

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 WARRANT 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.

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

**FAR CALCULATION:
EXISTING**

1st FLOOR AREA = 1,332 sf
 2nd FLOOR AREA = 1,227 sf
 ATTIC AREA = 912 sf
 50% of BASEMENT AREA = 666 sF
 GARAGE AREA = 437 sf
 TOTAL GROSS AREA = 4,574 sf

LOT AREA = 15,052 sf
 FAR = 4,574 sf / 15,052 sf = 0.30

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.

**FAR CALCULATION:
PROPOSED**

1st FLOOR AREA = 1,460 sf
 2nd FLOOR AREA = 1,227 sf
 ATTIC AREA = 912 sf
 50% of BASEMENT AREA = 666 sF
 GARAGE AREA = 576 sf
 GARAGE STORAGE = 193 sf
 TOTAL GROSS AREA = 5,034 sf

LOT AREA = 15,052 sf
 FAR = 5,034 sf / 15,052 sf = 0.334

PROPOSED EX'G GARAGE EXPANSION & NEW PORCH

**158 NEWTONVILLE ST.
NEWTON, MA**



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

EXISTING OPEN SPACE: 88%
 PROPOSED OPEN SPACE: 84%

EXISTING LOT COVERAGE: 14%
 PROPOSED LOT COVERAGE: 20%

SETBACKS

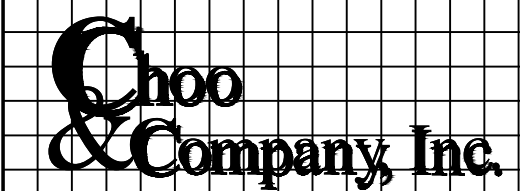
MAIN HOUSE:
 EXISTING FRONT - 46.5'
 PROPOSED FRONT - 39.9'
 EXISTING RIGHT SIDE - 25.2'
 PROPOSED RIGHT SIDE - 18.0'
 EXISTING LEFT SIDE - 17.8'
 PROPOSED LEFT SIDE - 17.8' (NO CHANGE)

SETBACKS

GARAGE:
 EXISTING FRONT - 0.5' OVER THE SIDEWALK
 PROPOSED FRONT - 0.0'
 EXISTING SIDE - 3.7'
 PROPOSED SIDE - 3.7' (NO CHANGE)

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.

Location
**GARAGE EXPANSION &
 NEW FRONT PORCH
 158 NEWTONVILLE ST.
 NEWTON, MA**



One Billings Road Quincy, MA 02171
 617-786-7727 Fax 617-786-7715

No.	Revision Date

Project No: 12086
 Scale: AS NOTED
 Date: 04-26-2012
 Drawn By: DB

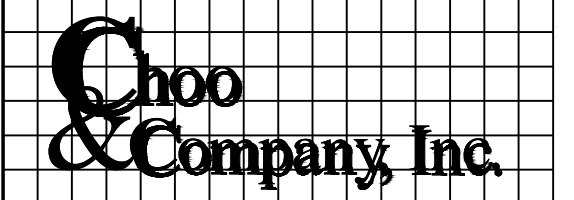
Drawing Name

COVER SHEET

Sheet No.
A-1.0

Location

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158 NEWTONVILLE ST.
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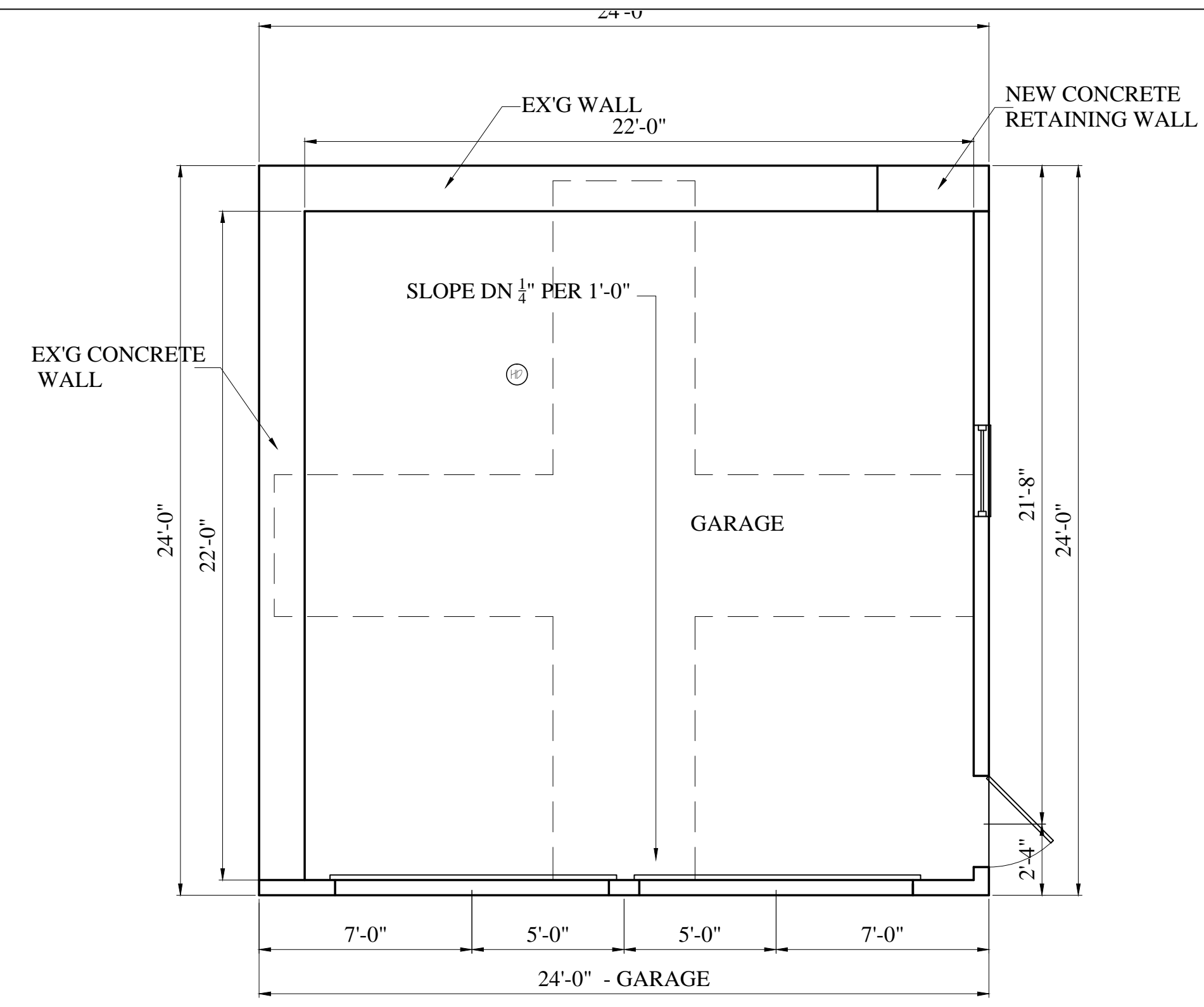
No.	Revision Date

Project No: 12086
Scale: AS NOTED
Date: 09-21-2012
Drawn By: EA

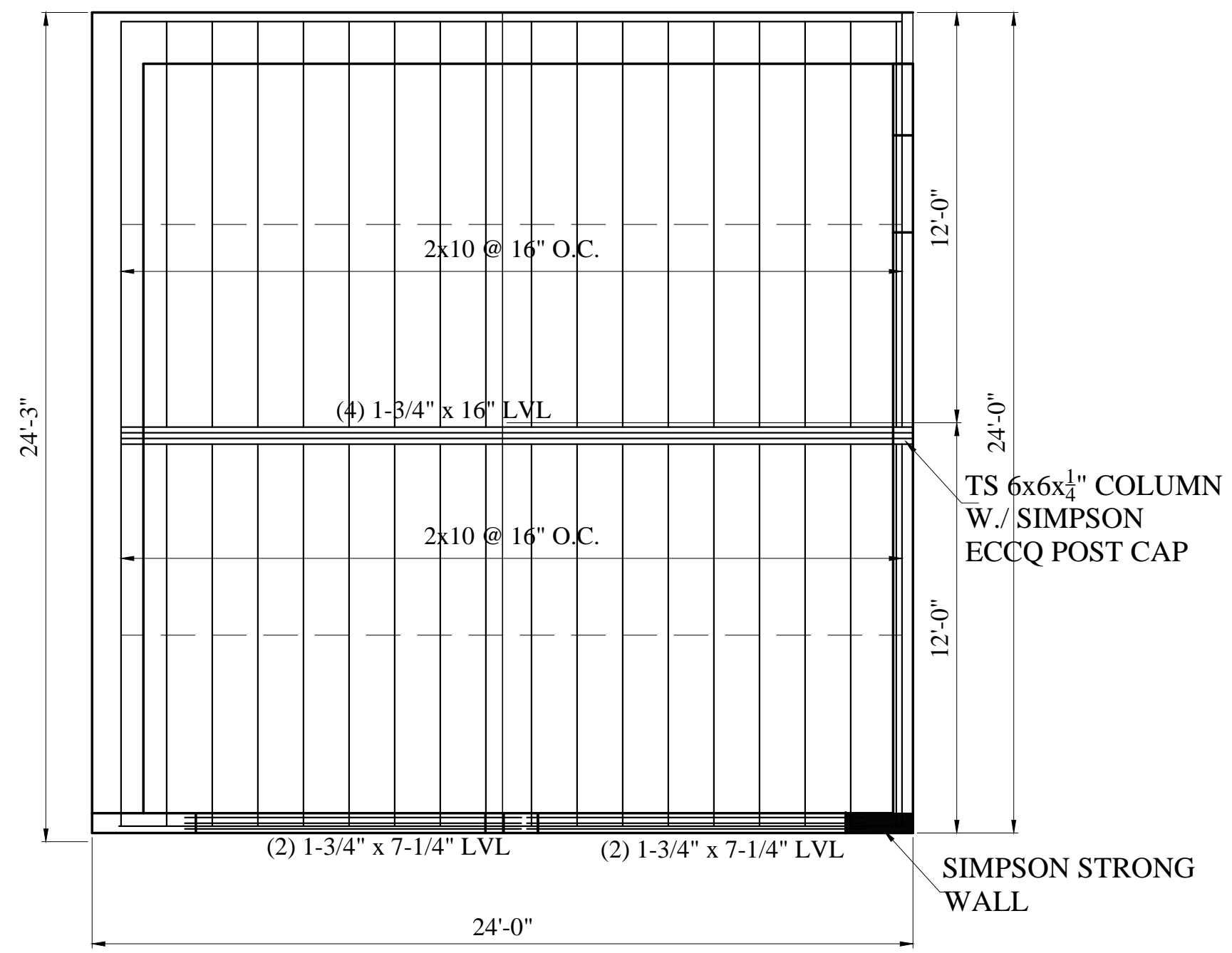
PROPOSED PLANS

Sheet No.

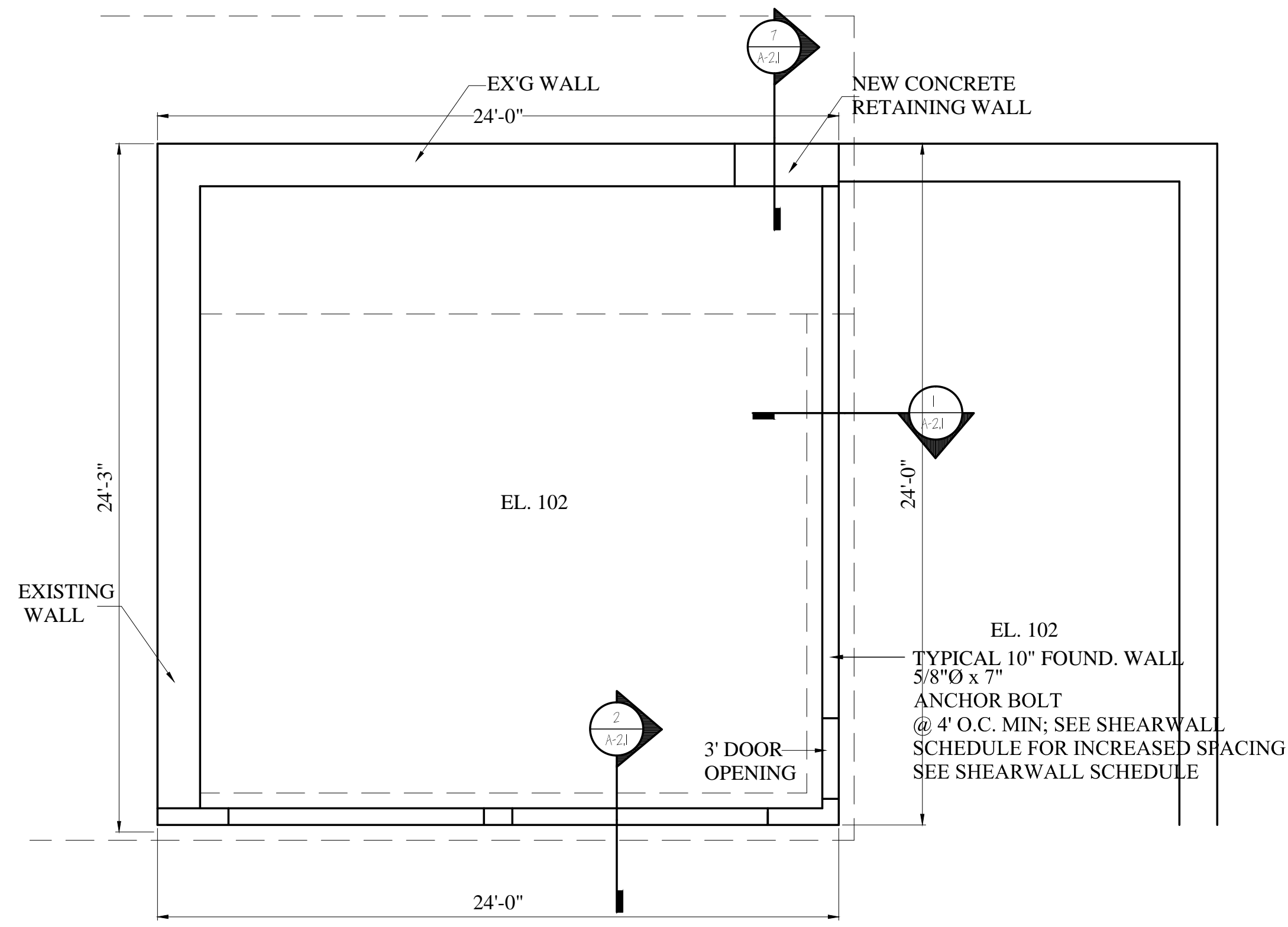
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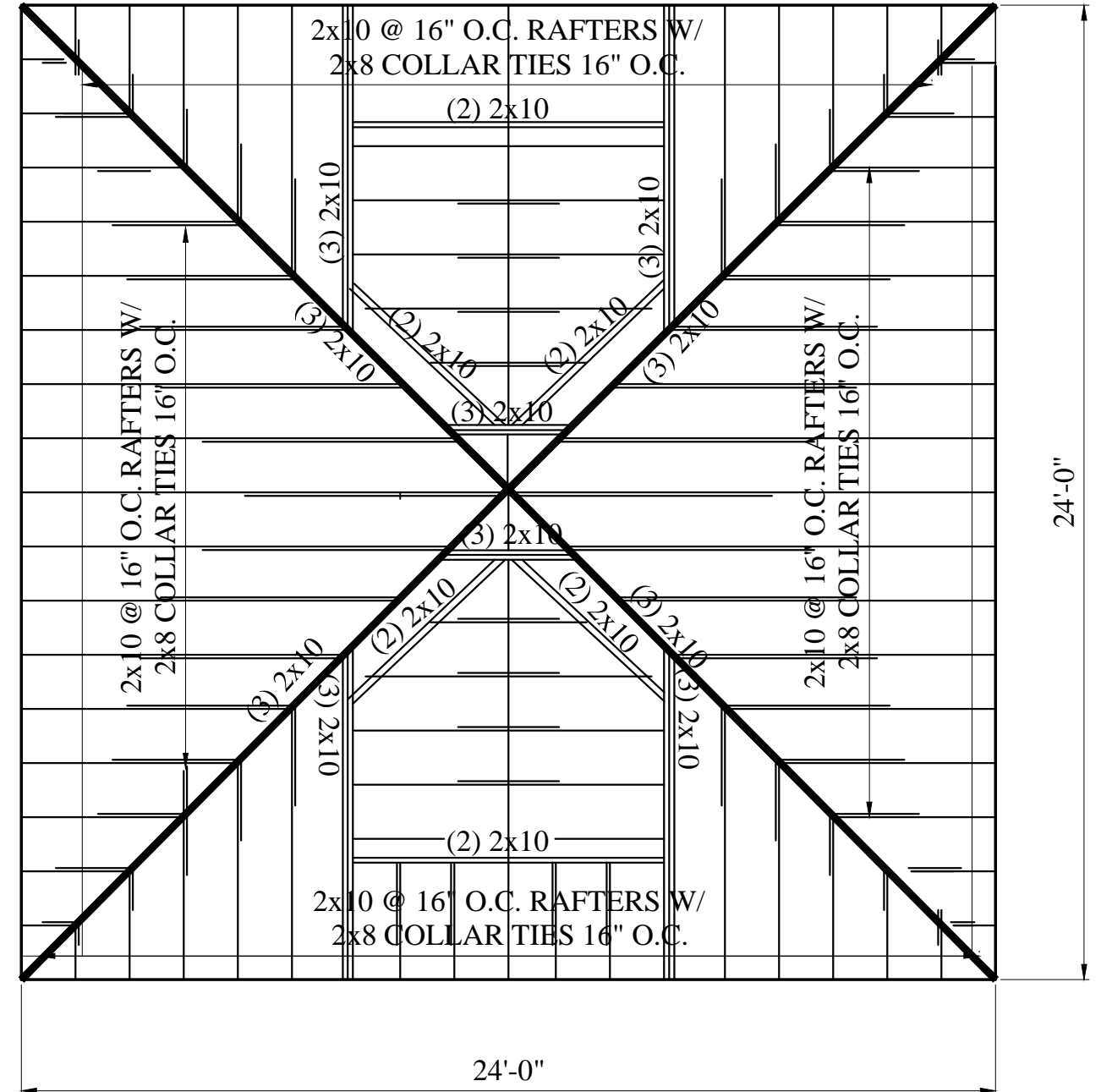
1 PROPOSED FLOOR PLAN
1/4"=1'-0"



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



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



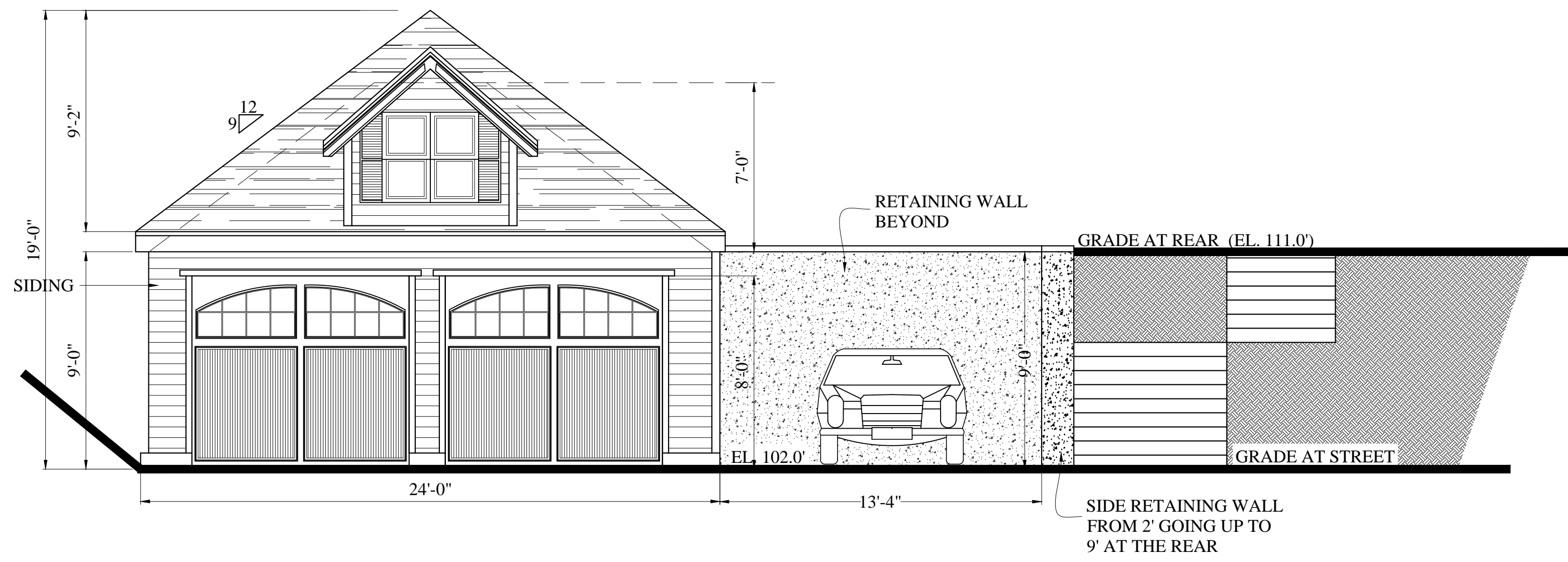
4 PROPOSED ROOF FRAMING PLAN
1/4"=1'-0"

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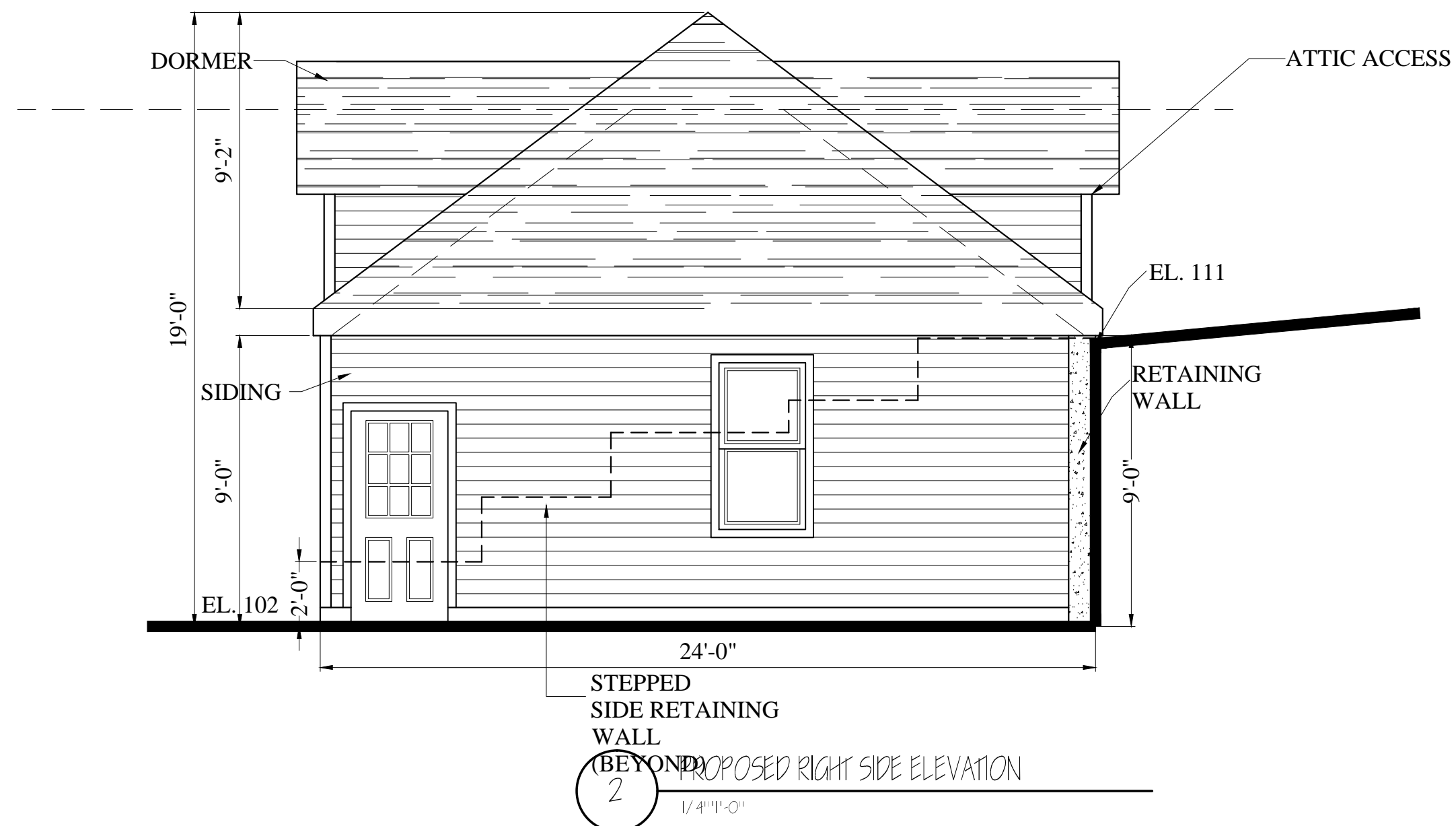
NUMBER OF MEMBERS	SIDE-LOADED APPLICATIONS							
	MAXIMUM UNIFORM SIDE LOAD (PLF)							
	NAILED		1/2" DIA. THROUGH BOLT		5/8" DIA. THROUGH BOLT			
2	470	705	905	1010	2020	560	1120	2020
3	350	525	675	755	1515	420	840	1685
4	USE BOLT SCHEDULE	385	670	745	370	745	1495	

1-3/4" VERSA-LAM (DEPTHS OF 18" AND LESS)

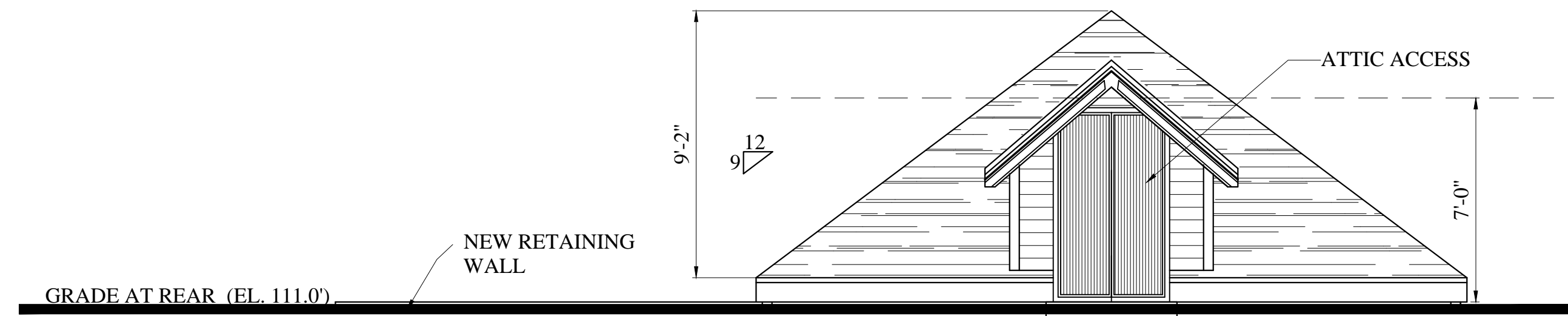
1. DESIGN VALUES APPLY TO COMMON BOLTS THAT CONFORM TO ANSI/ASME STANDARD B18.21-1983 (ASME A507 GRADES A529 AND SAE J429 GRADES 1 OR 2, OR HIGHER). A WASHER NOT LESS THAN A STANDARD CUT WASHER SHALL BE BETWEEN THE WOOD AND THE BOLT HEAD AND BETWEEN THE WOOD AND THE NUT, THE DISTANCE FROM THE EDGE OF THE BEAM TO THE BOLT HOLES MUST BE AT LEAST 2" FOR 1/2" BOLTS AND 2 1/2" FOR 5/8" BOLTS. BOLT HOLES SHALL BE THE SAME DIAMETER AS THE BOLT.
2. THE NAIL SCHEDULES SHOWN APPLY TO BOTH SIDES OF A 3-MEMBER BEAM.
3. 7" WIDE BEAMS MUST BE TOP-LOADED OR LOADED FROM BOTH SIDES (LESSER SIDE SHALL BE NO LESS THAN 25% OF OPPOSITE SIDE).



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



2 PROPOSED RIGHT SIDE ELEVATION
1/4"=1'-0"



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

Location
**GARAGE EXPANSION &
 NEW FRONT PORCH**
 158 NEWTONVILLE ST.
 NEWTON, MA

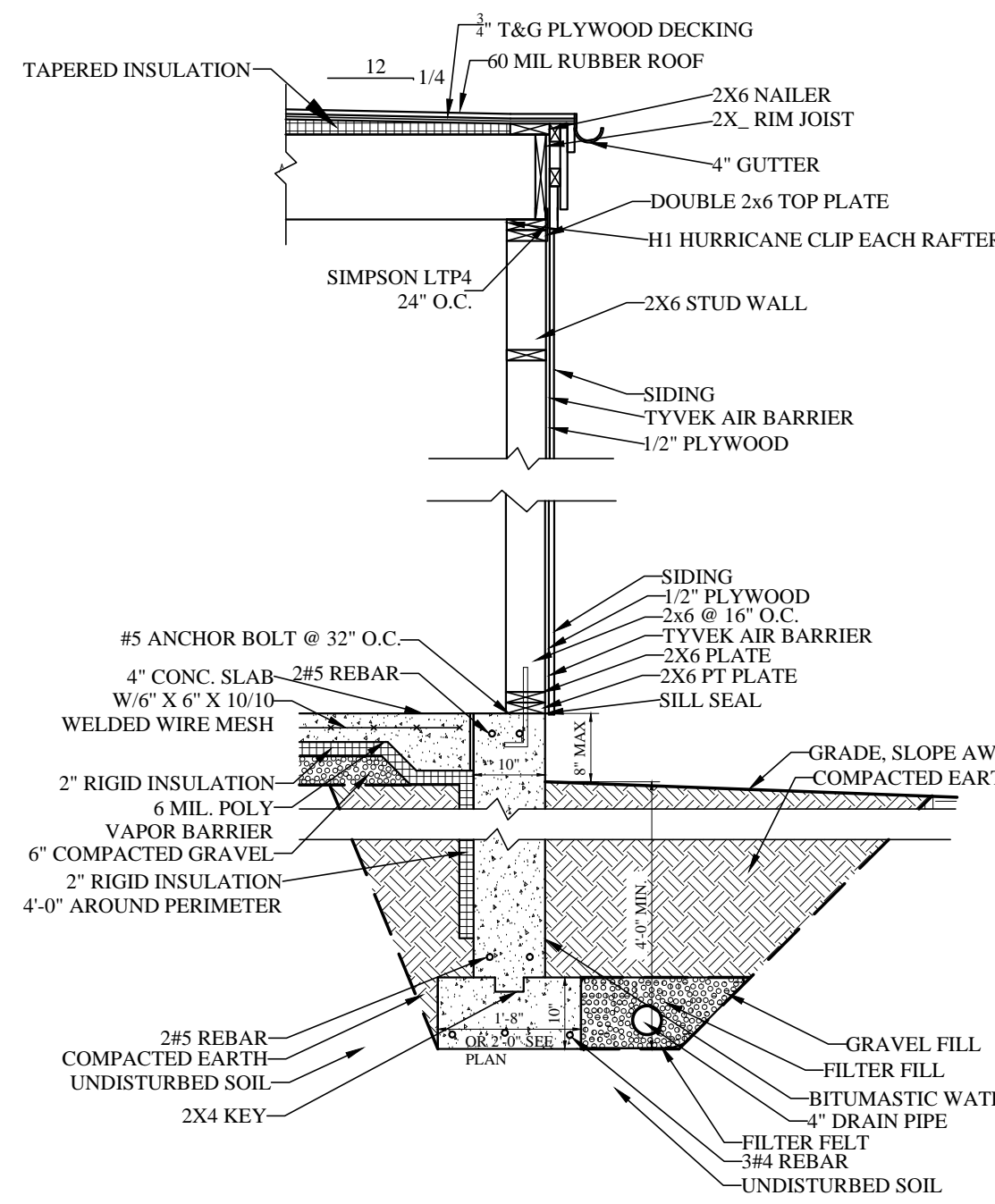
**Choo
 & Company, Inc.**
 One Billings Road Quincy, MA 02171
 617-786-7727 fax 617-786-7715

No.	Revision Date

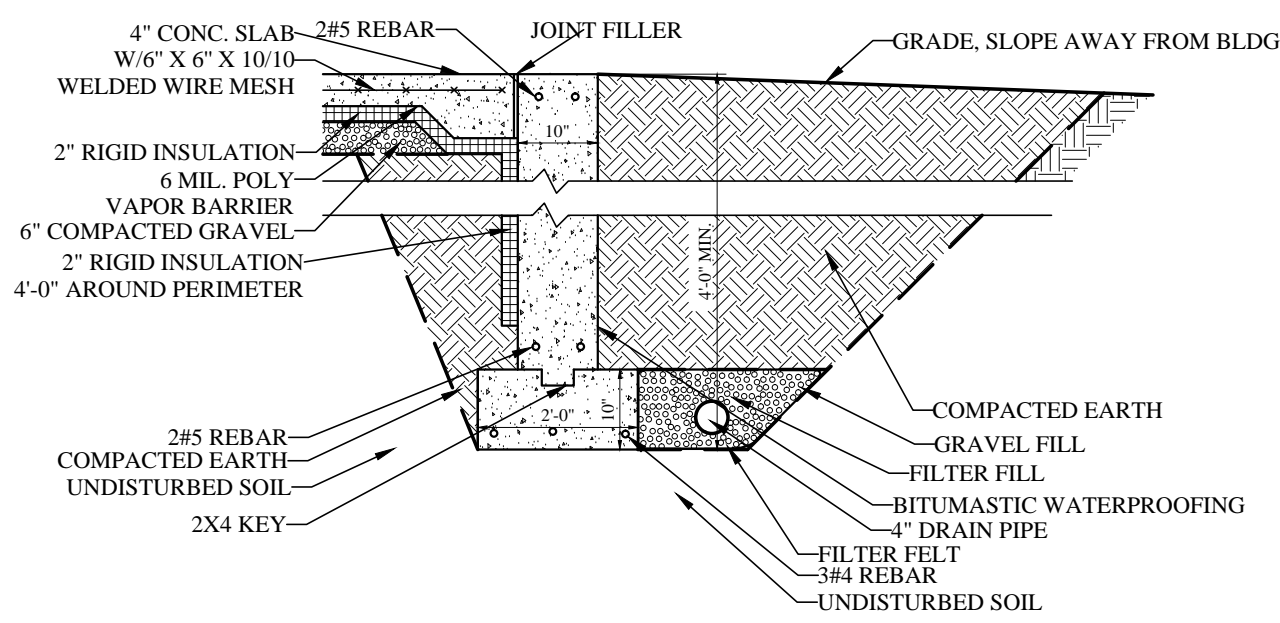
Project No: 12086
 Scale: AS NOTED
 Date: 09-21-2012
 Drawn By: EA

Drawing Name
**PROPOSED
 ELEVATIONS**

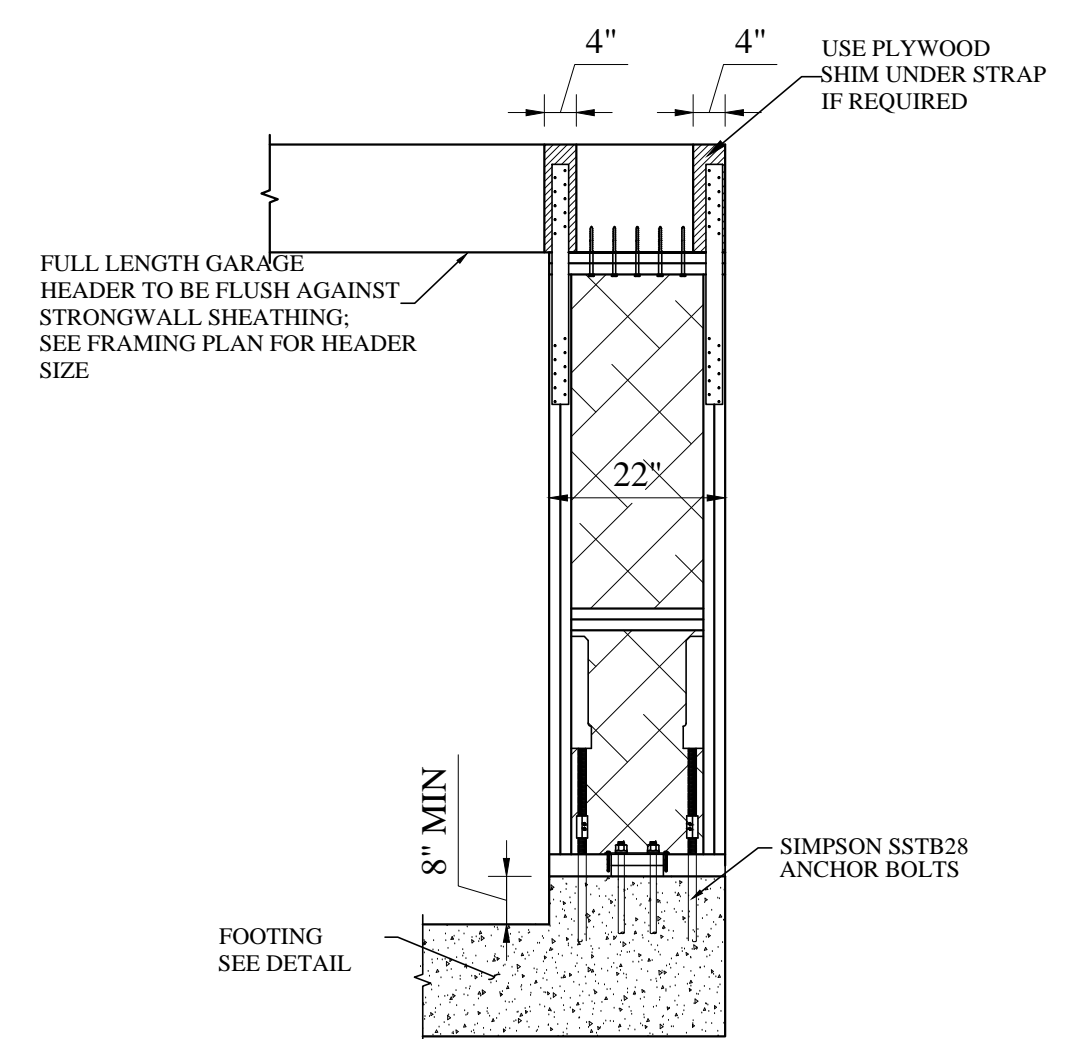
Sheet No.
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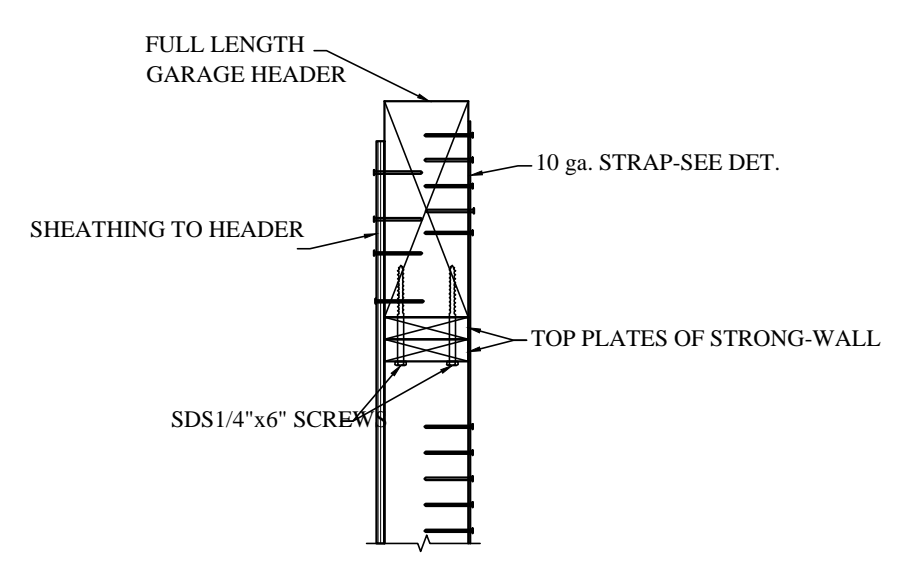
1 TYPICAL WALL SECTION
1/2"=1'-0"



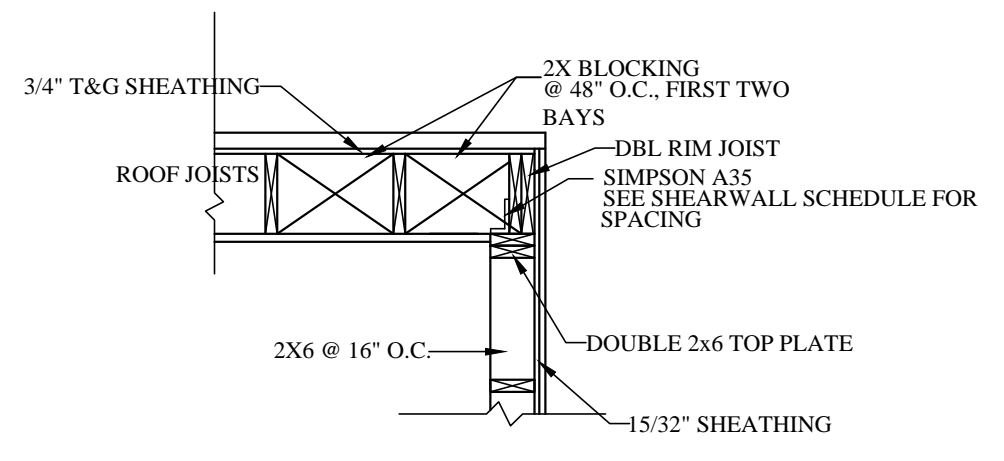
2 TYPICAL FOUNDATION AT GARAGE DOOR
1/2"=1'-0"



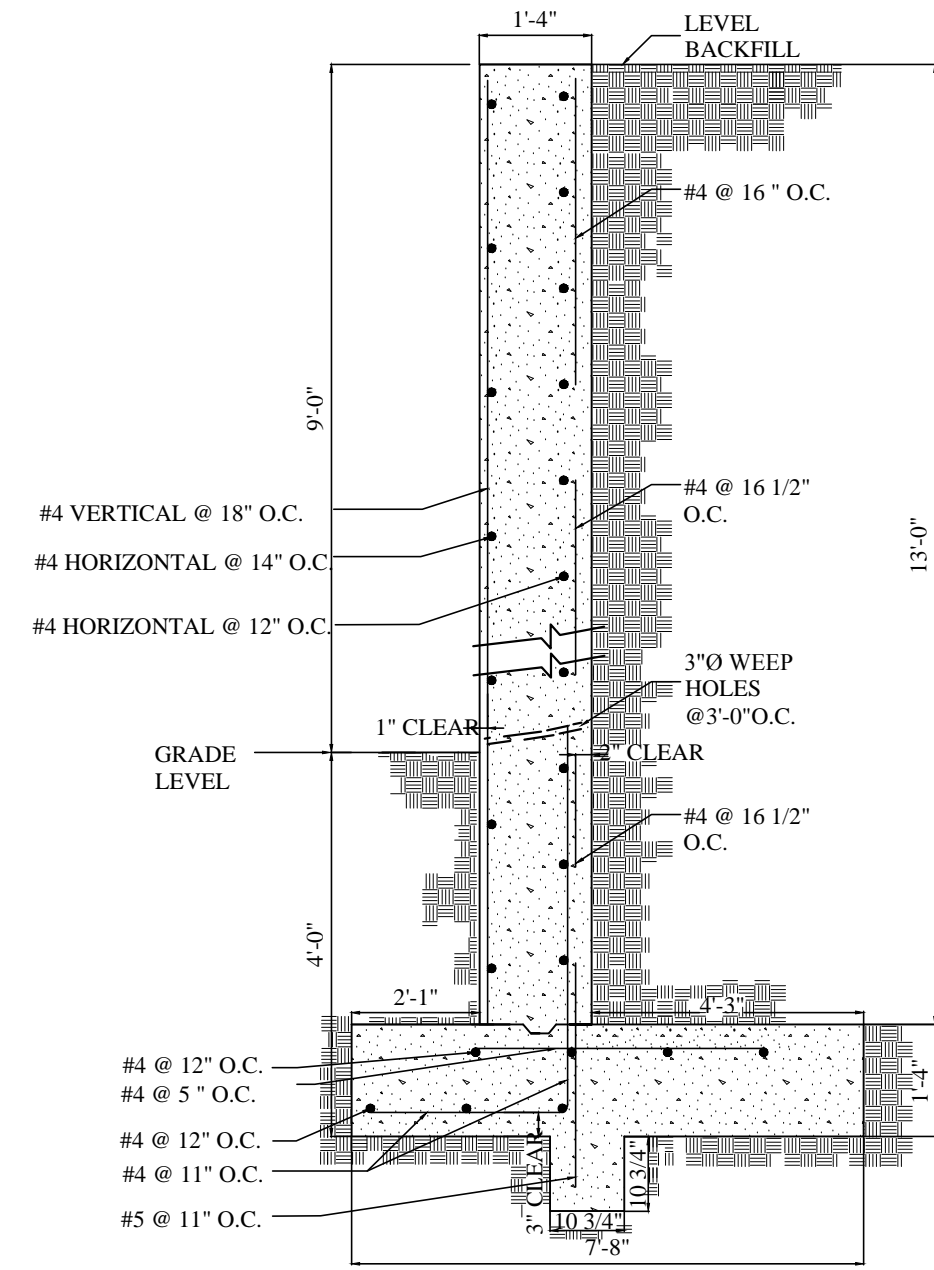
3 SIMPSON STRONG WALL
1/2"=1'-0"



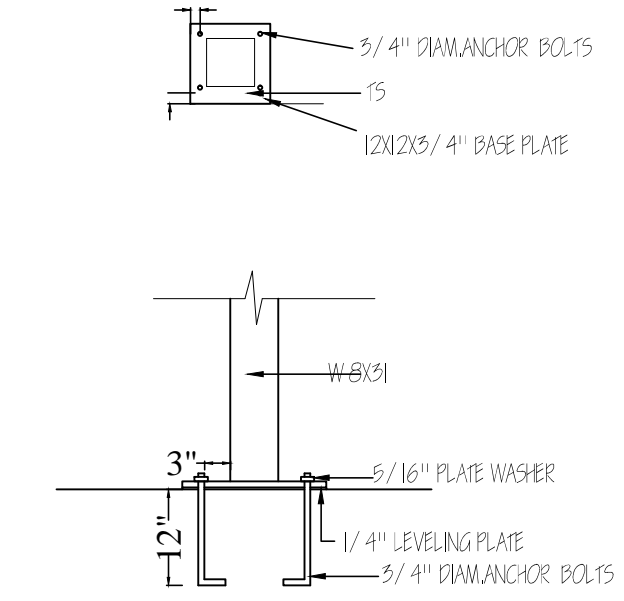
4 HEADER SECTION ABOVE GARAGE DOOR
1/2"=1'-0"



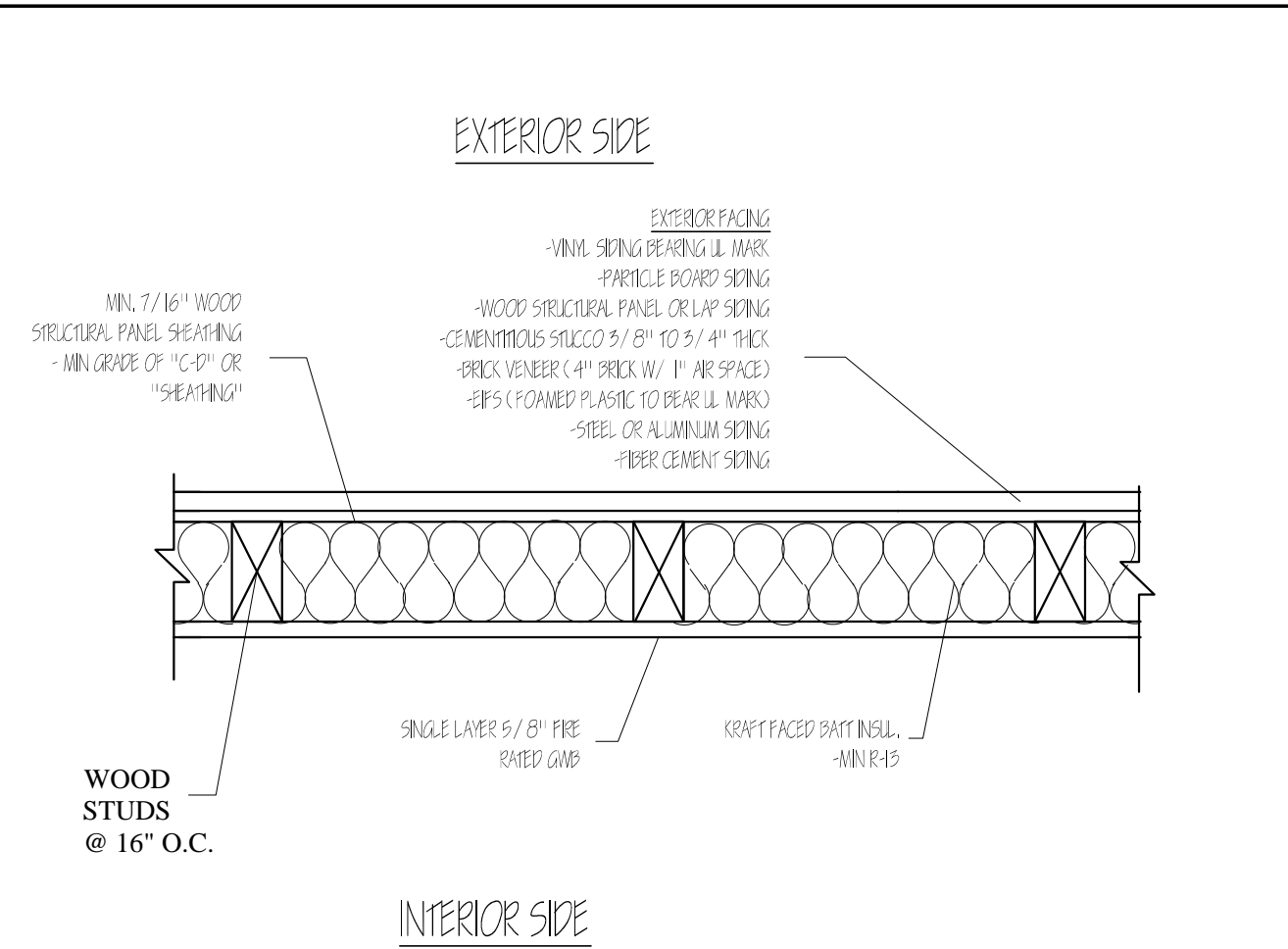
5 TYPICAL WALL SECTION JOISTS PARALLEL TO WALL
1/2"=1'-0"



6 9' HIGH RETAINING WALL DETAIL
1/4"=1'-0"

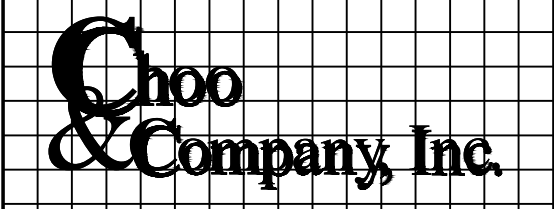


7 PROPOSED COLUMN BASE PLATE
1/2"=1'-0"



1 HOUR - EXTERIOR BEARING WALL (1356)
SCALE: 1"=1'-0"

Location
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No.	Revision Date

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Scale: AS NOTED
Date: 04-26-2012
Drawn By: DB

Drawing Name
DETAILS
Sheet No.

A-1.3



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

Location

GARAGE EXPANSION &
NEW FRONT PORCH
158 NEWTONVILLE ST.
NEWTON, MA

Choo & Company, Inc.

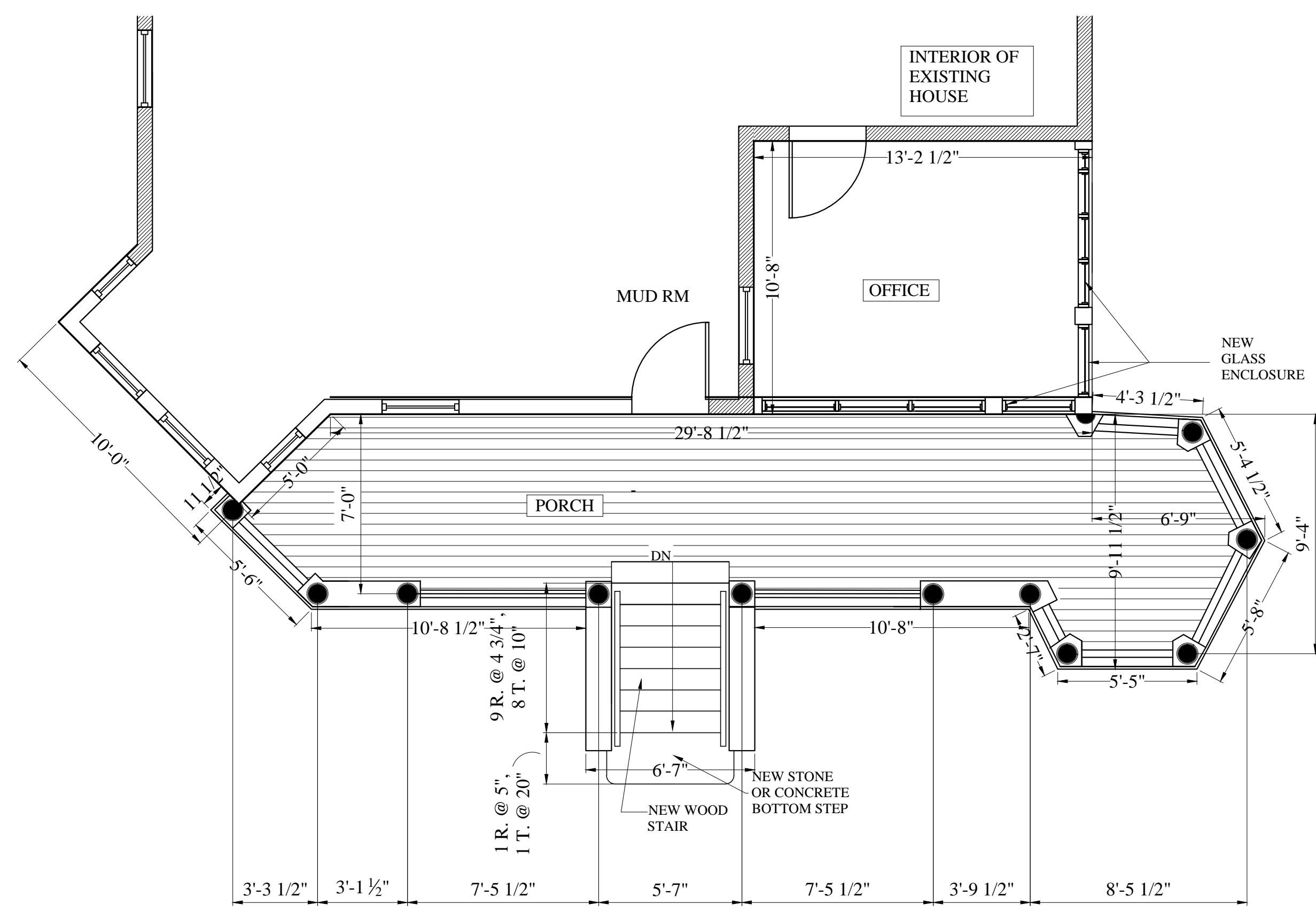
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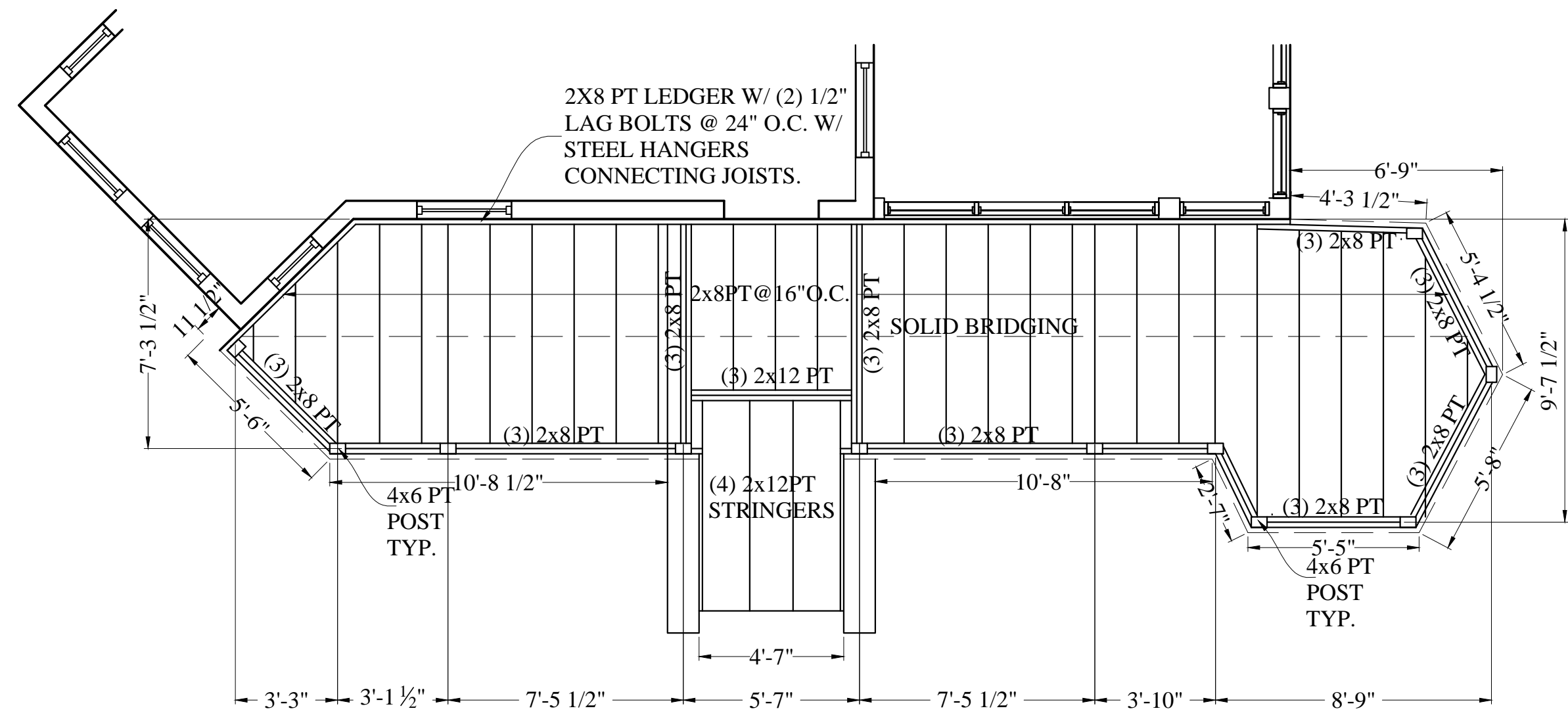
Drawing Name
ELEVATION

Sheet No.
A-1.4

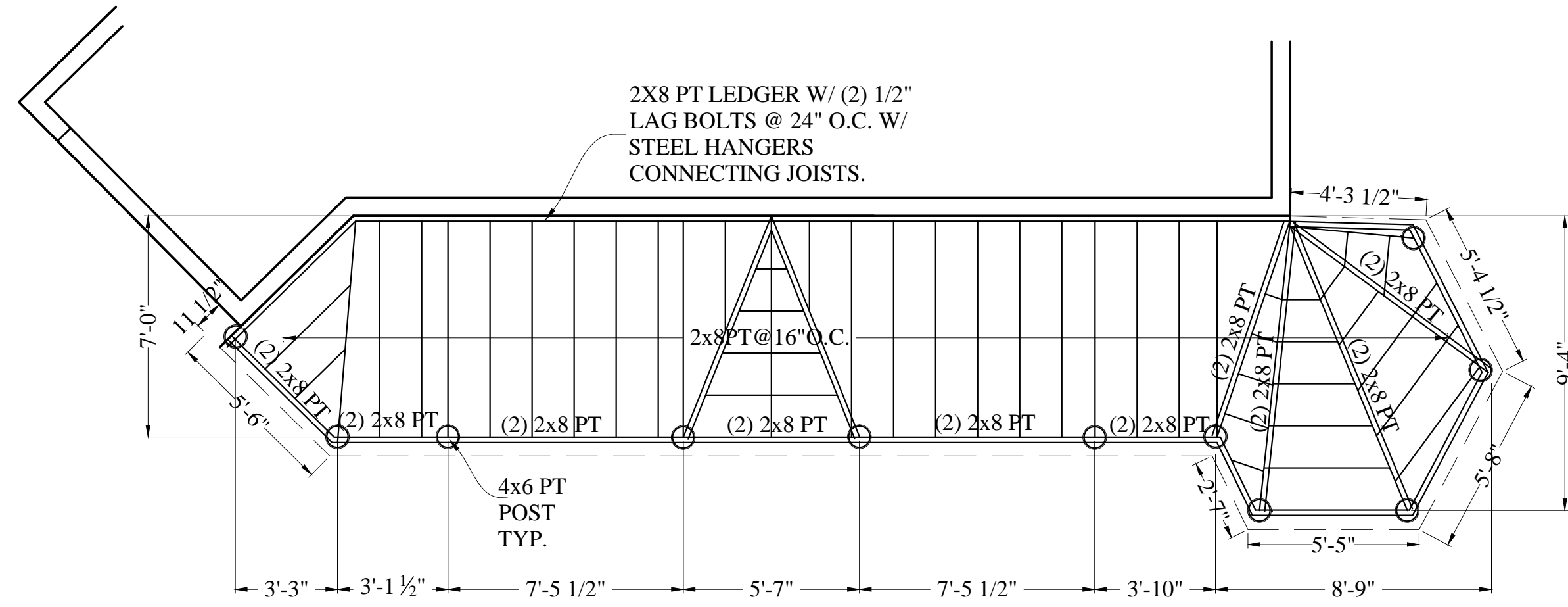


FACADE AREA: 1,103 sf ±
 PROPOSED FACADE AREA TO BE REMOVED IS: 23.2 sf ± = 2.1%

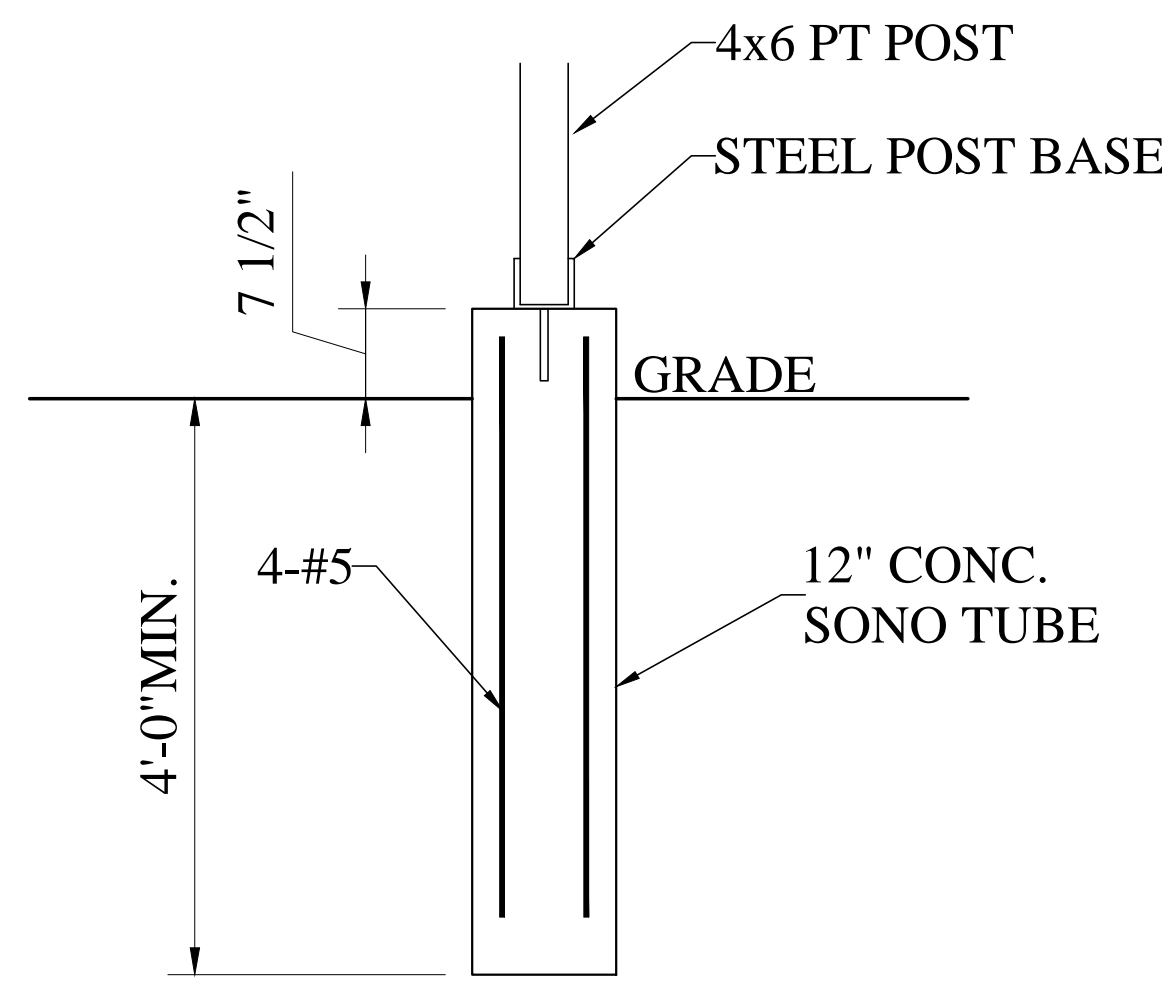
PROPOSED PORCH PLAN
 1/4" = 1'-0"



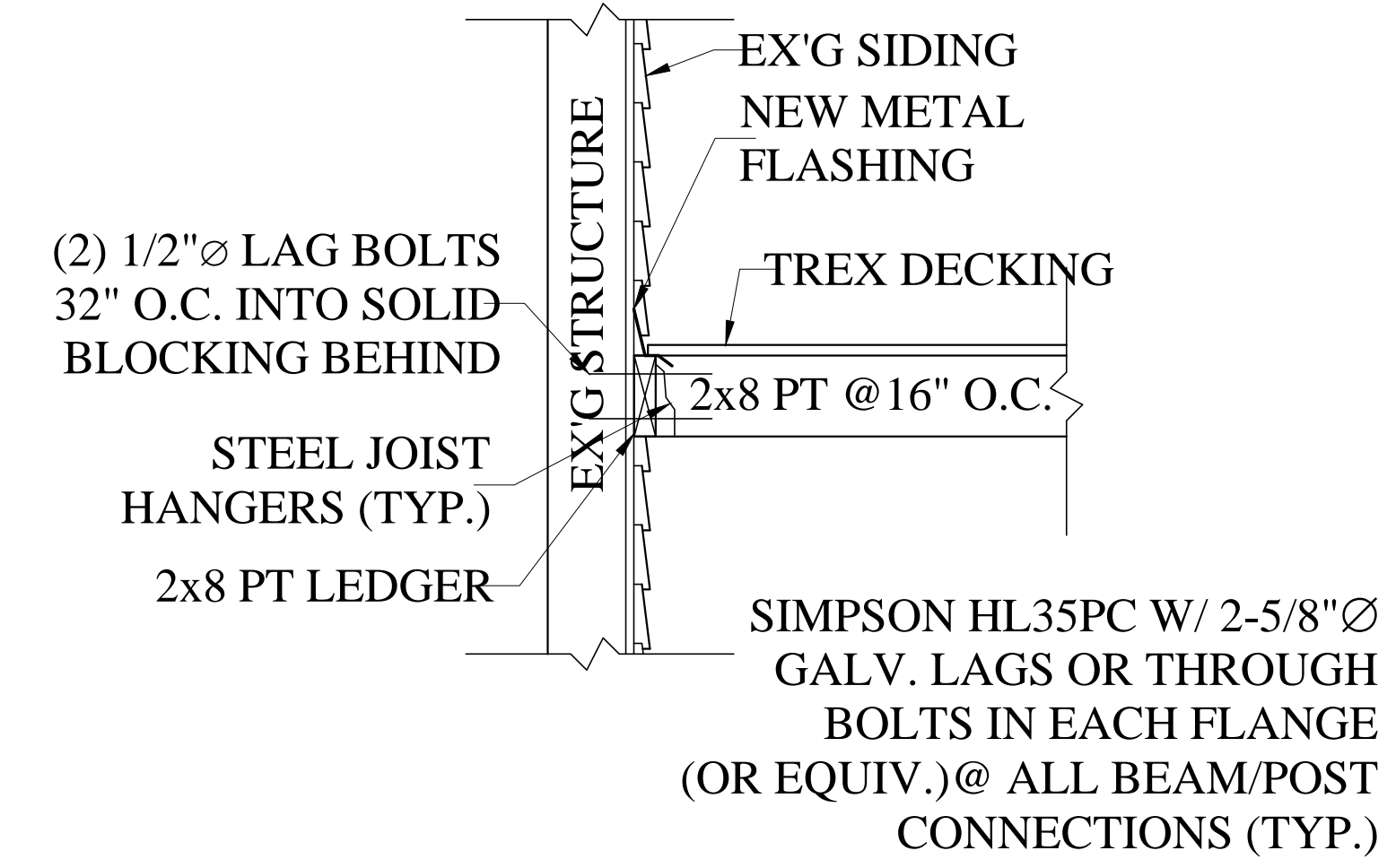
NEW PORCH FRAMING PLAN
 1/4" = 1'-0"



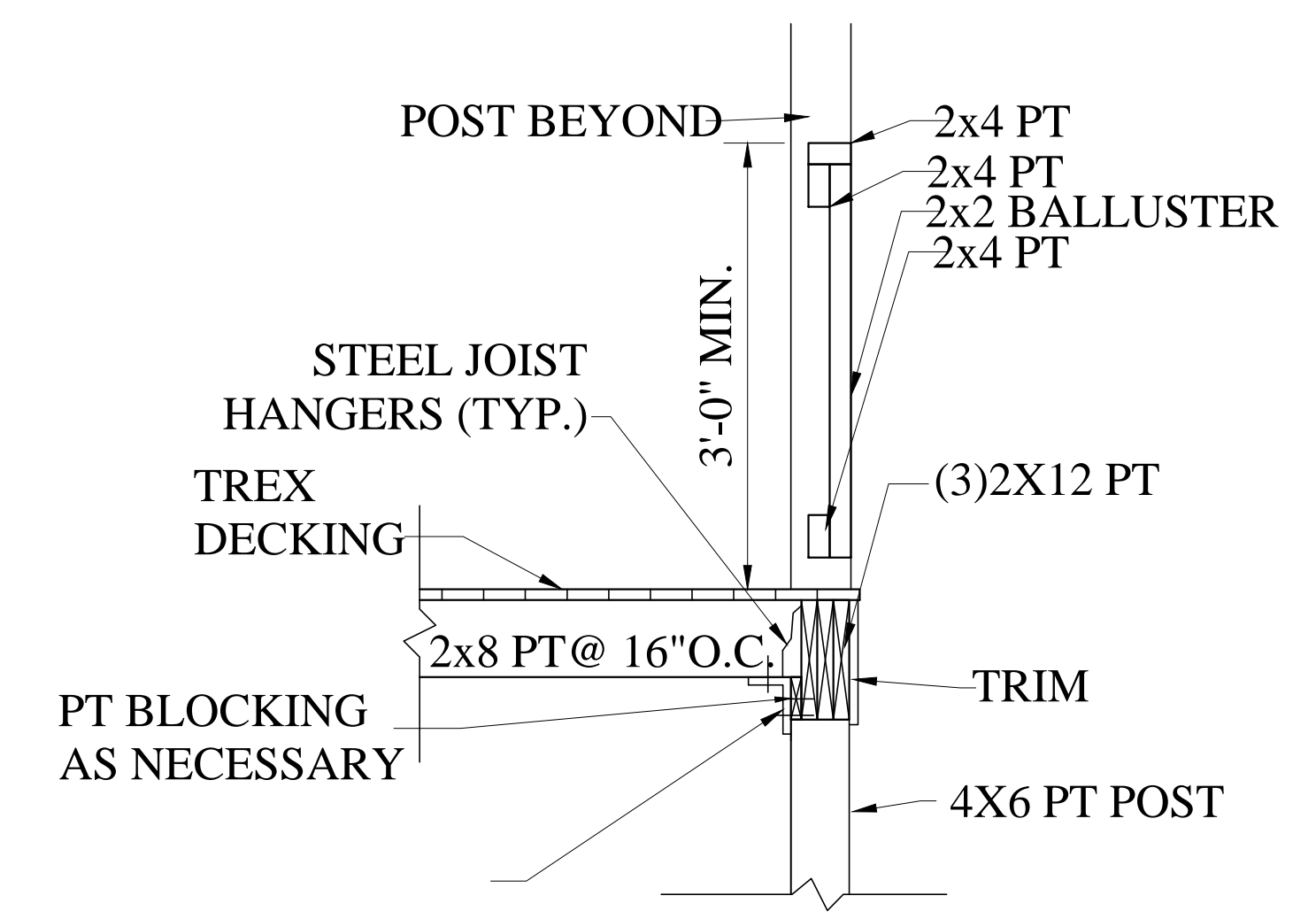
PORCH ROOF FRAMING PLAN
 1/4" = 1'-0"



1 SONO TUBE DETAIL AT THE POSTS
 3/4" = 1'-0"

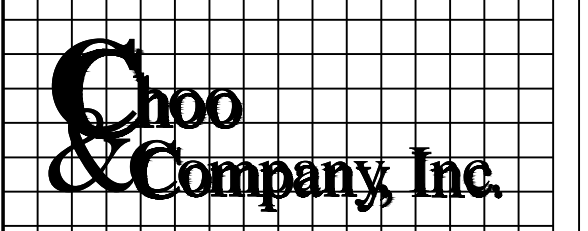


2 DECK CONNECTION DETAIL AT THE HOUSE
 3/4" = 1'-0"



3 DECK RAILING AND END CONDITION DETAIL
 3/4" = 1'-0"

Location
**GARAGE EXPANSION &
 NEW FRONT PORCH**
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Drawing Name
PORCH FRAMING DETAILS

Sheet No.
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