \A101/ 1 Ref INTERIOR A101 ELEVATION Ref Ref EXTERIOR ₽<1 | A101 | 1 >₽ ELEVATION <u>1</u> Ref Name
 Elevation STORY MARKER 0 COLUMN GRID \_ \_ \_

F

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MA	TERI/	ALS L	EGENI	D

ALUMINUM

BATT INSULATION

BRICK

CMU

CONCRETE

CUT STONE

EARTH

GYPSUM WALLBOARD

MARBLE, GRANITE

PLYWOOD

POROUS FILL, **GRAVEL STONE** 

**RIGID INSULATION** 

RUBBLE STONE

SHIM / BLOCKING

STEEL

WOOD, FINISHED

WOOD, ROUGH

#### SHEET NUMBER A0 A0.0 A0.1 A0.2 A0.3 A1.1 A1.2 A1.3 A1.4 A1.5 A2.0 A2.1 A2.3 A2.4 A2.5 A2.6 A3.1

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G

# RENOVATION PROJECT ADDRESS 27 OAK STREET NEWTON MA PROJECT DRAWING SETS ISSUED FOR CONSTRUCTIO AS BUILT ARCHITECT 407 DUDLEY STREET, SUITE #8 BOSTON, MA 02119 617.502.1120 CONSULTANT(S) SHEET LIST

в

SHEET NAME	
COVER SHEET	
SITE PLAN	
GENERAL NOTES	
TYP ASSEMBLIES	
AREA PLANS & SCHEDULE	
BASEMENT PLANS	
LEVEL 1 PLANS	
LEVEL 2 PLANS	
LEVEL 3 PLANS	
ROOF PLANS	
DRIVEWAY VIEW	
SIDE YARD VIEW	
ELEVATIONS	
FIREPLACE	
KITCHEN	
LIVING ROOM	
SECTION	
	APROVAL(S)



PROJECT NAME

TWD-FAMILY

AD

Rev' Issue





# PROPOSED CONDITIONS



lengif	t weige	HED	MEAN	
ERAGE	GRADE	CAL(	CULAT	

	С	D	E	F
OF	HIGH POINT	LOW POINT	AVERAGE	F=BXE
IT	OF SEGMENT	OF SEGMENT	E = (C + D)/2	
	163.2	161.8	162.5	6,565.0
	163.2	161.2	162.2	4,930.88
	161.6	159.8	160.7	6,492.28
	162.5	160.1	161.3	4,919.65
				22,907.81
MN F	/ TOTAL COLUM	IN B = AVERAC	GE GRADE	
AVEF	RAGE GRADE =	161.66'		

Plot Plan for Building Permit

25-27 Oak Street Newton, Middlesex County, Massachusetts

Property ID 51038 0024

PREPARED FOR: Nina B. Levin Bk. 19496, pg.424 Plan in Book 6813, page 73 Plan # 565 of 1944

DATE: Oct.2, 2017 REV.: Mar.27, 2019 REV.: Jul.22, 2019

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SCALE : 1." = 20'



Carlson Survey 2019 - 83202 - AutoCAD 2019 Kenneth B. Anderson, PLS# 31298

# **GENERAL SPECIFICATION &**

NOTES and specifications are the sole property of Vanko Studio

2. Work performed shall comply with the following: A. The general notes and typical details apply throughout the job unless otherwise noted or shown.

B. 2009 IBC

Contractor and Sub-Contractor must comply with all state and federal C. OSHA safety regulations during all phases of the construction and installation of building components.

3. The Contractor shall be bound to perform in strict compliance with manufacturer's specs. and industry recommended procedures. 4. Verification of the plans dimensions, and site conditions shall be the responsibility of the General Contractor and his Sub-Contractors prior to

construction. Noted dimensions take precedence over scale. 5. Discrepancies and omissions: The Contractor shall compare and

coordinate all drawings. When in the opinion of the Contractor, a discrepancy or omission exists he shall promptly report it to the Architect for proper adjustment before proceeding with the work. 6. The Contractor shall make no structural changes without written approval

of the Architect. 7. Shop drawings are required for structural, specialized construction and where otherwise requested with these documents. Shop drawings shall be submitted to Owner and Architect for review of conformance with the design

concept of the work. 8. The Owner shall be responsible to hire a licensed Environmental Engineer to verify no hazardous materials exist in the building. In the absence of a study by a licensed Environmental Engineer, the owner assumes all liabilities for the

presence of hazardous materials. 9. The Owner shall be responsible to hire a licensed Structural Engineer in matters regarding structural integrity of the existing building components, or if deemed necessary by the Code Official.

10. The Owner shall be responsible to hire a licensed Mechanical Engineer in matters regarding energy consumption, mechanical system adequacy, coderequired mechanical system upgrades, or if deemed necessary by the Code Official.

11. The Owner shall be responsible to hire a licensed fire protection/sprinkler designer if the local building ordinance dictates that such systems are required. The fire protection/sprinkler system shall be designed and installed per the adopted editions of the NFPA standards.

12. Nothing in the contract documents, including specifications from manufacturers or suppliers over whom the Architect has no control, shall be construed to express imply or represent in any way the Architect is offering any opinion whatsoever as to the ease or difficulty of any methodology which might be employed by the Contractor in performing the Work.

13. The Architect shall not be responsible for the safety and construction procedures, techniques, means, methods, or the failure of the builder to carry out the work in accordance with the drawing or required building code. Construction professionals (entities contributing to the built Work) shall be responsible for initiating, maintaining, and supervising all safety precautions and programs necessary for the protection of persons and property in accordance with applicable governing regulations.

14. The Architect shall endeavor to perform in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances. The Architect makes no warranty, either expressed or implied, as to the professional services included in this document

15. Fireplace chimneys shall have a minimum vertical distance 2'-0" above any portion of the roof 10'-0" away. 16. Interior stairways shall have a minimum clear width of 3'-0", with a

minimum of 6'-8" headroom. 17. Measuring vertically, handrails shall be located at a minimum height of 32", and a maximum height of 34" from the nose of the tread to the top of the

rail. Handrails shall have a maximum projection of 3 1/2" into the stair tread or 18. Handrails and/or Railings shall be installed at any stair or ext. porch

exceeding 3 risers or 30" in hgt. At all Landings and Floors which exceed 3 risers in height or 30", install Guard Rails with a minimum height of 36" above finished floor.

19. Balusters shall be installed in such a manner that a 4" diameter sphere cannot pass between any twp balusters.

20. Minimum interior railing height shall be 36" above finished floor.

21. Minimum exterior railing height shall be 44" above finished floor. 22. Interior stair riser height shall be 7 3/4" maximum and 10" tread minimum

with 1" nosing. Refer to code conformance see title sheet.

23. Exterior stair riser height shall be 7" maximum and 11" treads minimum. 24. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet with the exception of grade floor openings which shall have a minimum net clear opening of 5 square feet. The minimum net clear opening height shall be 24 inches and the minimum net clear opening width shall be 20 inches

WOODS AND PLASTIC Design loads for Residential wood frame: Floors- Living areas live load 40 psf and dead load 10 psf. Sleeping areas live load 30 psf/ dead load 10 psf Trussed areas live load 30 psf/ dead load 10 psf Roofs-

Sticked areas live load 30 psf/ dead load 10 psf Attic storage areas live load 20 psf and dead load 10 psf.

Attic areas with fixed stairs live load 30 psf and dead load 10 psf. Wind loading (90 mph).

Exterior balcony and decks live load code 40 psf/ dead load 15 psf. Exterior stairs and Egress balconies live load 100 psf/ dead load 15 psf. 2. The minimum grade and allowable stresses for structural wood members are:

Studs and Jacks- SPF stud grade, FcII = 675psi Joists- HemFir #2, Fb = 850 psi base, Fv = 75 psi base, E = 1,300,000 psi Trusses (floor & roof)- as per Manufacturer's Engineered drawing and lumber specifications

Structural Headers- Hem Fir #2 Sized per drawings. Pressure treated Southern Yellow Pine #2. fb = 1050psi base, fv = 90 psi base, E =

1,600,000 psi. 3. Parallam and Micro-Lam beams to be Engineered and manuf. by Truss-Joist McMillan, Corp. or approved equal. fb = 2,800 psi / fv = 285 psi / E = 2,000,000 psi4. Load bearing partitions shall be 2x4 or 2x6 wood stud construction unless otherwise noted on drawings. Bearing walls shall have stud placement of 16"o.c. maximum with double top bearing plates.

5. Non-load bearing partitions shall be 2x3, 2x4, or 2x6 wood stud construction unless otherwise noted on drawings. Non-bearing walls shall have stud placement of 24" o.c. maximum with a single top plate.

6. All Wood Framing members which rest on exterior foundation walls shall be pressure-treated or to be able to resist decay. 

7. All Wood Headers at non	h-bearing Exterior Walls shall be:
OPENING SIZE	HEADER
up to 4'-0"	2- 2" x 10"
4'-0" to 6'-0"	2- 2" x 10"
6'-0" to 9'-0"	2- 2" x 10"
8. All Wood Headers at non	-bearing Interiors Walls shall be:
OPENING SIZE	HEADER
up to 6'-0"	2" x 4" ladder at 16"o.c.

with double bottom plate

(2) 2" x 10" Hem Fir #2 6'-0" to 10'-0" PREMANUFACTURED WOOD TRUSSES

Wood Roof Trusses

1. Timber trusses shall be designed in accordance with N.Fo.P.A. and T.P.I. standards. Truss designer is to supply for each truss bearing support end with one "Teco" or equivalent framing anchor able to withstand lateral and uplift load indicated on truss shop drawings. Truss design shall be certified by Professional Engineer registered in the governing jurisdiction. Truss profiles and layout diagrams show design intent only. Truss manufacturer to verify all spans, live load dead load, attic load,

dimensions, pitches, etc. and submit shop drawings to architect prior to fabrication. 2. Design control of truss roof framing when snow control for buildings not greater than 60 feet in length perpendicular to joist, rafter, or truss span, not greater than 36 feet in width parallel to joist span or truss, not greater than 2 stories in height with each story not greater than 10 feet high, and roof slopes not smaller than 3:12 or greater than 12:12. Truss roof framing constructed in accordance with these provisions shall be limited to sites subjected to a maximum wind speed of 110 miles per hour, Exposure A, B, or C and a maximum ground snow load of 70 psf. Roof snow load is to be computed as: 0.7 Pg. 3. Floor trusses to be manufactured and installed in strict accordance with manufacturer's recommendation. All spans, joist depth, deflection and spacing to be

verified by manufacturer

Shop drawings to be submitted to the owner prior to fabrication. Truss designer to provide all hangers, blocking, bridging, and special connection details, special blocking or bracing details, and shop drawings to the Contractor prior to fabrication

6. Truss designer to provide all handling and erection procedures to the Contractor prior to fabrication.

PLYWOOD Each plywood or OSB sheet shall bear the "APA" grade trademark or Equiv. All end joints shall be staggered and shall butt along the center lines of framing

members. 3. The face grain of the plywood shall be laid at right angles to the joists and trusses and parallel to stud walls.

4. All floor plywood shall be glued/screwed with #8d nails at 6"o.c. at edges and 12" o.c. intermediate

5. Roof sheathing to be  $\frac{1}{2}$ " exterior grade plywood, or 7/16" oriented strand board with H clips, 32/16" span rated.

Floor sheathing to be 3/4" T & G interior/exterior glue GIS plywood, or 3/4" T & G oriented strand board 48/24" span rated. Use 1/4" lauan underlayment at vinyl and ceramic tile locations at OSB plywood subflooring installations. Sand raised edges and imperfections of OSB plywood subflooring prior to finish padding and carpet installation.

7. <sup>1</sup>/<sub>2</sub>" structural plywood or 7/16" OSB sheathing SPAN RATED 32/16 at all building corners, window and door openings, and structural points as referenced on the plans if used in conjunction with 1/2" insulation board sheathing. MISCELLANEOUS WOOD FRAMING

Corner Bracing

1. Unless otherwise noted, brace all Exterior corners of building and every 25 feet of wall length with 7/16" thick 4'x8' structural rated sheathing or 1x4 wood or let-in metal bracing.(Portal Assembly of garage wall continuosly sheathed and anchored to foundation)

1. All nailing shall comply with latest edition of 2009 IRC code.

Fire Stopping 1. Fire stopping shall be provided to cutoff all concealed draft openings (both vertical and horizontal) in the following locations:

2. In all stud walls and partitions including furred spaces at floor and ceiling levels. 3. Openings around vents, pipes, ducts, chimneys and fireplaces at each ceiling/floor

level with noncombustible materials. Between stair stringers at top and bottom and between studs in line with stair run. 4. At all interconnections between concealed soffits, drop ceilings, and cove ceilings.

Firestops, when of wood, shall be 2" nominal thickness and may be made of gypsum board, cement board, or other noncombustible material. Spaces between masonry chimneys and wood framing shall be 2" minimum

clearance and filled with a noncombustible material. 8. Spaces between metal chimney flues and gas appliance B vents shall be 2"

minimum clearance and firestopped with a galvanized metal pan at each floor/ceiling level. Draftstopping

1. Floor/ceiling assemblies of truss type or open-web members shall be draftstopped into equal sized areas no greater than 1,000 square feet, parallel to the framing members. Draftstopping shall be 1/2" gypsum board or 3/8" plywood. Alianment

1. Allrafters and joists framing from opposite sides shall lap at least 3" and not to exceed 6" and be spiked together. 2. When framing end to end joists shall be secured together by metal straps or  $\frac{1}{2}$ "

plywood plates.

Partitions

1. Additional floor joists under all parallel wall partitions, bathtubs, showers, kitchen islands and kitchen base cabinets parallel to the framing direction

2. Lap top plates at corners and intersections. 3. Provide double trimmers under all headers openings 4'-0" wide or larger. All such members shall be spiked together.

Structural Wood Posts

1. Posts or multiple studs which directly support concentrated/point loads shall be made continuous through out all stories/floors below and shall rest directly on the basement girder or foundation. Install Solid Blocking in floor framing spaces directly under posts/multiple studs to transfer the loads downward without interruption. The area of the cross-section of such blocking shall not have an area less than the crosssection of the post/multiple studs below. Altering Structural Members

1. No structural member shall be omitted, notched, cut, blocked out, or relocated with out prior approval by the Architect. Do not alter sizes of members noted on the drawings without written approval of Architect.

Built-Up Beams

Built-up beams or joists formed by a multiple of  $\frac{1}{2}$ " plywood and two 2 x members shall be fastened with 2 rows of 16"d nails at 12"o.c. 2. Build-up beams formed by a multiple of two ½" plywood and three 2 x members shall be

fastened with two rows of nails at 12" o.c. at each layer. Cutting of Beams, Joist, and Rafters

1. Cutting of wood beams, joist, and rafters shall be limited to cuts and bored holes not deeper than one-sixth (1/6th) the depth of the member and shall NOT BE located in the middle one-third (1/3rd) of the span. Notches located closer to supports than three times the depth of the member shall not exceed one-forth (1/4th) the depth. Holes bored or cut into joist shall not be closer than two (2) inches to the top or bottom of the joists and the diameter of the hole shall not exceed onethird (1/3rd) the depth of the joist.

Notches in Stud Bearing Walls or Shear Walls

1. Notches or bored holes in studs of bearing walls or partitions shall not be more than one-thin (1/3rd) the depth of the stud. When stud is cut or bored in excess of the above, it shall not be more than one-third (1/3rd) depth located at the center of the stud and add additional vertical studs as required.

Bridging and Blocking 1. There shall be not less than one line of bridging in every eight feet of span in floor with nominal lumber (not required for Engineered joists), attic and roof framing. The bridging shall consist of not less than one by three inch lumber double nailed at each end or of equivalent metal bracing of equal rigidity. Block solid at all bearing supports where adequate lateral support is not otherwise provided. Joist Hangers

1. All purlins, 2x joists and beams not framed over supporting members shall be supported by means of joist hangers.

2. Joist hangers shall be "Simpson" unless otherwise noted or an approved equal. Fastening/ Nailing (must conform to Manufactures Specification) 3. Hot-dipped galvanized fasteners, connectors, and anchors shall be acceptable for use with a

ACQ treated lumber. Simpson Z-max line and triple zinc line of fasteners by USP are acceptable. 4. Fasteners and connectors used together must be of the same type. **Bolts in Wood Framing** 

1. All bolts in wood framing shall be galvanized standard machine bolts with standard galvanized iron washers.

TERMITE CONTROL METHODS( If required by LCL Code) 1. In areas subject to damage from termites methods of protection shall be one of the following

methods or a combination of these methods: A. Chemical termicide treatment which shall include soil treatment and/or field applied wood treatment. The concentration, rate of application, and method of treatment of the chemical shall b

in strict accordance with termicide label. B. Termite baiting system installed and maintained according to label.

C. Pressure-preservative-treated wood in accordance with AWPA U1 for the species, product. preservative, and end use. Naturally termite-resistant wood which is heartwood of redwood and eastern red cedar.

E. Approved physical barriers, such as metal or plastic sheathing or collars specifically design for termite prevention, shall be installed in a manner to prevent termites from entering the structur THERMAL AND MOISTURE PROTECTION ation wall are permitted to be used only if in combination 1. The Contractor shall provide all materials and information required to comply with

the latest edition of the 2009 International Energy Conservation Code. 2. The following insulation Values shall be used as the minimum design standards fir **Residential Construction for climate zone-4:** 

LUCATION	R-VALUE		MAIERIAL
A. Ceiling	gs	R-38	Blown Cellulose or Batt insul.
B. Cathe	dral Clgs.	R-38	Batt Insulation w/kraft-face
vapor barrier do	wn		
C. Exterio	or Walls	R-13	Batt Insulation w/kraft-face
D. Exterie	or Bsmt/Fnd	R-10/13	Foil faced Batt insulation at
exposed walls			
E. Floors	at overhang	R-30	Batt Insulation w/kraft-face
F. Crawl	Spaces	R-10/13	Foil faced Batt insulation at
exposed walls	-		
G. Garag	e/Living Space		
-	Walls	R-13	Batt Insulation w/kraft-face
	Ceiling	R-19	Batt Insulation w/kraft-space

Fenetration H. Doors/ Windows

Doors

R-0.35 Varies

windows R-0.35 Varies Slab perimeter R Value R-10, 2'-0" and depth. Garage slab slope to O/H Door. Supply & return ducts out side the building thermal envelope shall be insulated with a minimum R-8. Ducts in floor trusses shall be insulated to a minimum R-6.

K. Mechanical system piping capable of carrying fluids above 105 deg. F or below 50 deg. F shall be insulated to a minimum of R-2 Hot water piping out side the building thermal envelope shall be insulated to a

minimum of R-3. Provide an expandable foam or caulking at all openings, sillplates, interior wiring and plumbing penetrations.

4. Provide water-resistive barrier of one layer No. 15 asphalt felt, free from holes and breaks complying with ASTM D for Type 1 felt or other approved water-resistive shall be

applies over studs or sheathing of all exterior walls. 5. Foam plastic shall be separated from the interior of a building by an approved thermal barrier of minimum .5 inch gypsum wallboard of an approved finish material equivalent to a thermal barrier material that will limit the average temperature rise of the unexposed surface to no more than 250 deg. F.

5A. Foam Plastic Thermal Barrier Exceptions: a. Foam plastic in a masonry or concrete wall, floor, or roof when the foam plastic insulation is separated from the interior of the building by a minimum of 1-inch thickness of masonry or concrete.

b. Foam plastic in a attic or crawlspace entered only for service of utilities when the foam plastic insulation is protected against ignition using one of the following ignition barrier materials: 1.5-inch-thick mineral fiber insulation..25-inch-thick wood structural panels, .375-inch-thick gypsum board or corrosion-resistant steel having a base metal thickness of .016 inch.

c. Foam filled exterior doors & garage doors.

Foam interior trim with a minimum density of 20lbs. per cubic foot, maximum thickness .5 inches and width is 8 inches. The trim shall not constitute more than 10 percent of the aggregate wall and ceiling area of any room or space.

e. Foam interior finishes shall be permitted if they meet the flame spread calculation of not greater than 200 and smoke-developed index of not greater than 450.

Foam plastic shall be permitted to be spray applied to a sill plate and header without a thermal barrier provided all the following are met: maximum thickness is 3-1/4", density shall be in the range of 1.5 to 2.0 pounds per cubic foot, foam plastic shall have a flame spread index of 25 or less and an accompanying smoke develop index of 450 or

Enclosed attic truss spaces and enclosed roof rafters shall have cross ventilation for each separate space with screened ventilation openings protected against the entrance of moisture and rain in accordance with the 2009 IRC code. Attic ventilation shall be calculated at 1/300 SF of the roof area with at least 50% not more than 80% provided by eve vents.

7. Roof Shingles

Asphalt Roofing - 235# self sealing shingles over 1 layer of 15# asphalt saturated felt underlay

8. All flashing, counter flashing, and coping when at metal shall be of not less than no. 26 U.S. gauge corrosion resistant metal. Flashing shall be applied shingle fashion in such a manner to prevent the entry of water into the wall cavity or penetration of water to the building structural framing components. The flashing shall extend to the surface of the exterior wall surface.

9. Shall the governing jurisdiction require ice barrier. An ice barrier that consists of at least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet, shall be used in lieu of underlayment and extend from the lowest edges of all the roof surfaces to a point at least 24 inches inside the exterior wall line of the building

DOORS AND WINDOWS 1. Natural light and ventilation minimum requirements:

Basement light/vent area = 2%/1% floor area

Light area per room = 8% floor area

Ventilation area per room = 4% floor area

2. Windows at 2nd floor (sleeping areas) shall be minimum 5.7 SF openable area with 24" clear dimension. Maximum sill height 44" above finished floor. 3. Sliding glass doors and all glazed areas subject to human impact which are less

than 18" above finished floor and in excess of 9 SF in area and within 36" of walking surfaces shall be tempered safety glass. 4. Provide a single of continuous caulking at the perimeter of all window nailing

flanges and provide drip cap flashing at all windows and doors. 5. Caulk & flash exterior perimeter of all windows and doors to provide an air tight seal at dissimilar materials.

6. Window sills located more than 72 inches above the finished grade or surface below, the lowest part of the clear opening shall be a minimum 24 inches above finished floor of the room in which the window is located. Glazing between the floor and 24 inches shall be fixed, have openings through which a four-inch-diameter sphere cannot pass, or window guards that are releasable or removable without the use of a key, tool, special knowledge of force greater than that required for normal operation of the escape

less when tested in accordance with ASTM E 84. 6. Attic Ventilation

METALS

Structural steel shall conform to the requirements of the 13th edition of A.I.S.C. Manual of Steel Construction. Structural steel shall conform to A992. 2. Provide base plate for all structural steel beams bearing on concrete or masonry. Provide

standard angle anchors and inserts, ties, clips, anchors, straps, hangers, bolts, and other hardware and fastening devices as may be required. 3. Adjustable and fixed steel columns are constructed out of 11 gauge carbon steel with minimum yield strength of 33 ksi and ultimate strength of 45 ksi in accordance with ASTM 500 and manufactured by Marshall Stamping Company in accordance with BOCA report No. 88-73 and have minimum 8" x 4" x <sup>1</sup>/<sub>4</sub>" bearing and cap plates. Screw jack should be incased in concrete or tack welded after installation. Each column should be designed with the capacity rating and withstand compression loads as noted on plan

inal	4. Brick sized lintel schedule: Unless otherwise shown,	provide one lintel with 8" minimum	
e	Up to 4'-0" 3-1/2" x 3-1/2" x 1/4" Angles		
	4'-0" TO 5'-6" 4" x 3-1/2" x ¼" Angles 5'-6" TO 7'-6" 5" x 3-1/2" x 5/16" Angles		
	7'-6" TO 9'-0" 6" x 3-1/2" x 3/8" Angles 5. All metal in contact with pressure treated wood or co	ncrete to be stainless steel or hot dip	ped 7
	zinc galvanized.	ad for advania reaction prior to	
t	installation.		
	7. Flashings to be field broken aluminum with painted fir DOORS AND WINDOWS all roofing to be copper with lead c	nish. Dated copper flashing.	
	1. Natural light and ventilation minimum requirements:		
	Basement light/vent area=2%1% floor areaLight area per room=8% floor area		
all	Ventilation area per room = 4% floor area 2. Windows at 2nd floor (sleeping areas) shall be minim	um 5.7 SF openable area with 24" clea	ar
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	dissimilar materials.		
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od	Gypsum Wallboard ne use of a key, tool, special knowledge 1. All gypsum wallboard shall be installed in accordance code, latest edition.	e with the provisions of the 2009 IRC	r
ea re.	2. All edges and ends of gypsum wallboard shall occur concealed spaces where fire resisting construction is not r	on the framing members except in	
'n	<ol> <li>2009 IRC Integral Garage/Dwelling - Private garages I shall be separated from adjacent interior spaces by fire par separated with not less than (1) layer of 5/8" type "x" gyps are located beneath non-habitable rooms they shall be separated</li> </ol>	ocated beneath rooms in dwelling unit titions, floors and ceilings shall be um board or equivalent. Where garage arated with not less than ½" gypsum	ts es
	4. Install ½" Durarock cement board or MR Wallboard ( tubs and showers in all bathrooms. Extend board 6" beyor	Greenboard) on all walls surrounding Id end of tub or shower.	
	MECHANICAL 1. All work shall be in full accordance with all 2009 Inter	national Mechanical Code. and	
	regulations of the governing agencies.	ndiaating duat lawaut, condensar	
	location, duct sizes, etc. to owner prior to installation. Mec	hanical subContractor is to review	_
	structural shop drawings and notify the Architect of any me construction.	echanical and structural conflicts prior	r to
	<ol> <li>All duct work shall be installed in accordance with lat</li> <li>Plumbing: The plumbing Contractor shall provide a p</li> </ol>	est applicable standards. Iumbing riser diagram and gas line	·
	diagram shop drawing to the Owner prior to fabrication. Al conform to the 2006 International Plumbing Code. The plur for the installation of all plumbing fixtures and accessories	I pipe sizes and arrangements shall nbing Contractor shall be responsible according to the building code and	•
	manufacturers specs.		
	1. All work shall be in accordance with the National Elec	trical Code(As adopted by local code	),
	power and telephone companies.	comply with the requirements of the	
	2. The Electrical Contractor shall be responsible for all installation. This shall include as a minimum all required d	necessary wiring to support a comple sconnect switches, panels, fuses, cire	te cuit
	breakers, motor starters, motors, transformers, relays, rec for a complete installation. The heater shut off switch shall	eptacles, lighting fixtures, and control	S hut
	off switch.	a to all applicable and a	
	<ol> <li>Equipment and standard installation height above fin</li> </ol>	shed floor:	
	<ul> <li>A. Duplex Receptacle &amp; Phone Jacks</li> <li>B. Duplex Receptacle over countertops &amp;</li> </ul>	14″ AFF 48" AFF	
	behind refrigerator C. Duplex Receptacle in Powder Rooms	38"	4
	or over Vanities	40"	I
	E. Thermostat	48"	
	<ul> <li>F. Sump Pit Duplex Receptacle</li> <li>5. Provide G.F.C.I. circuits in the Kitchen, Bathrooms, Sun</li> </ul>	48" p Pit, Garage, Exterior locations, and	at
	Whirlpool where applicable. Provide Trip Reset Receptacle Receptacles shall not be wired in series with other G.F.C.I. 6. All Exterior Outlets shall be waterproof. NEMA 3R Foar	s where noted. Kitchen G.F.C.I. locations. n Liners provided and installed by	
	SubContractor at all Exterior Wall Switches and Receptacle	S. n each story of the dwelling unit	
	including basements and shall be located in each bedroom with an automatic sprinkler system in accordance with the detector shall operate on an alternating primary source of e	, unless the unit is equipped througho latest edition of NFPA 13D. Each smo electric power with backup battery	out oke
	source. The detectors shall be wired in sequence such that		
	source. The detectors shall be wired in sequence such that activate all of the alarms throughout the dwelling.	tom in accordance with NEDA 70 that	
	source. The detectors shall be wired in sequence such tha activate all of the alarms throughout the dwelling. 7A. Smoke detectors if connected to a household alarm sys include smoke alarms, or a combination of smoke detector required the household fire alarm system shall provide the in the event the that the fire alarm panel is removed or the s	stem in accordance with NFPA 72 that and audible notification installed as same level of smoke detection and al system is not connected to a central	arm
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TWD-FAMIL RENOVATIO

PROJECT NAME

PROJECT ADDRESS 27 OAK STREET NEWTON MA

**PROJECT DRAWING SETS** 

SD	SCHEMATIC DESIGN	
ZBA	ZBA SUBMISSION SET	
PRICING	SCHEMATIC PRICING	-
DD	DESIGN DEVELOPMENT	
VE	VALUE ENGINEERING	
CD	CONSTRUCTION DOCUMENTS	
BID	BID DOCUMENTS	
IFC	ISSUED FOR CONSTRUCTION	
AB	AS BUILT	-

ARCHITECT

407 DUDLEY STREET, SUITE #8 BOSTON, MA 02119 617.502.1120

CONSULTANT(S)

APROVAL(S)

REGISTERED PROFESSIONAL



SHEET NAME

**GENERAL NOTES** 

Date 8/2/2019 Scale 1/4" = 1'-0" Revision Rev' Issue

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	ΟΑ ΤΗΚ	NOM	STUD SIZE	INSULATION	RATING	UL NO	STC	IIC	MAX HT20	MAX HT22	REMARKS
1	5''	5''	3 1/2"	3 1/2"	1 HR	-	-	-	-	-	-
2	7''	7''	5 1/2"	5 1/2"	1 HR	-	-	-	-	-	-

	ΟΑ ΤΗΚ	NOM	STUD SIZE	NSULATION
1	6 1/2"	7''	3 1/2"	3 1/2"
2	8 1/2"	9''	5 1/2"	5 1/2"

E2 - FIBER CEMENT CLAPBOARD WALL

\_\_\_\_

E3 - CEDAR SHINGLES

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FLOOR, CEILING & ROOF FINISH FLOOR - WD OR CT INSTALLED PER UNDERLAYMENT MFR 1/8" ACOUSTIC STC 52 UNDERLAYMENT EQ TO R43.6 KINETICS "ISOLAMENT QT F03"  $\sim$ - SHEATHING (PER STRUCTURAL) - C JOISTS (PER STRUCTURAL) W/ 6" ACOUSTIC 7/8" 20 GA HAT CHANNEL \_\_\_\_5\_ ACOUSTICAL CEILING HANGER EA JOIST (44 LBS CAPACITY) EQ TO KINETICS "WAVE 44" - (2) 5/8" TYPE "C" GWB DOORS DOOR FRAMES \_\_\_\_ 1" OVERLAP 4  $\longrightarrow$ L С F FF А AA CC SINGLE SLIDING FRAME FULL FLUSH DOUBLE PANEL **BI-FOLD** DOOR FRAMES: DOOR TYPES: NOTES: NOTE. \*REFER TO SPECIFICATIONS FOR HARDWARE SETS. 1. FOR FRAME DIMS SEE SCHED HARDWARE NOTE: 2. FOR FRAME MATERIAL SEE SCHED 1. ALL EXTERIOR DOORS WILL HAVE: THRESHOLD, WEATHER STRIPPING & CLOSER ALL RATED DOORS WILL BE SELF CLOSING. PROVIDE PANIC HARDWARE AS REQD
 ALL PUBLIC DOORS WILL HAVE WALL MOUNTED DOOR STOPS
 ALL DWELLING UNIT DOORS WILL HAVE BASE MOUNTED STOPS
 ALL DOORS WILL HAVE FRAME SILENCERS 3 6. LEVER HANDLES 7. SOUND GASKET @ ALL UNIT ENTRY DOOR DOOR JAMBS

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<ul> <li>CEDAR SHINGLES</li> <li>BUILDING WRAP</li> <li>1/2 ABSS</li> <li>STUD</li> <li>INSULATION</li> </ul>
- GWB

G

RATING	UL NO	STC	IIC	MAX HT20	MAX HT22	REMARKS
1 HR	-	-	-	-	-	-
1 HR	-	-	-	-	-	-

(1) 5/8" GWB EA SIDE STUD @ 16" O.C.

INTERIOR WALLS	(1) 5/8" GWB EA SIDE STUD @ 16" O.C.	LIQUID APPLIED WATERPROOFING CEMENT BOARD CERAMIC TILE ON THIN SET	A PROJECT NAME TWO-FAMILY RENOVATION
OATHK         NOM         STUD SIZE INSULATION         RATING         UL           1         4 3/4"         5"         2X4         1         1 HR         U3           2         6 3/4"         7"         2X6         1         1 HR         U3           3         8 3/4"         9"         2X8         -         1 HR         U3           -         -         -         -         -         -         -         -           B - INTERIOR PARTITION - WOOD STUD (LO         -         -         -         -         -         -	NO       STC       IIC       MAX HT20       MAX HT22       REMARKS         305       33       -       -       -       -         305       33       -       -       -       -         au       -       -       -       -       -         bit       -       -       -       -       -         au       -       -       -       -       -         bit       -       -       -       -       -         au       -       -       -       -       -         bit       -       -       -       -       -       -         bit       -       -       -       -       -       -       -         bit       -       -       -       -       -       -       -       -       -       -       -       -       -	V	PROJECT ADDRESS 27 OAK STREET NEWTON MA PROJECT DRAWING SETS PROJECT DRAWIN
PTD WD BI-FLOD DOOR CASING PTD WD TRIM FTD WD TRIM SHIM AS REQD WD BLKG AS REQD WD BLKG AS REQD TYP PTN CONST REFER TO PTN TYPES 14 OD CASED OPENING DO SIMILAR	DOWS		REGISTERED PROFESSIONAL     Image: stress of the





CASED OPENING





G

F

A





#### 8 LEVEL 3 1/8" = 1'-0"





4 <u>03- LEVEL 3</u> 1/8" = 1'-0"



3 <u>02 - LEVEL 2</u> 1/8" = 1'-0"

7

6

5

4

3

2

G



E



F





2 01 - LEVEL 1 1/8" = 1'-0"

1) 00 - BASEMENT 1/8" = 1'-0"

PR	OPOSED AREAS	3
Name	Area	
25	586 SF	
25	582 SF	
‡25	516 SF	
<b>#</b> 25	384 SF	
	2068 SF	
<b>#27</b>	961 SF	
27	965 SF	
27	1031 SF	
27	727 SF	
	3684 SF	
	5752 SF	

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# TWD-FAMILY Renovation

PROJECT NAME

 27 OAK STREET

 NEWTON MA

 PROJECT DRAWING SETS

 SD
 SCHEMATIC DESIGN

 ZBA
 ZBA SUBMISSION SET

 PRICING
 SCHEMATIC PRICING

 DO
 DESIGN DEVELOPMENT

 VE
 VALUE ENGINEERING

 VE
 VALUE ENGINEERING

 DD
 BID DOCUMENTS

 BID
 BID DOCUMENTS

 FC
 ISUED FOR CONSTRUCTION

PROJECT ADDRESS

6



AB AS BUILT

407 DUDLEY STREET, SUITE #8 BOSTON, MA 02119 617.502.1120

CONSULTANT(S)

5

APROVAL(S)

3



EXISTING AREAS				
Name AREA				
#25	582 SF			
#25	586 SF			
#25	516 SF			
#25	383 SF			
	2067 SF			
#27	578 SF			
#27	582 SF			
#27	648 SF			
#27	387 SF			
	2195 SF			
	4263 SF			



REGISTERED PROFESSIONAL

AREA PLANS & SCHEDULE

Date	8/2/2019
Scale	1/8" = 1'-0"
Revision	
Rev' Issue	

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- PRESENCE OF HAZARDOUS MATERIAL IS UNKNOWN. GENERAL 1. CONTRACTOR TO PROCURE ENVIRONMENTAL SERVICES AS REQ'D FOR SUSPICIOUS MATERIALS
- PROTECT ALL EXISTING WALLS, MOLDINGS, CEILINGS, FLOORS, 2. DOORS, WINDOWS, LIGHTS, COLUMNS, PLUMBING, HVAC, ETC. TO REMAIN
- AFTER REMOVAL/DEMOLITION, LEAVE ADJACENT AND REMAINING SURFACES READY FOR NEW WORK 3. REMOVE ALL WALL AND WINDOW TREATMENTS. PATCH ALL 4.
- PENETRATIONS (EXAMPLE: WINDOW TREATMENT HOLES IN WALLS AND MOLDINGS) INCURRED FROM PREVIOUS TENANCY. REMOVE ANY APPLIED FLOORING (EX: SHEETGOOD, TILE, CARPET)
- ORIGINAL HARDWOOD TO BE EXPOSED IDENTIFY, PROTECT, AND AVOID DISRUPTING ALL WIRING AND 6. EQUIPMENT TO REMAIN. COORDINATE A TEMPORARY CONNECTION IF
- NECESSARY REMOVE ALL INTERIOR SWITCHES, RECEPTACLES/OUTLETS, AND 7. LIGHT FIXTURES. PREPARE FOR REPLACEMENT SWITCHES,
- RECEPTACLES/OUTLETS, AND LIGHT FIXTURES FOR TERMINATED OR ABANDONED CIRCUITS, REMOVE ASSOCIATED 8. WIRING (INCLUDING COMMUNICATIONS CABLING) BACK TO BUILDING
- PANELS. ALL SUSPENDED OR APPLIED CEILINGS TO BE DEMOLISHED. REPAIR 9. WITH PLASTER AS NECESSARY
- REMOVE ALL EQUIPMENT WITHIN RESIDENTIAL UNITS INCLUDING 10. BOILERS, RADIATORS, WATER HEATERS, ETC.

# **DEMOLITION LINETYPE**

LIFESAFETY FIXTURES

ARROW(S) DESIGNATE(S)

EGRESS DIRECTION SOLID HATCH DENOTES FIXTURE IS A COMPONENT

OF THE EM LIGHTING

EM LIGHT PACK - BATTERY BACKED

MATE EXTERIOR LIGHT FIXTURE AT EXTERIOR EGRESS LOCATIONS

FIRE EXTINGUISHER - SURFACE MOUNT

ALARM PULL STATION - SURFACE MOUNT

HORN STROBE - SURFACE MOUNT

**DETECTOR** - CARBON MONOXIDE

DETECTOR - SMOKE

UNLESS NOTED OTHERWISE BY ENGINEER

SYSTEM

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SD

EXG TO

REMAIN

EXIT SIGN

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2.

## DEMOLISHED

### 27 OAK STREET NEWTON MA

PROJECT ADDRESS

PROJECT NAME

TWD-FAMILY

RENOVATION

#### PROJECT DRAWING SETS

SD	SCHEMATIC DESIGN	
ZBA	ZBA SUBMISSION SET	
PRICING	SCHEMATIC PRICING	
DD	DESIGN DEVELOPMENT	
VE	VALUE ENGINEERING	
CD	CONSTRUCTION DOCUMENTS	
BID	BID DOCUMENTS	
IFC	ISSUED FOR CONSTRUCTION	
AB	AS BUILT	
		_

ARCHITECT

# ARCHITECTS

407 DUDLEY STREET, SUITE #8 BOSTON, MA 02119 617.502.1120

CONSULTANT(S)

APROVAL(S)





SHEET NAME

BASEMENT PLANS

Date	8/2/2019
Scale	1/4" = 1'-0"
Revision	
Rev' Issue	

A1.1



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A1.2



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12' - 11"



2 02 - EXISTING LEVEL 2 1/4" = 1'-0"



12' - 3"



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### PROJECT NAME TWD-FAMILY RENOVATION

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2 03 - EXISTING LEVEL 3 1/4" = 1'-0"

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2 EXISTING ROOF 1/4" = 1'-0"



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# TWD-FAMILY RENOVATION

PROJECT NAME

7	PROJECT ADDRESS 27 OAK STREET NEWTON MA
6	PROJECT DRAWING SETS         20       SCHEMATIC DESIGN         24       ZEA SUBMISSION SET         26       CEA SUBMISSION SET         27       DESIGN DEVELOPMENT         26       VALUE ENGINEERING         26       CONSTRUCTION DOCUMENTS         26       SUBED FOR CONSTRUCTION         26       AS BULT
	407 DUDLEY STREET, SUITE #8 BOSTON, MA 02119 617.502.1120 CONSULTANT(S)
5	
4	APROVAL(S)
3	REGISTERED PROFESSIONAL
2	SHEET NAME ROOF PLANS
	Date         8/2/2019           Scale         1/4" = 1'-0"

EXISTING		/
26' - 4"		
		)=
		) = 1 - 1 + 1 + 1 + 1 + 1 + 1 + 1 = 1 - 1 + 1 + 1 + 1 + 1 + 1 + 1 = 1 + 1 + 1 + 1 + 1 + 1 + 1 = 1 + 1 + 1 + 1 + 1 + 1 + 1 = 1 + 1 + 1 + 1 + 1 + 1 + 1 + 1 = 1 + 1 + 1 + 1 + 1 + 1 + 1 + 1 + 1 + 1
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Rev' Issue

A1.5



2 EXISTING DRIVEWAY VIEW

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2 EXISTING SIDE YARD VIEW

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![](_page_12_Figure_5.jpeg)

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PROJECT NAME

![](_page_13_Figure_0.jpeg)

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![](_page_13_Figure_20.jpeg)

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![](_page_13_Picture_25.jpeg)