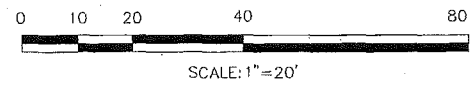
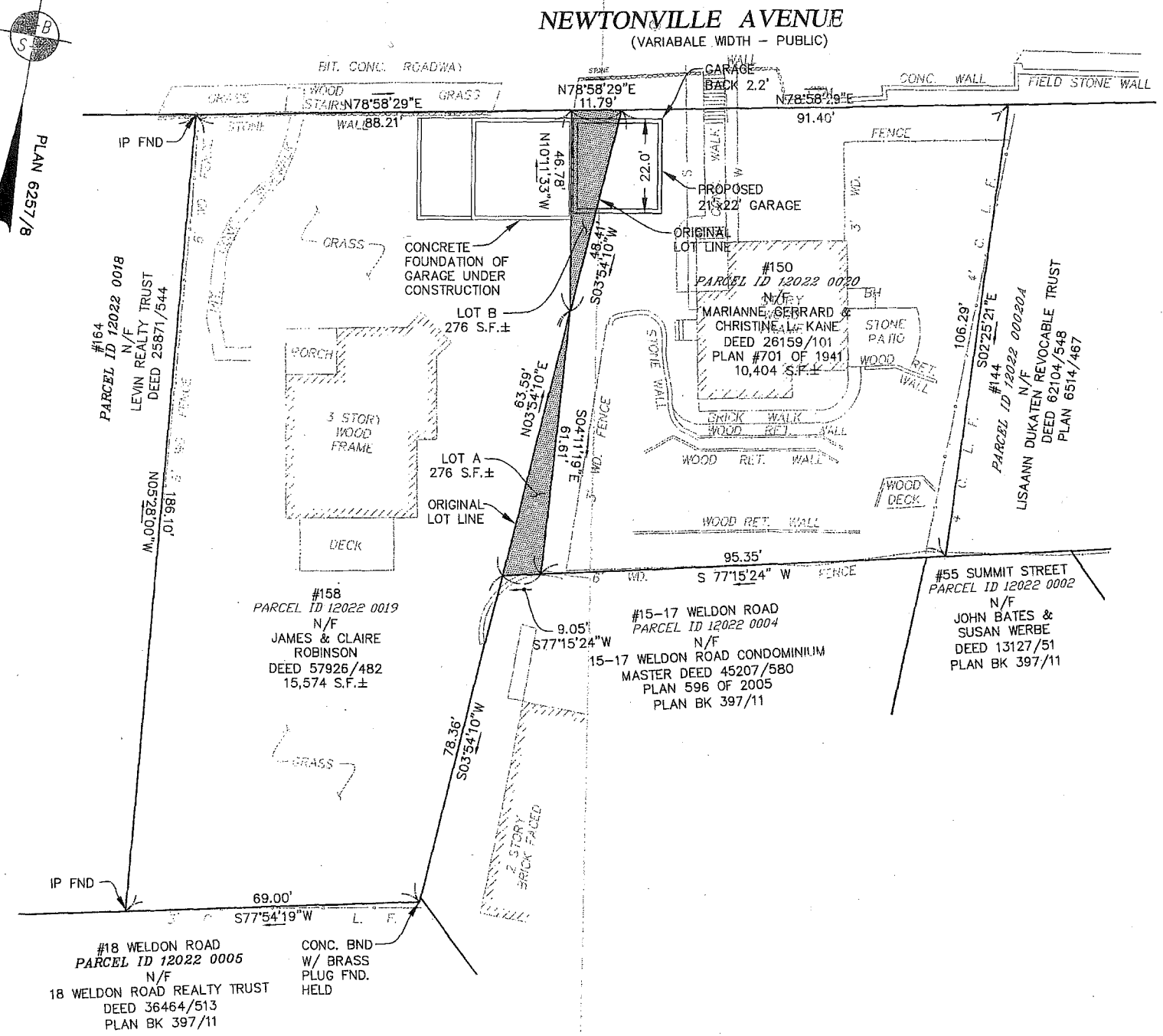
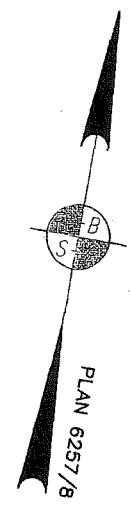


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City of Newton, MA  
Newton, MA 02459




**PLAN OF PROPOSED SUBDIVISION**  
**150-158 NEWTONVILLE AVENUE**  
**NEWTON, MASSACHUSETTS**  
**(MIDDLESEX SOUTH REGISTRY OF DEEDS)**

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PREPARED FOR  
 MARIANNE GERARD  
 150 NEWTONVILLE AVENUE  
 NEWTON, MA

---

 **GREATER BOSTON SURVEYING AND ENGINEERING**  
 19 FREDITH ROAD  
 WEYMOUTH, MA 02189  
 (781) 331-6128

---

CALC BY: PJT      DATE: SEPTEMBER 24, 2015      SCALE: 1"=20'

# PROPOSED NEW GARAGE

150 NEWTONVILLE AVE  
NEWTON, MA



**GARAGE SETBACKS**

FRONT .... 0.25'  
SIDE - ..... 0'

EXISTING OPEN SPACE: 89%  
PROPOSED OPEN SPACE: 84%

EXISTING LOT COVERAGE: 13.8%  
PROPOSED LOT COVERAGE: 18.6%

NOTE: THERE HAS BEEN NO SOIL TESTING PROVIDED TO THIS OFFICE FOR THIS PROJECT. THE SOIL BEARING CAPACITY OF THIS FOUNDATION SYSTEM AS DESIGNED IS BASED ON A 2 TON MINIMUM SOIL BEARING CAPACITY. SOIL BORINGS SHOULD BE PERFORMED TO VERIFY THAT THE MINIMUM DESIGN BEARING CAPACITIES ARE ACHIEVABLE. IF A SUITABLE SOIL THAT CAN NOT WITHSTAND A 2 TON BEARING CAPACITY IS NOT AVAILABLE, THAN THIS OFFICE SHOULD BE CONTACTED BY THE CONTRACTOR OR OWNER FOR A FOUNDATION REDESIGN.

**WOOD LINTEL SCHEDULE:**

Lintels over openings in bearing walls shall be as follows; or as noted on drawings.

Span of opening:	Size: 2x6 studs	Size: 2x4 studs
less than 4'-0"	3 - 2x4	2 - 2x4
up to 6'-0"	3 - 2x6	2 - 2x6
up to 8'-0"	3 - 2x8	2 - 2x8
up to 10'-0"	3 - 2x10	2 - 2x10

**GENERAL NOTES**

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS REQUIRED FOR THIS PROJECT.
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCING, SCHEDULING AND SAFETY FOR THIS PROJECT.
3. ALL WORK SHALL BE PERFORMED IN CONFORMANCE TO THE MASSACHUSETTS STATE BUILDING CODE AND ALL OTHER APPLICABLE CODES AND LAWS.
4. THE CONTRACTOR SHALL VISIT THE SITE AND BE THOROUGHLY AQUATINTED WITH THE PROJECT PRIOR TO SUBMITTING A PRICE. ADDITIONAL MONEY WILL NOT BE GRANTED FOR WORK NOT CLARIFIED PRIOR TO BIDDING.
5. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS SPECIFICATIONS OR FIELD CONDITIONS TO THE ARCHITECT IMMEDIATELY.
6. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY WORK DAMAGED BY HIS FORCES WHILE PERFORMING THIS CONTRACT.
7. THE CONTRACTOR SHALL WARRANTEE HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION.

**FOUNDATION NOTES:**

1. ALL FOUNDATION FOOTINGS SHALL BE CARRIED DOWN TO A MINIMUM OF 4'-0" BELOW FINISH GRADE, OR DEEPER, IF NECESSARY, TO OBTAIN A SAFE SOIL BEARING PRESSURE OF 2 TONS PER SQUARE FOOT. FOUNDATION DESIGN IS BASED ON ASSUMED SOIL BEARING CAPACITY OF 2 TONS PER SQUARE FOOT.
2. ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL; OR, ON ENGINEERED BANK RUN GRAVEL FILL MATERIAL WITH A MINIMUM DRY DENSITY OF 95%.
3. ALL FOOTING SHALL BE POURED IN THE DRY ONLY.
4. NO FOOTING SHALL BE POURED ON FROZEN GROUND.
5. THE MINIMUM REINFORCING FOR ALL FOUNDATION WALLS SHALL BE 2-#6 BARS AT THE TOP AND BOTTOM, CONTINUOUS; OR, AS SHOWN ON DRAWINGS.
6. LAP ALL BARS 40 DIAMETERS AND PROVIDE CORNER BARS.
7. ALL REINFORCEMENT: ASTM A615-60, WWF A185.

**CONCRETE NOTES:**

1. ALL CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI.
2. MAXIMUM SLUMP SHALL NOT EXCEED 3"; AND MAXIMUM; COARSE AGGREGATE SIZE SHALL NOT EXCEED 3/4" IN DIAMETER
3. ALL CONCRETE SLABS SHALL BE POURED IN 900 SQUARE FOOT PANELS, MAXIMUM; OR, PROVIDE CONTROL JOINTS BY SAW CUTTING THE SLAB WHILE THE CONCRETE IS STILL GREEN.

**STEEL NOTES:**

1. ALL COLUMNS: A36, STEEL PIPE, A46 STEEL TUBE.
2. BOLTS: A325, ANCHOR BOLTS: A307.

**REINFORCING NOTES:**

1. ALL REINFORCEMENT, EXCEPT FOR TIES AND STIRRUPS, SHALL CONFORM TO ASTM 615-60.
2. ALL REINFORCEMENT FOR TIES AND STIRRUPS SHALL CONFORM TO ASTM 615-40.
3. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185-70 SPECIFICATIONS.
4. ALL REINFORCEMENT SHALL BE INSPECTED AND APPROVED BY THE ARCHITECT OF HIS ENGINEER PRIOR TO THE PLACEMENT OF ANY CONCRETE.
5. THE CONTRACTOR SHALL SUBMIT A REPRODUCIBLE SEPIA AND FOUR PRINTS OF SHOP DRAWINGS: SHOWING ALL REINFORCING DETAILS, CHAIR BARS, HIGH CHAIRS, SLAB BOLSTERS, ETC. TO THE ARCHITECT FOR HIS APPROVAL. THE CONTRACTOR SHALL RECEIVE WRITTEN APPROVED SHOP DRAWINGS FROM THE ARCHITECT OR HIS ENGINEER PRIOR TO THE FABRICATION OF REINFORCEMENT.
6. CLEARANCES OF MAIN REINFORCING FROM ADJACENT CONCRETE SURFACES SHALL BE AS FOLLOWS:
  - A. FOOTINGS 3 INCHES
  - B. SIDES OF FOUNDATIONS WALLS.  
EXPOSED FACES OF FOUNDATIONS.  
SIDES OF COLUMNS/PIERS, SLABS  
ON GRADE FROM TOP SURFACE 2 INCHES
  - C. INTERIOR FACES OF FOUNDATIONS,  
TOP REINFORCING IN SLABS EXPOSED  
TO THE WEATHER 1-1/2 INCHES
  - D. TOP STEEL OF INTERIOR SLABS 1 INCHES
7. MAXIMUM DEVIATION FROM THESE REQUIREMENTS SHALL BE 1/4" OF SECTIONS 10" OR LESS, 1/2" FOR SECTIONS GREATER THAN 10".

**WOOD NOTES:**

1. ALL LUMBER SHALL HAVE A MOISTURE CONTENT OF NOT MORE THAN 19%.
2. ALL FRAMING LUMBER SHALL BE #2 HEM-FIR, OR BETTER, HAVING A MINIMUM: FB=1,200 PSI, FV=140 PSI, E=1,300,000 PSI.
3. ALL L.V.L. LUMBER DENOTED ON PLANS SHALL HAVE A MINIMUM: FB=2,600 PSI, FV=285 PSI, E=1,900,000 PSI.
4. ALL JOIST SPANS SHALL HAVE ONE ROW OF 1" X 3: CROSS BRIDGING AT MID SPAN AND NOT MORE THAN 8'-0" O.C.
5. ALL STUD BEARING WALLS SHALL HAVE ONE ROW OF 2X HORIZONTAL BLOCKING AT 1/2 STUD HEIGHT, AND NOT MORE THAN 6'-0" O.C. MAXIMUM.
6. PROVIDE AND INSTALL ALL NECESSARY TIMBER CONNECTORS WITH ADEQUATE STRENGTH.
7. PROVIDE DOUBLE JOIST BELOW PARTITIONS PARALLEL TO JOIST FRAMING.
8. PROVIDE SOLID BRIDGING BELOW PARTITIONS PERPENDICULAR TO JOIST FRAMING.
9. PROVIDE SOLID BRIDGING BETWEEN JOIST FRAMING MEMBERS WHEN BEARING ON STUD PARTITIONS OR BEAMS.
10. PROVIDE A CONTINUOUS BAND JOIST AT EXTERIOR STUD WALLS.
11. PROVIDE DIAGONAL METAL STRAP BRACING AT ALL CORNERS AND WALL INTERSECTIONS, AT THE INSIDE FACE OF STUDS, FROM TOP PLATE TO FLOOR PLATE AT 45°, SIMPSON TYPE "TWB", OR EQUAL.
12. ALL BUILT-UP BEAMS SHALL BE BOLTED WITH 1/2" DIAMETER BOLTS, MEETING A307 STANDARDS, OR, AS NOTED ON DRAWINGS.

Location  
PROPOSED  
NEW CAR GARAGE  
150 NEWTONVILLE AVE  
NEWTON, MA

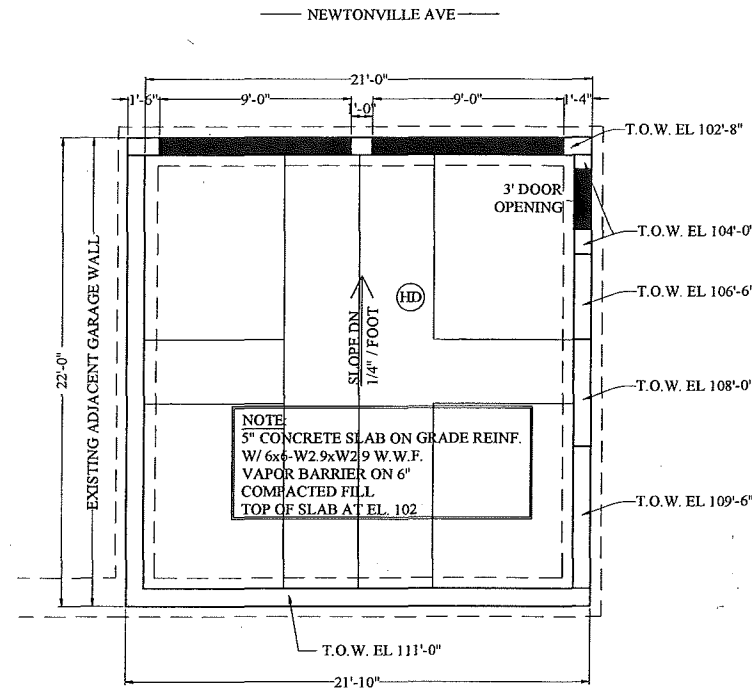
CRDO  
& Company, Inc.  
One Billings Road, Quincy, MA 01904  
617-768-7722

REGISTERED ARCHITECT  
ARTHUR K. FICHO  
No. 8319  
BOSTON  
MA  
Expires 12/31/2012

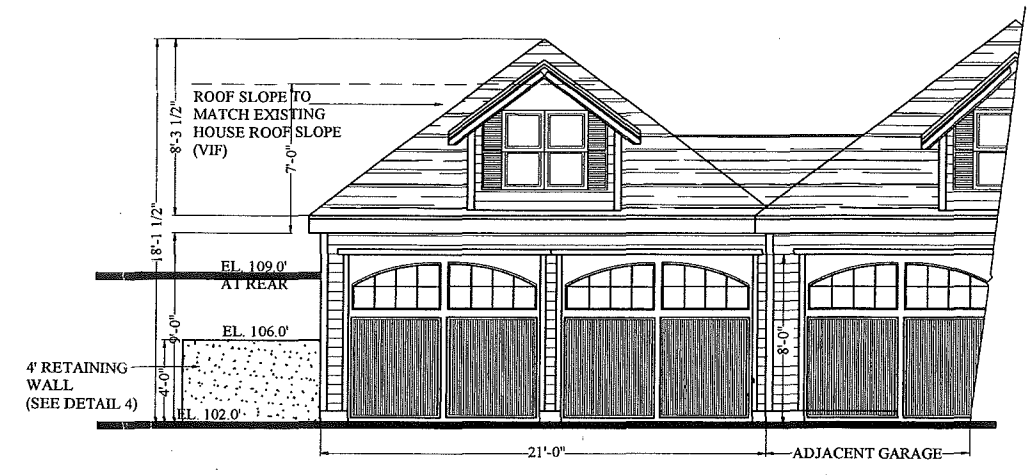
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Drawn By: E.A.

Drawing Name  
COVER SHEET

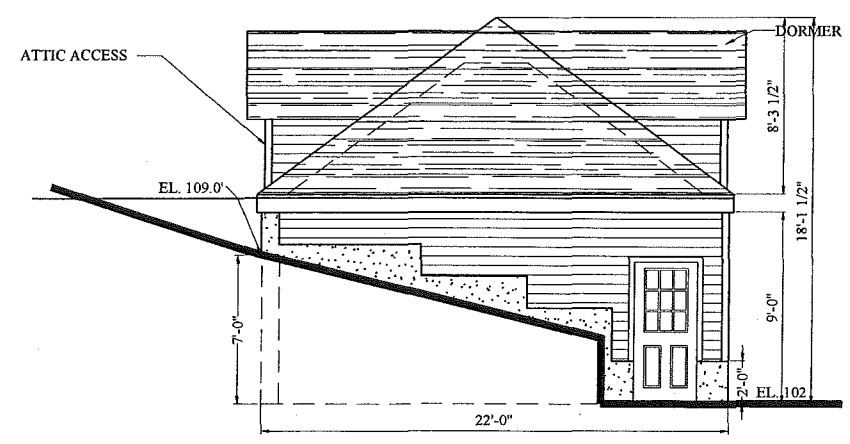
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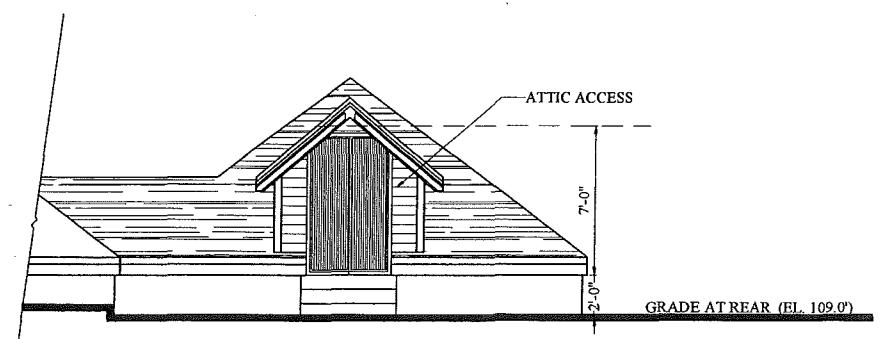
PROPOSED FOUNDATION PLAN  
1/4" = 1'-0"



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



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

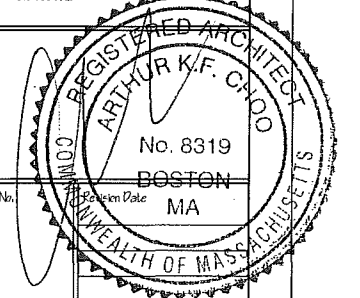


PROPOSED REAR ELEVATION  
1/4" = 1'-0"

PROPOSED  
NEW GARAGE  
150 NEWTONVILLE AVE  
NEWTON, MA

Choo  
& Company, Inc.

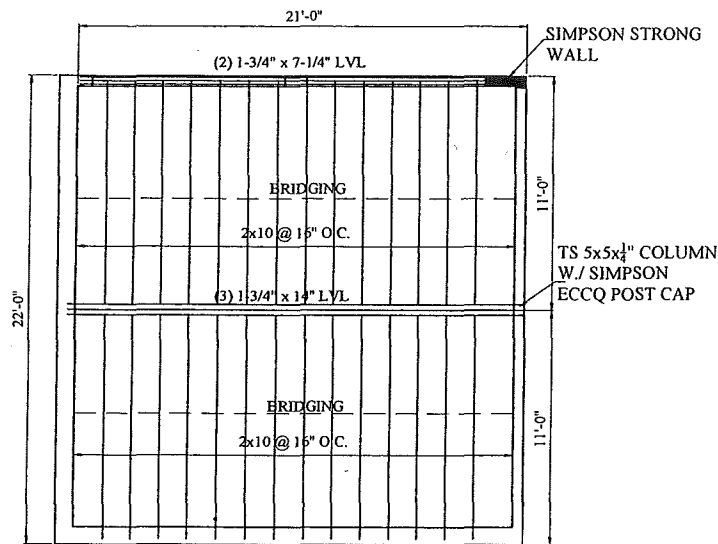
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617-786-7727



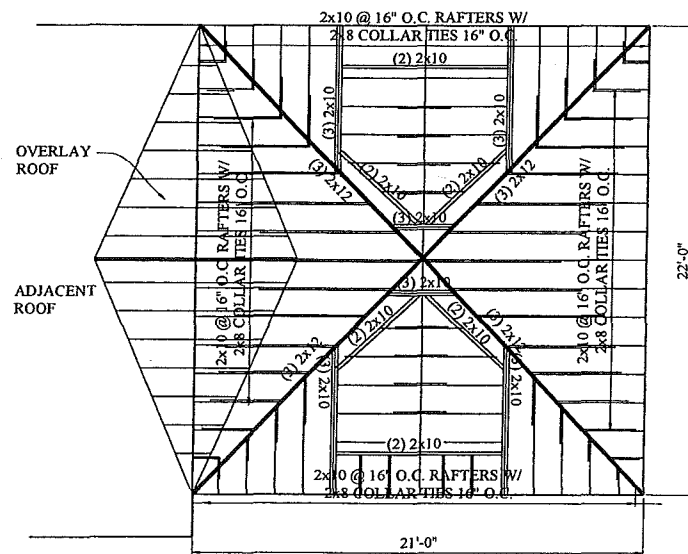
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Date: 09-04-15  
Drawn By: E.A.

PROPOSED  
FOUNDATION  
PLAN &  
ELEVATIONS

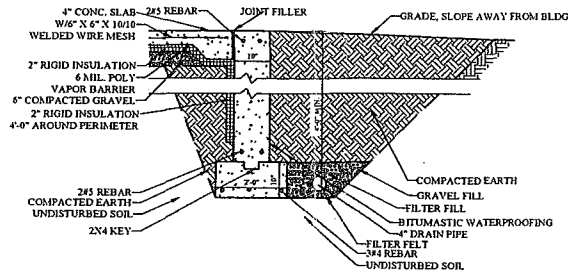
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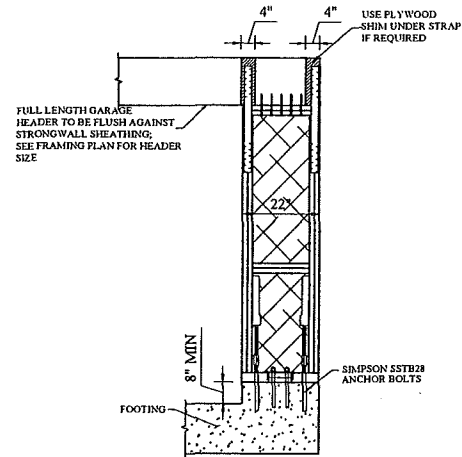
PROPOSED ATTIC FRAMING PLAN  
1/4" = 1'-0"



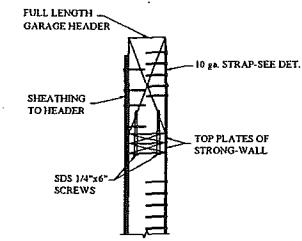
PROPOSED ROOF FRAMING PLAN  
1/4" = 1'-0"



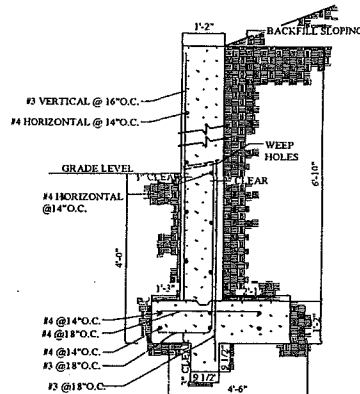
1 TYPICAL FOUNDATION AT GARAGE DOOR  
1/2" = 1'-0"



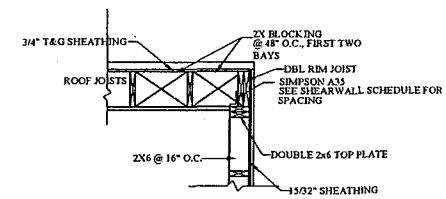
2 SIMPSON STRONG WALL  
1/2" = 1'-0"



3 HEADER SECTION ABOVE GARAGE DOOR  
1/2" = 1'-0"



4 4' RETAINING WALL  
1/2" = 1'-0"



5 TYPICAL WALL SECTION JOISTS PARALLEL TO WALL  
1/2" = 1'-0"

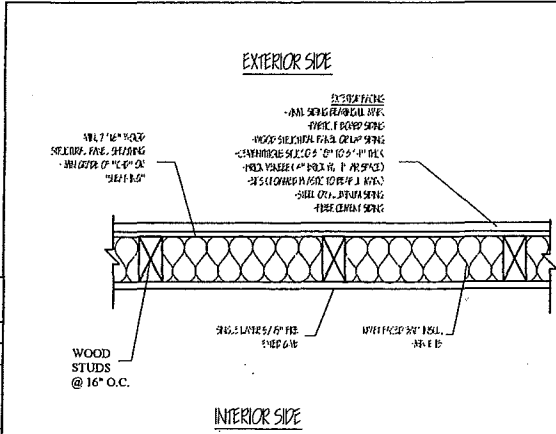
SIDE-LOADED APPLICATIONS

NUMBER OF MEMBERS	MAXIMUM UNIFORM SIDE LOAD (PLF)					
	NAILED	1/2" DIA THROUGH BOLT	5/8" DIA THROUGH BOLT	2 BROWS @ 24" O.C.	2 BROWS @ 24" O.C. STAGGERED	2 BROWS @ 24" O.C. STAGGERED
2	450	400	400	1010	360	1120
3	350	300	300	750	270	840
4	250	200	200	510	190	600

1-3/4" 4" VERSA-LAM (DEPTH OF 16" AND LESS)

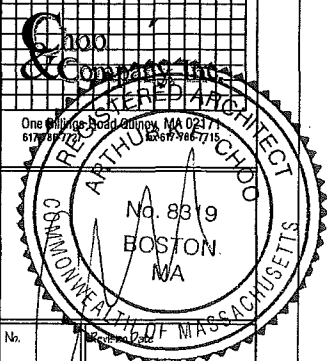
NUMBER OF MEMBERS	NAILED	1/2" DIA THROUGH BOLT	5/8" DIA THROUGH BOLT
2	450	400	400
3	350	300	300
4	250	200	200

1. DESIGN VALUES APPLY TO CONCRETE BLOCKS AND CEMENT BLOCKS. FOR OTHER BLOCKS, REFER TO MANUFACTURER'S LITERATURE. DESIGN VALUES ARE FOR 8' HIGH WALLS. FOR WALLS HIGHER THAN 8', A WIND UPLIFT RESISTANCE ANALYSIS SHOULD BE PERFORMED. FOR WALLS HIGHER THAN 8', THE DESIGN VALUES SHOULD BE REDUCED BY THE FOLLOWING FACTORS: 1.0 FOR 8' TO 10', 0.9 FOR 10' TO 12', 0.8 FOR 12' TO 14', 0.7 FOR 14' TO 16', 0.6 FOR 16' TO 18', 0.5 FOR 18' TO 20', 0.4 FOR 20' TO 24', 0.3 FOR 24' TO 28', 0.2 FOR 28' TO 32', 0.1 FOR 32' TO 36', 0.05 FOR 36' TO 40', 0.02 FOR 40' TO 44', 0.01 FOR 44' TO 48', 0.005 FOR 48' TO 52', 0.002 FOR 52' TO 56', 0.001 FOR 56' TO 60'.  
2. DESIGN VALUES APPLY TO 12" HIGH WALLS. FOR WALLS HIGHER THAN 12", REFER TO MANUFACTURER'S LITERATURE.  
3. DESIGN VALUES APPLY TO 12" HIGH WALLS. FOR WALLS HIGHER THAN 12", REFER TO MANUFACTURER'S LITERATURE.



1 HOUR - EXTERIOR BEARING WALL (1596)  
SCALE 1/2" = 1'-0"

PROPOSED  
 NEW GARAGE  
 150 NEWTONVILLE AVE  
 NEWTON, MA



Project No: 15229  
 Scale: AS NOTED  
 Date: 09-04-15  
 Drawn By: E.A.

Framing Plans  
 Details

Sheet No:  
 A-1.2