



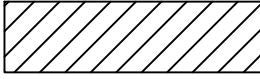
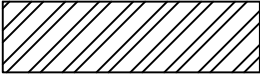
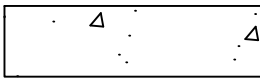
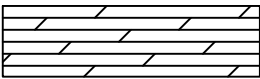
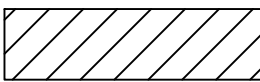
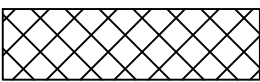
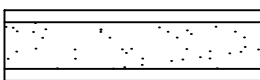

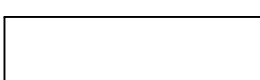
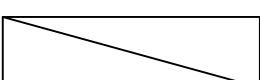
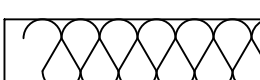
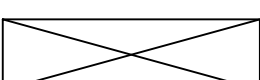
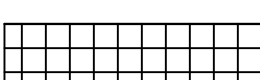

PROPOSED ALTERATIONS TO THE:

**165 HARVARD STREET
NEWTON, MA**

DESIGNED BY:

**I.S. HERNANDEZ DESIGN SERVICES, INC.
111 BAKER STREET
WEST ROXBURY, MA 02132
TEL: 617-323-8527**

MATERIALS LEGEND

 Earth	 Gravel or Crushed Rock
 Brick	 Metal
 Concrete	 Plywood
 Concrete Block	 Ceramic Tile
 Gypsum Board	 Water Proofing
 Gypsum Sheathing	 Wood Blocking
 Insulation - Blanket or Batt	 Rough Frame
 Insulation Rigid	 Wood Finished

INDEX:

- A1 of 5 - COVER SHEET
- A2 of 5 - BASEMENT PLAN
GROUND FLOOR PLAN
- A3 of 5 - SECOND FLOOR PLAN
THIRD FLOOR PLAN
- A4 of 5 - SOUTH ELEVATION
WEST ELEVATION
- A5 of 5 - NORTH ELEVATION
EAST ELEVATION

ABBREVIATIONS

A Anchor Bolt	CLG Ceiling	DW Dishwasher	FPL Fireplace
A CAcoustical	CLK Caulk	DWG Drawing	FR Frame
A/C Air Conditioning	CLOS Closet	DWR Drawer	FTG Footing
ACT Acoustical Tile	CLR Clear	E East	FURRFurred/Furring
ADJ Adjacent/Adjustable	CLS Close or Closure	EA Each	GA Gauge
AFF Above Finished Floor	CMU Concrete Masonry Unit	EF Each Face	GB Grab Bar
AL Aluminum	CNTR Counter	EL Elevation	GC General Contractor
ASPH Asphalt	C.O. Cleanout	ELEC Electrical	GF1 Ground Fault Interrupter
AUTO Automatic	COL Column	EWC Electric Water Cooler	GFIC Ground Fault Interrupter
BDRM Bedroom	CONC Concrete	ELEV Elevator	Circuit
BD Board	CONST Construction	EMERG Emergency	GI Galvanized Iron
BEL Below	CONT Continuous	ENCL Enclose/Enclosure	GLS Glass
BET Between	CONTR Contractor	EQ Equal	GYP Gypsum
BIT Bituminous	CPT Carpet	EQP Equipment	GYP BD Gypsum Board
BLK Block	CS Counter Sink	ESC Escalator	HB Hose Bib
BLDG Building	CSMT Casement	EX Existing	HBD Hardboard
BLKG Blocking	CT Ceramic Tile	EXH Exhaust	HC Hollow Core
BM Beam	CTR Center	EXT Exterior	HDR Header
BOT Bottom	D Drain	FD Floor Drain	HDW Hardware
BRG Bearing	DBL Double	FFCE Finish Face	HM Hollow Metal
BRZ Bronze	DEM Demolish	FF Finish Floor	HOR Horizontal
BRK Brick	DH Double Hung	FFE Finished Floor Elevation	HT Height
BSMT Basement	DIA Diameter	FHS Fire Hose Station	HT'G Heating
BVL Bevel	DIAG Diagonal	FIN Finish	HVAC Heating, Ventilation, Air Conditioning
CAB Cabinet	DIM Dimension	FIX GL Fixed Glass	
CEM Cement	DIN RMDining Room	FLR Floor	HWD Hardwood
CER Ceramic	DISP Garbage Disposal	FLUR Fluorescent	ID Inside Diameter
CI Cast Iron	DN Down	FND Foundation	INCL Include
CIR Circle	DP Dam Proof	FOC Face of Concrete	INSUL Insulat(ion)
CJ Control Joint	DR Door	FOM Face of Masonry	INT Interior
CK Check	DTL Detail	FOS Face of Studs	JST Joist
JT Joint	OC On Center	RFG Roofing	SYN Synthetic
KIT Kitchen	OD Outside Diameter	RFL Reflected	SYS System
KO Knockout	OH Overhead	RH Right Hand	T Tread
LADR Ladder	OPG Opening	RL Rail	TEL Telephone
LAM Laminate	OPP Opposite	RM Room	TEMP Tempered
LAUND Laundry	PAR Parallel	RO Rough Opening	T&G Tongue and Groove
LAV Lavatory	PED Pedestrian	ROW Right of Way	THK Thick(ness)
LBL Label	PERI Perimeter	RR Restroom	THR Threshold
LH Left Hand	PFB Prefabricate	RWD Redwood	THRU Through
LIV RM Living Room	PKT Pocket	S South	TRTMT Treatment
LOC Locate/Location	PL Plate	SC Solid Core	TV Television
M Master	PLAS Plastic	SCH Schedule	TYP Typical
MAS Masonary	PLAST Plaster	SCN Screen	UNF Unfinished
MAX Maximum	PNL Panel	SEC Section	UTIL Utility
MECH Mechanical	PNT Paint	SERV Service	V Volts
MED Medium	PT Point	S4S Surfaced Four Sides	VAT Vinyl Asbestos Tile
METL Metal	PTN Partition	SHR Shower	VERT Vertical
MFR Manufacturer	PVC Polyvinyl Chloride	SHT Sheet	VTR Vent Thru Roof
MILWK Millwork	PWD Plywood	SIM Similar	VTW Vent Thru Wall
MIN Minimum	QT Quarry Tile	SL Slide(ing)	VNR Veneer
MIR Mirror	R Riser	SOFT Soffit	WWF Welded Wire Fabric
MISC Miscellaneous	RA Return Air	SPEC Specification	W/ With
MLD Molding	RAD Radius	SPK Speaker	W West
MOD Modular	RAG Return Air Grille	SQ Square	WC Water Closet
MTL Material	RAFT Rafter	S&R Shelf and Rod	WD Wood
MULL Mullion	REF Reference	SS Service Sink	W/D Washer/Dryer
N North	REFR Refrigerator	STD Standard	WG Wire Glass
NO or # Number	REM Remove	STL Steel	WH Water Heater
NIC Not in Contract	REQD Required	STR Structure(al)	WU Wall Hung
NOM Nominal	RET Return	SUSP Suspended	WM Wire Mesh
NTS Not to Scale	REV Revise/Revision	SYM Symmetrical	WSCT Wainscot

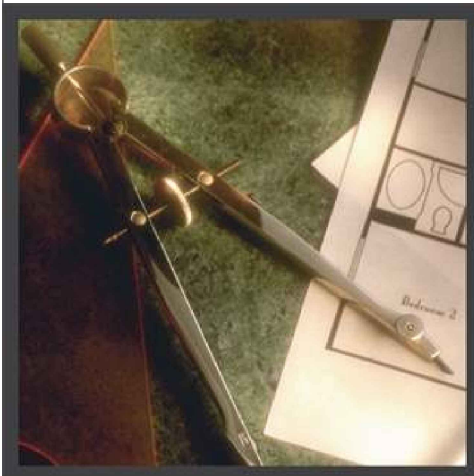
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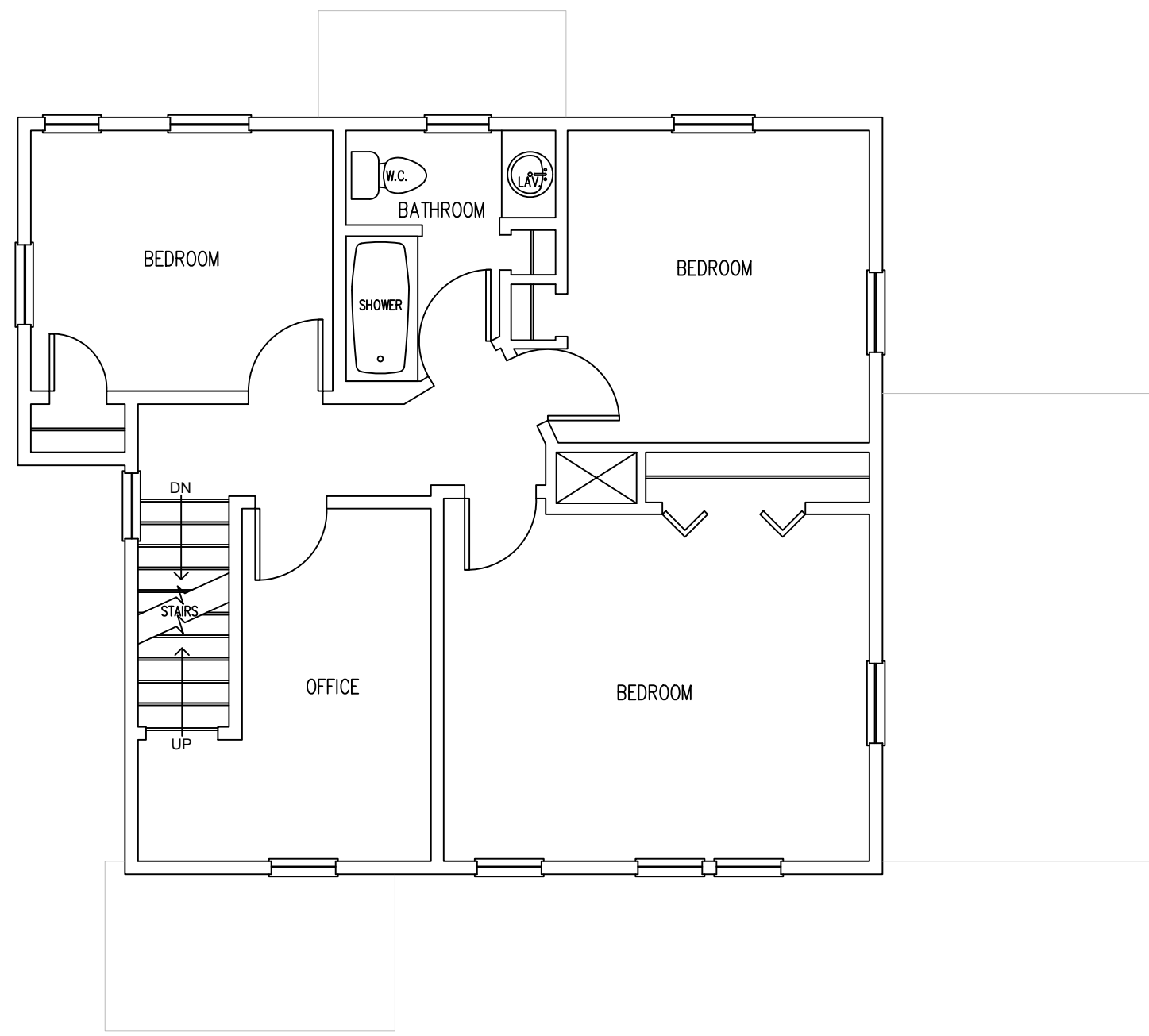
- CONSTRUCT NEW SHED
DORMER IN EXISTING ATTIC
FOR NON-OCCUPIABLE
STORAGE

BUILDING CODE ANALYSIS:

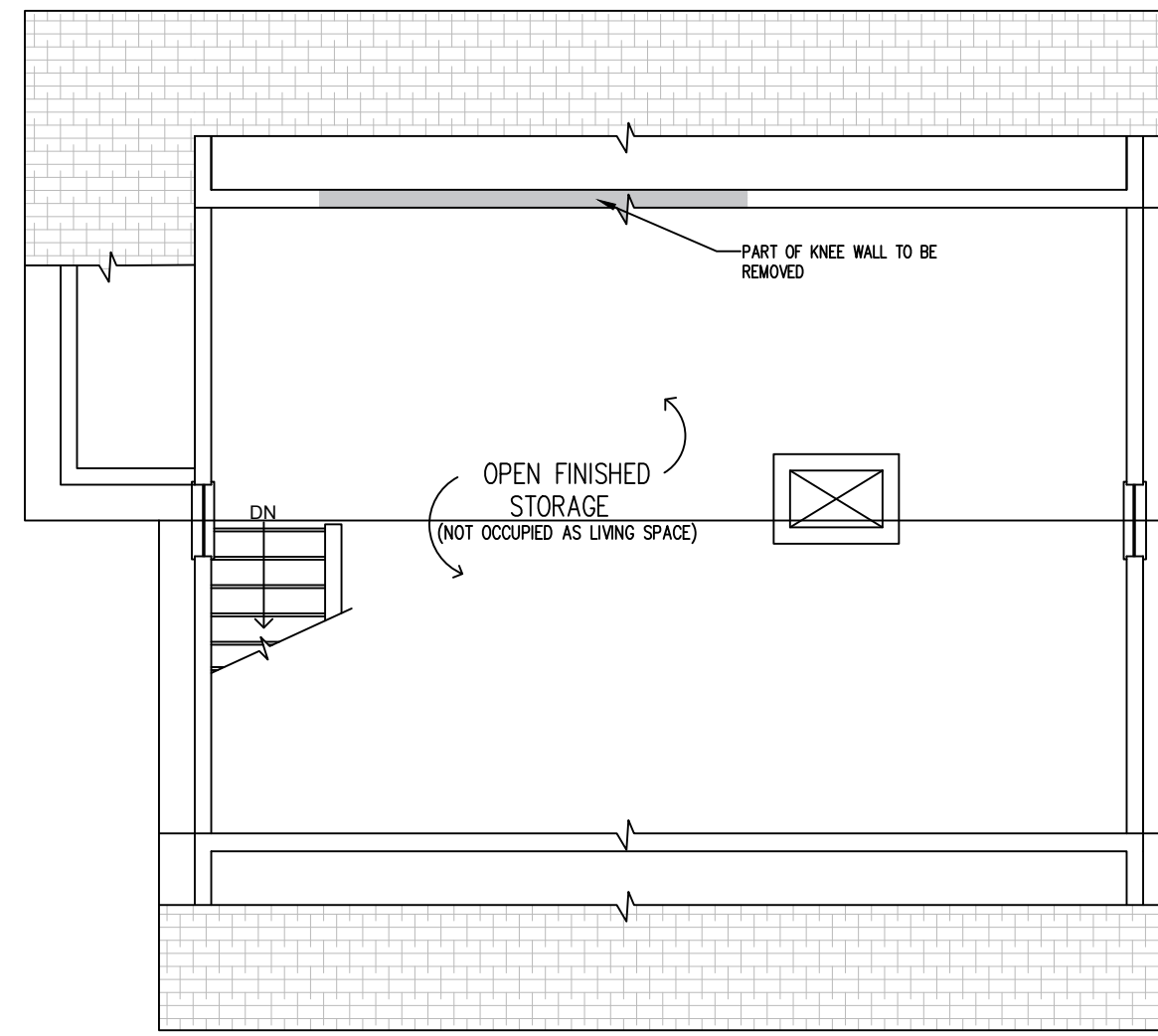
- THE CONSTRUCTION TYPE OF THE
BUILDING WILL BE TYPE VA
- THE BUILDING WILL BE A RESIDENTIAL
BUILDING
 - RESIDENTIAL: R-2

No.																					
END	ISH	Date	Sheet #	A-1 of 3																3/16" = 1'-0"	
Drawn by	Checked by	Date	Sheet #	Project: TEBALDI RESIDENCE 165 HARVARD STREET NEWTON, MA COVER SHEET																Scale	
				I.S. Hernandez Services INC. 111 Baker Street, West Roxbury, MA 02132 www.ishdesignservices.com TEL: (617)-323-8527																	

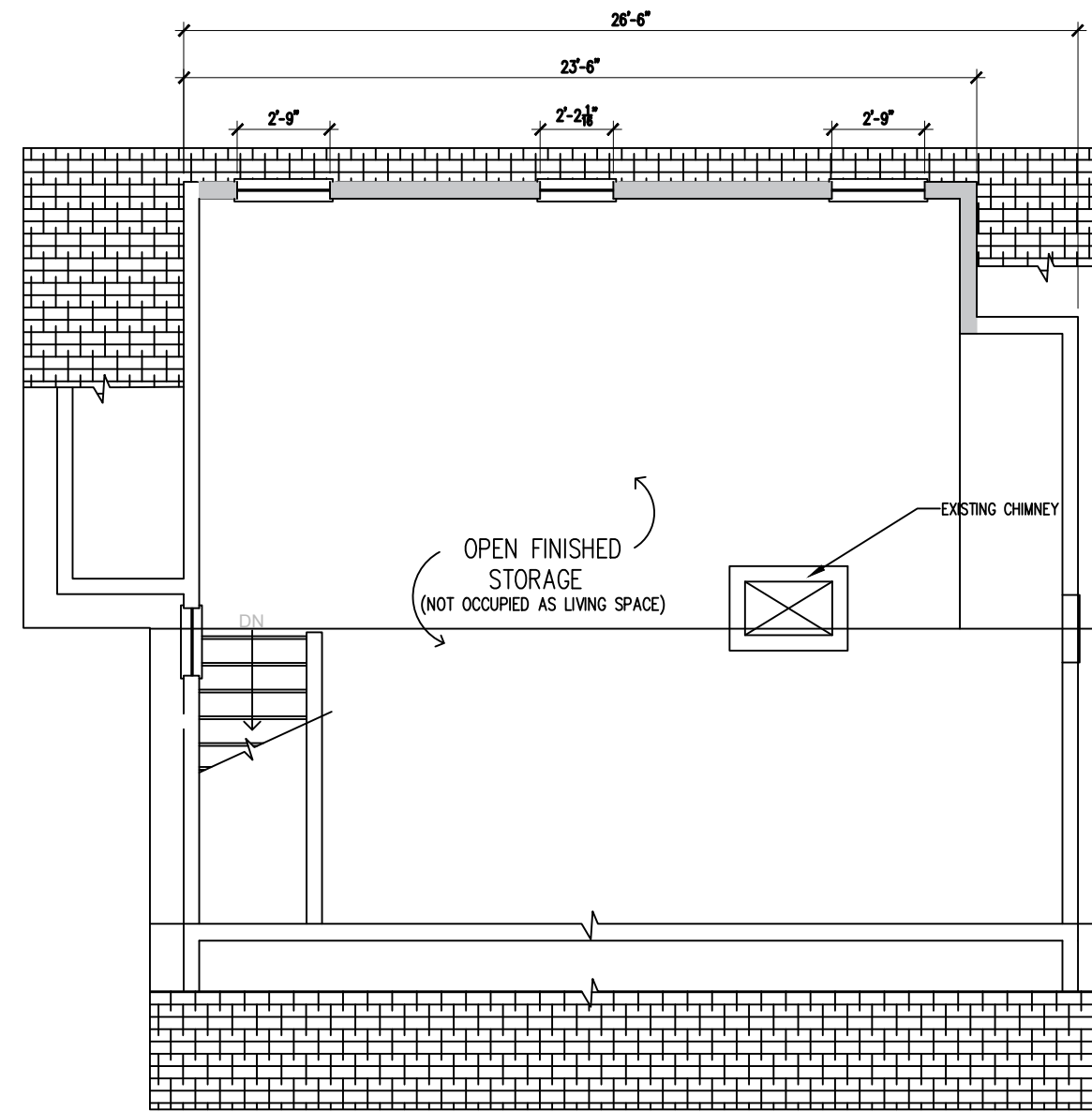
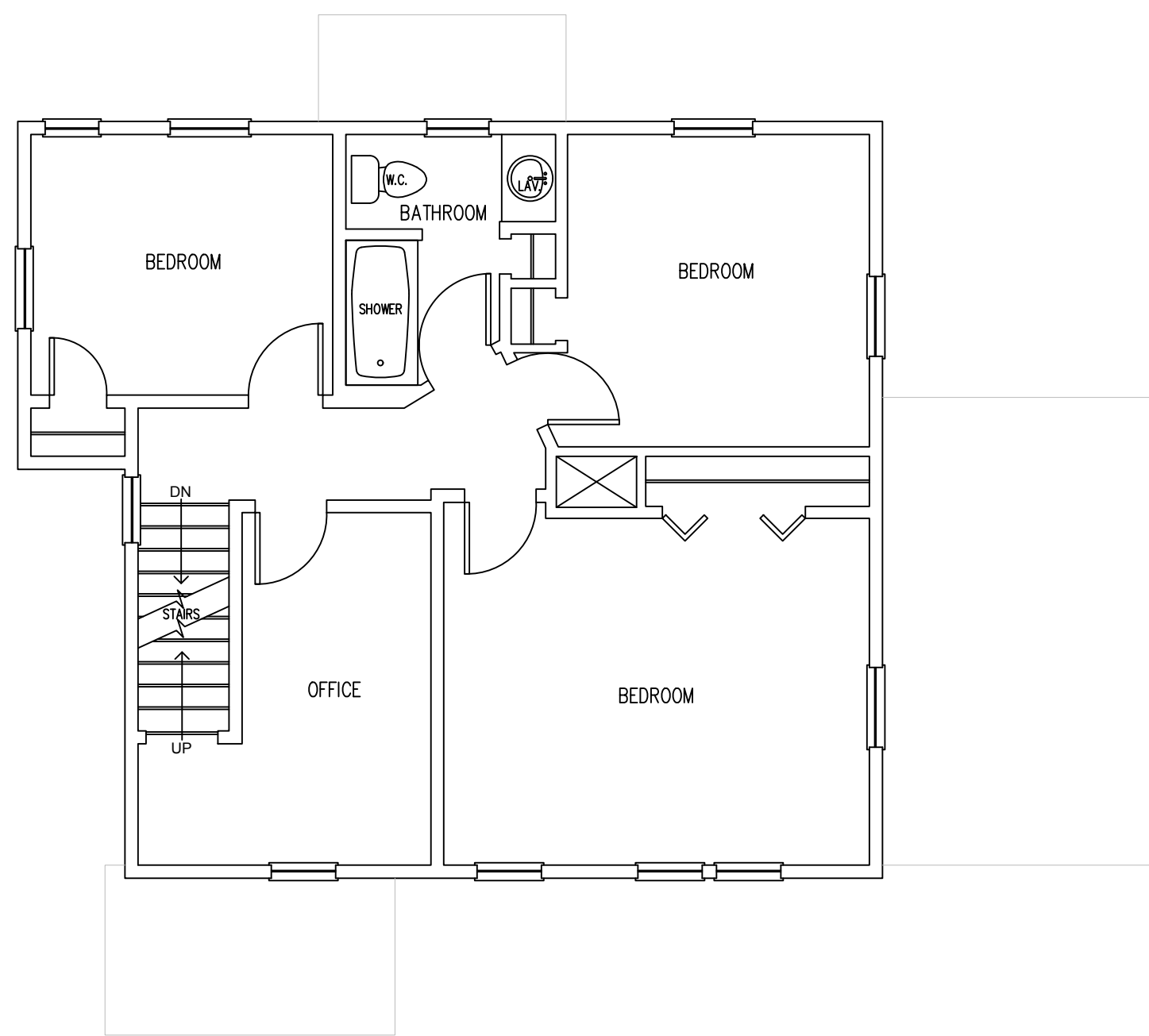




EXISTING SECOND FLOOR



EXISTING THIRD FLOOR (ATTIC)



PROPOSED THIRD FLOOR (ATTIC)

I. S. Hernandez Design Services, Inc.
TEBALDI RESIDENCE

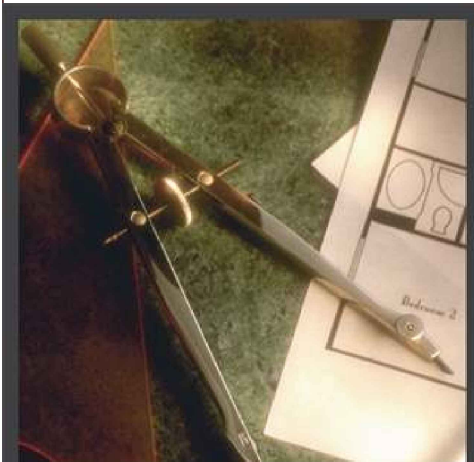
Window Schedule ☐

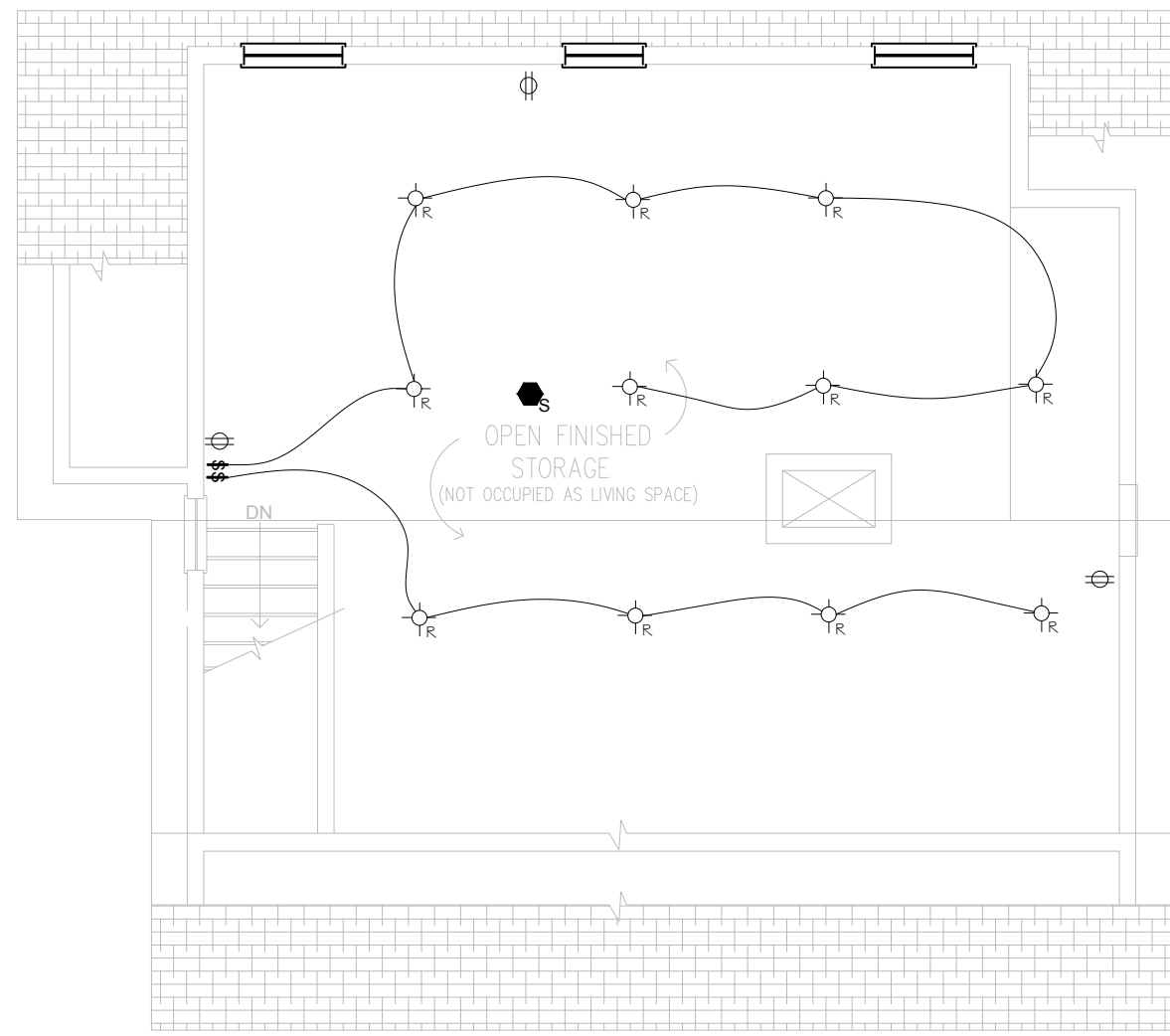
Letter	Quantity	Description	Rough Opening	Unit Size	Label	Use	Notes	Room Number	Room	Manufacturer	Notes
A	3		2' - 0" 1/8" x 4' - 0" 7/8"	2' - 7" 5/8" x 4' 0" 7/8"	2	SH/G	over 1 float 2 1/2" flat casing with flexible sill		Attic Finished Storage	HARVEY	

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Date	5/30/17	
Sheet #	A-2 of 3	
Scale	3/16" = 1'-0"	

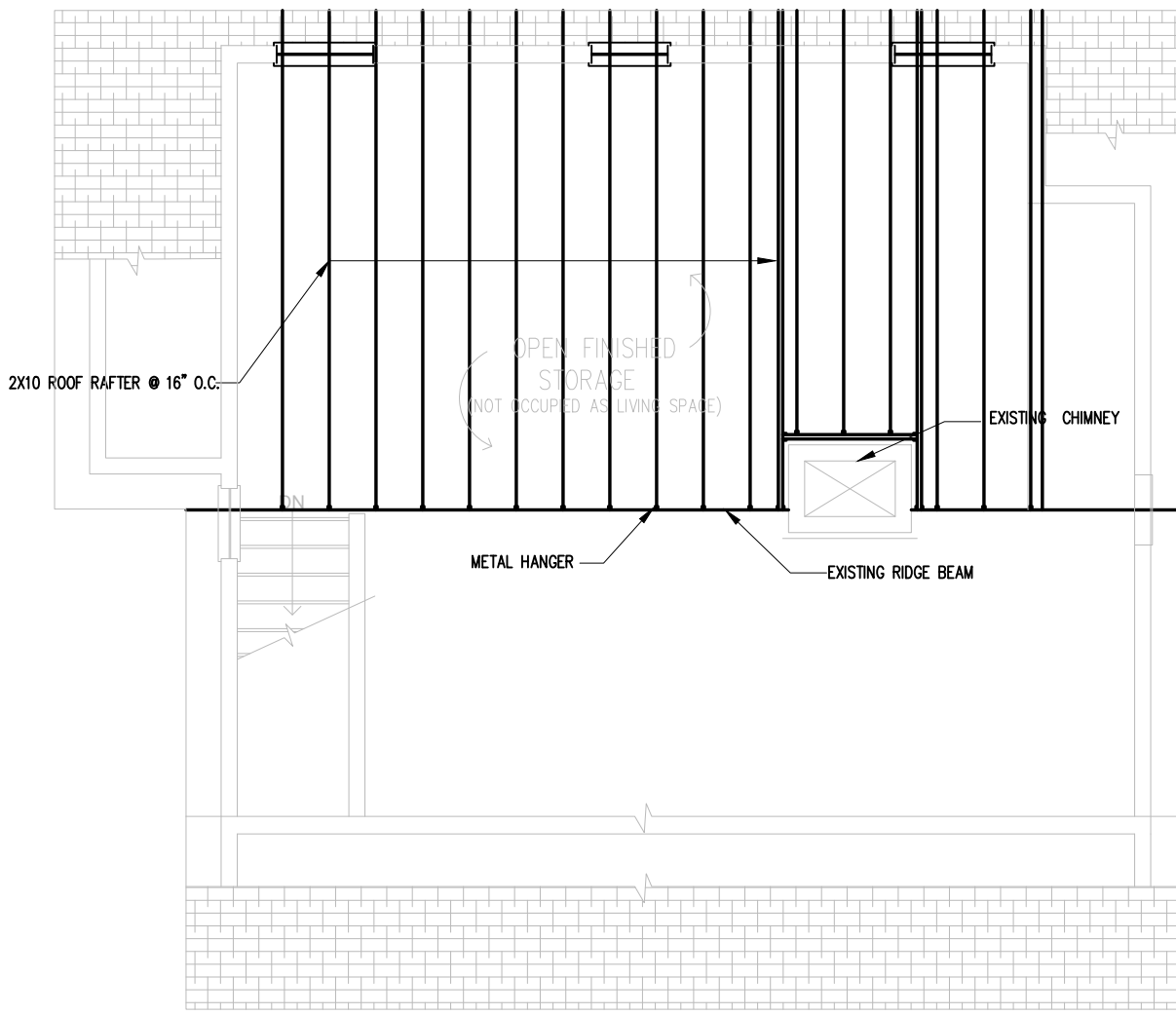
Project: **TEBALDI RESIDENCE**
165 HARVARD STREET
NEWTON, MA
PROPOSED AND EXISTING
PLANS

I.S. Hernandez Services INC.
111 Baker Street, West Roxbury, MA 02132
www.isdesignservices.com
TEL: (617)-323-8527





PROPOSED ELECTRICAL PLAN

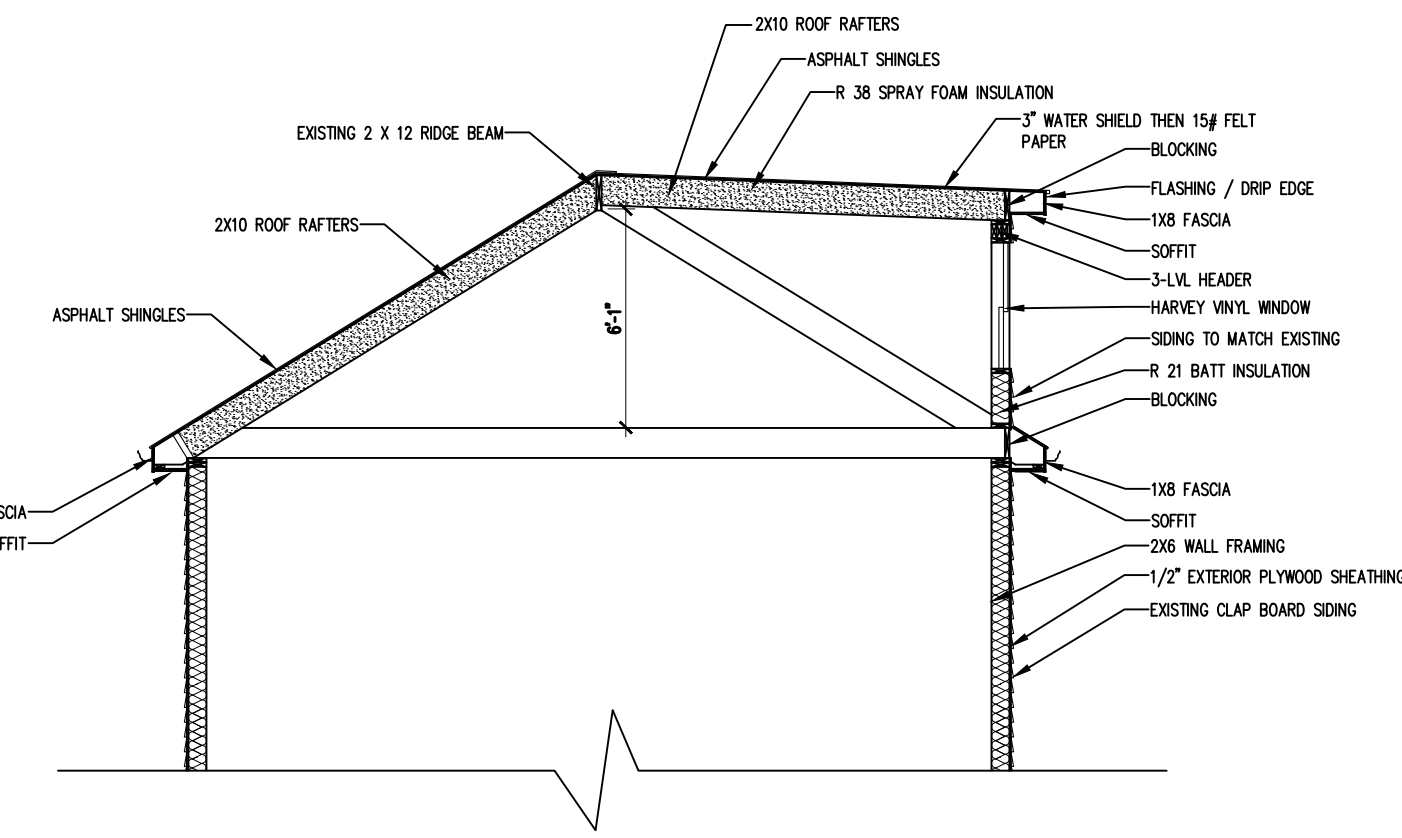


PROPOSED FRAMING PLAN

Electrical Notes

Electrical Symbols

⊕ Surface mounted light	⊕ _R Recessed light	⊕ _{WA} Moisture resistant recessed light	⊕ _{MR} Mini recessed light	⊕ _{WR} Recessed ambience light	□ _{SK} Skylight Control
☂ Light/ Ceiling fan	□ _{WC} Wall sconce	□ _{WL} Wall lantern	⊕ _{WS} Wall sconce	⊕ _{WL} Wall lantern	● _{INT} Intercom
□ _{SP} Speaker	□ _{WC} Wall sconce	□ _{WL} Wall lantern	□ _{UC} Under cabinet lights	□ _{UC} Under cabinet lights	□ _{WC} Wall sconce
□ _{FL} 2 or 4 foot fluorescent light	□ _{FL} 2 or 4 foot fluorescent light	□ _{FL} 2 or 4 foot fluorescent light	□ _{FL} Surface mounted (pendant)	□ _{FL} Spot or Flood lights	□ _{FL} Spot or Flood lights
⊕ Duplex outlet 18" above finished floor unless noted otherwise	⊕ GFI Duplex outlet	⊕ 4 gang outlet	⊕ Single pole switch 48" finished floor unless noted otherwise	⊕ Three way switch	⊕ Four way switch
⊕ Cat 5 network cable	⊕ Phone jack	⊕ Cable T.V. jack	⊕ Thermostat	⊕ Smoke/Heat detector, install per code	



PROPOSED WALL SECTION



PROPOSED REAR ELEVATION

Framing Notes

General Notes

A1. Structural work shall conform to the requirements of the Massachusetts 8 edition residential building code and all local ordinances.

A2. The General Contractor shall be responsible for checking, coordinating and verifying all dimensions.

A3. Verify all dimensions and conditions on the job. Discrepancies shall be brought immediately to the attention of the Designer before proceeding with the part of the work.

A4. The Contractor shall notify the Engineer when, in the course of excavation or construction, conditions are encountered which are unanticipated or otherwise appear to present dangerous conditions.

B. Foundations

D1. All footing and slab-on-grade shall be founded on undisturbed virgin soil or on compacted structural fill with a minimum bearing capacity of 2.0 tons per square foot. The Contractor shall verify the suitability of the bearing strata.

D2. Carry out continuous control of surface and subsurface water during construction such that foundation work is done on dry soil and on undisturbed virgin soil.

D3. No foundation concrete shall be placed in water or on frozen subgrade material.

D4. All footing shall be founded at least 12" below adjacent finished ground grade.

D5. Protect all foundations and slabs from freezing until the project is completed.

D6. If unstable soil is encountered at the specified bottom of footing elevation, the Contractor shall excavate further until suitable soil is reached and either slope the footing at that elevation or shall place and compact (to 95% of maximum dry density) granular structural fill as approved by Engineer.

C. Concrete

C1. Concrete work shall conform to "Dividing Code Requirements for Reinforced Concrete (ACI 318-05)", and "Specifications for Structural Concrete for Buildings" (Latest Additions) as published by American Concrete Institute.

C2. Concrete shall be Normal Weight with a minimum 28 day compressive strength of 3500 psi.

C3. The following minimum concrete cover shall be provided for reinforcing:

- Concrete placed against earth 3 inches
- Slab-on-grade 2 inches
- 2 inches

C4. Concrete to be exposed to freezing temperatures in the finished project shall be air entrained.

D. Structural Timber

D1. Timber construction shall conform to Part II "Design Specifications" as published in the timber construction manual (NDS-127) and to "National Design Specifications for Wood Construction" (2005).

D2. Material properties for timber shall conform to the following:

1. Allowable Bending Stress (F_b) 2400 psi (single member use)
2. Modulus of Elasticity (E) 1,400,000 psi (1000 ksi)
3. Compression parallel to grain (F_c) 1500 psi
4. Compression perpendicular to grain (F_c) 425 psi
5. Modulus of Elasticity (E) 1,400,000 psi

Lumber for exterior windows and doors shall be Southern Pine #2 and shall be pressure treated with preservative. Penetration and 1-200 psi.

D3. The contractor shall make a visual inspection and call through the supply and discard all members that are twisted, not straight or otherwise unusable.

D4. Joint support by nailing is forbidden unless used with approved hanger. All flush framed 2x posts and beams shall be finished with Simpson Timbers.

D5. 2x post and rafter construction spanning over 8'-0" must have cross bracing at no more than 8'-0".

D6. 2x post shall be notched or drilled with holes without the specific written approval of the engineer.

D7. Minimum bracing for all post and rafters shall be 4".

D8. Use double 2x posts unless at partitions.

D9. Anchor bolts and bolts for structural timber shall be ASTM A307. Structural rod washers shall be provided between steel and both end and between wood and both end unless steel plates or plate washers are used.

D10. Bolts' lift' up of timbers shall be firmly bolted together at a spacing of no more than four times the depth of the beam.

D11. Roof sheathing and wall sheathing shall be C-D 3/4" thick plywood with exterior glue. Plywood sheathing at 2nd floor shall be 48" (2' x 4' x 3/4") superior tongued and grooved, glued and screwed to the post and beam. Roof sheathing shall be 48" (2' x 4' x 3/4").

D12. All plywood roof sheathing shall be secured with angular ring nails (Staples are not permitted).

D13. Plywood flooring shall be laid with a face grain parallel to joists. stagger all joints.

D14. Unless otherwise noted, provide the following details over openings in load bearing stud walls and 2nd floor walls.

Lx1x1	Max	Min. End Bearing
(3)2x4	2'-5"	1/2" (One Jack Stud)
4x8	4'-0"	1/2" (One Jack Stud)
(2)2x10	4'-6"	3/4" (Two Jack Studs)
(2)2x12	5'-0"	3/4" (Two Jack Studs)
4x12	5'-0"	3/4" (Two Jack Studs)

Provide 1/2" plywood filler pieces as necessary to yield a 3/4" wide seal.

Lx1x1
 Max | Min. End Bearing || (3)2x4 | 5'-3" | 1/2" (One Jack Stud) |
(3)2x10	4'-6"	3/4" (Two Jack Studs)
(2)2x12	5'-0"	3/4" (Two Jack Studs)
4x12	5'-0"	3/4" (Two Jack Studs)

Provide 1/2" plywood filler pieces as necessary to yield a 3/4" wide seal.

D15. At all corners of the perimeter wall provide a (3)2x4 corner post for 2x4 stud walls and a (3)2x4 corner post for stud walls.

D16. Minimum post spacings where girders are perpendicular to the stud wall or a free standing post. Unless otherwise noted on the plans, linear post (either solid or bolt-up out of 2x6 or 2x6 studs) shall be installed with a width at least match the width of the supporting girder and a bearing length to meet the girders. For example: A (4)2x6 (2' girders) over a 2x6 wall should have either a (4)2x6 or a 2x6 post with 2x2" or bearing) where solid posts have been specified in the plans, do not require bearing. For spans up to 8' 0" provide 3" of bearing (one jack stud) for spans up to 12'-0", provide 4" of bearing (two jack studs). For spans up to 12'-0", provide 4" of bearing (two jack studs). For spans up to 20'-0", provide 7 1/2" of bearing (3 jack studs).

D17. All beams for use as wood blocking, curbs, sills, rafters, etc. on roofs and in direct contact with exterior masonry walls or concrete or slab-on-grade or in direct contact with the grade shall be pressure treated with a preservative.

D18. All lumber for use as wood blocking, curbs, sills, rafters, etc. on roofs and in direct contact with exterior masonry walls or concrete or slab-on-grade or in direct contact with the grade shall be pressure treated with a preservative.

D19. Cracked anchor damaged shall be replaced with new member of equal or better strength.

D20. Latching hinges (L.V.) shall have minimum allowable bending stress of 25000 psi and a minimum Modulus of Elasticity of 1,300,000 psi.

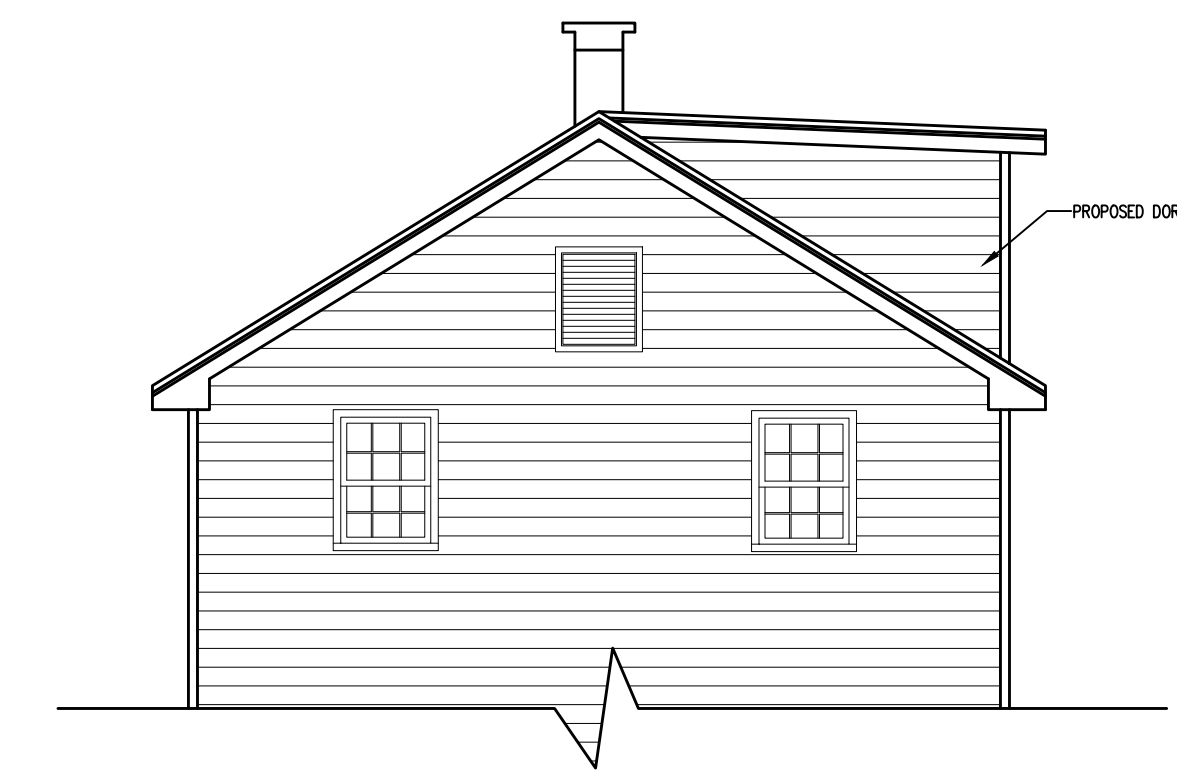
E. Structural Steel

E1. Structural steel work shall conform to "Specification for Structural Steel Buildings (AISC 1305)", "Code of Standard Practice for Steel Buildings & Bridges (AISC 1305)", "Specification for Structural Steel Buildings (AISC 1360)", and "Structural Welding Code-Bridges (AWS D1.1-04)".

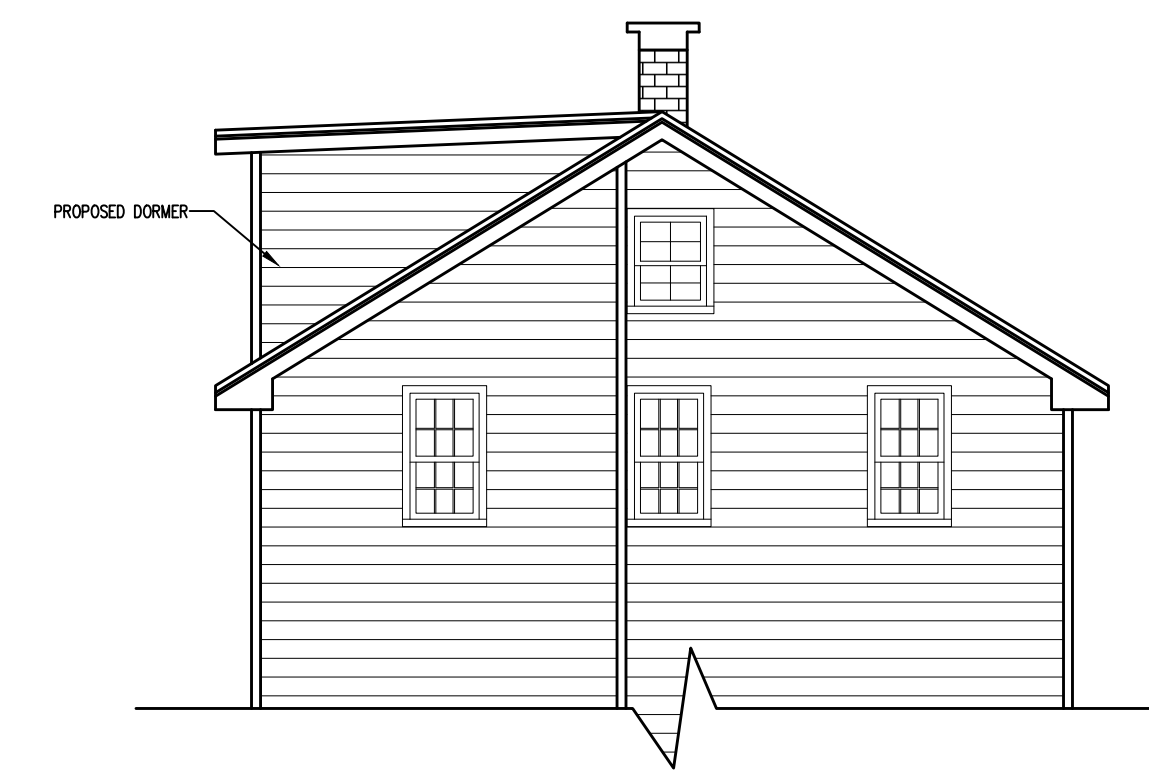
E2. Structural steel angles, plates and bars shall be new steel conforming to ASTM A593 (F_y=50 ksi). Steel pipe shall conform to ASTM A106, 1, or ASTM A333, Type E or D, Grade B. Steel tubing shall conform to ASTM A307, Grade B (F_y=45 ksi).

E3. All joints in the structural steel shall be welded unless otherwise specified. Welds shall develop the full strength of the materials being welded unless otherwise specified. Fillet welds shall be a minimum of 1/4" diameter, high-strength slip critical bolts. Field connections shall be made with a minimum of two bolts.

E4. All bolts shall be high-strength slip critical bolts.



PROPOSED RIGHT ELEVATION



PROPOSED LEFT ELEVATION

I.S. Hernandez Services INC.

111 Baker Street, West Roxbury, MA 02132

www.ishdesignservices.com

TEL: (617)-323-8527

Project: **TEBALDI RESIDENCE**

**165 HARVARD STREET
NEWTON, MA**

**PROPOSED FRAMING /
ELEVATIONS**

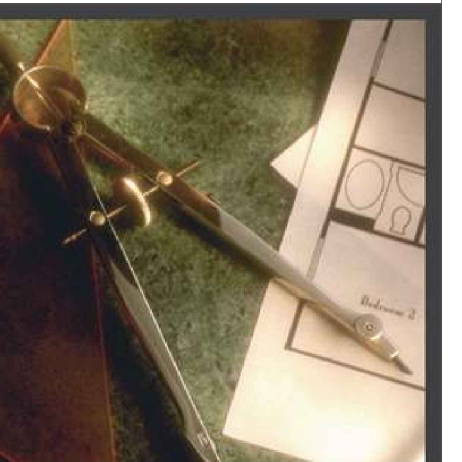
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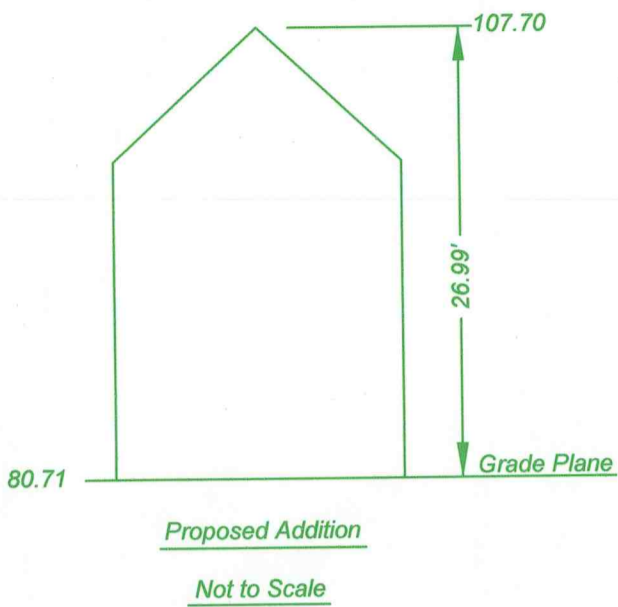
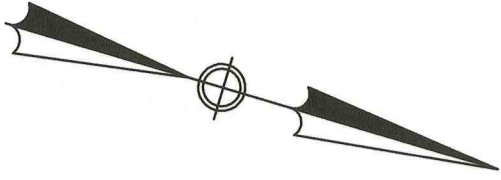
Checked by: **ISH**

Date: **5/30/17**

Sheet #: **A-3 OF 3**

Scale: **3/16" = 1'-0"**





Grade Plane Calculation

$$\frac{79.6 + 82.8}{2} (35.0) = 2,842.0$$

$$\frac{82.8 + 83.0}{2} (36.5) = 3,025.9$$

$$\frac{83.0 + 82.9}{2} (10.3) = 854.4$$

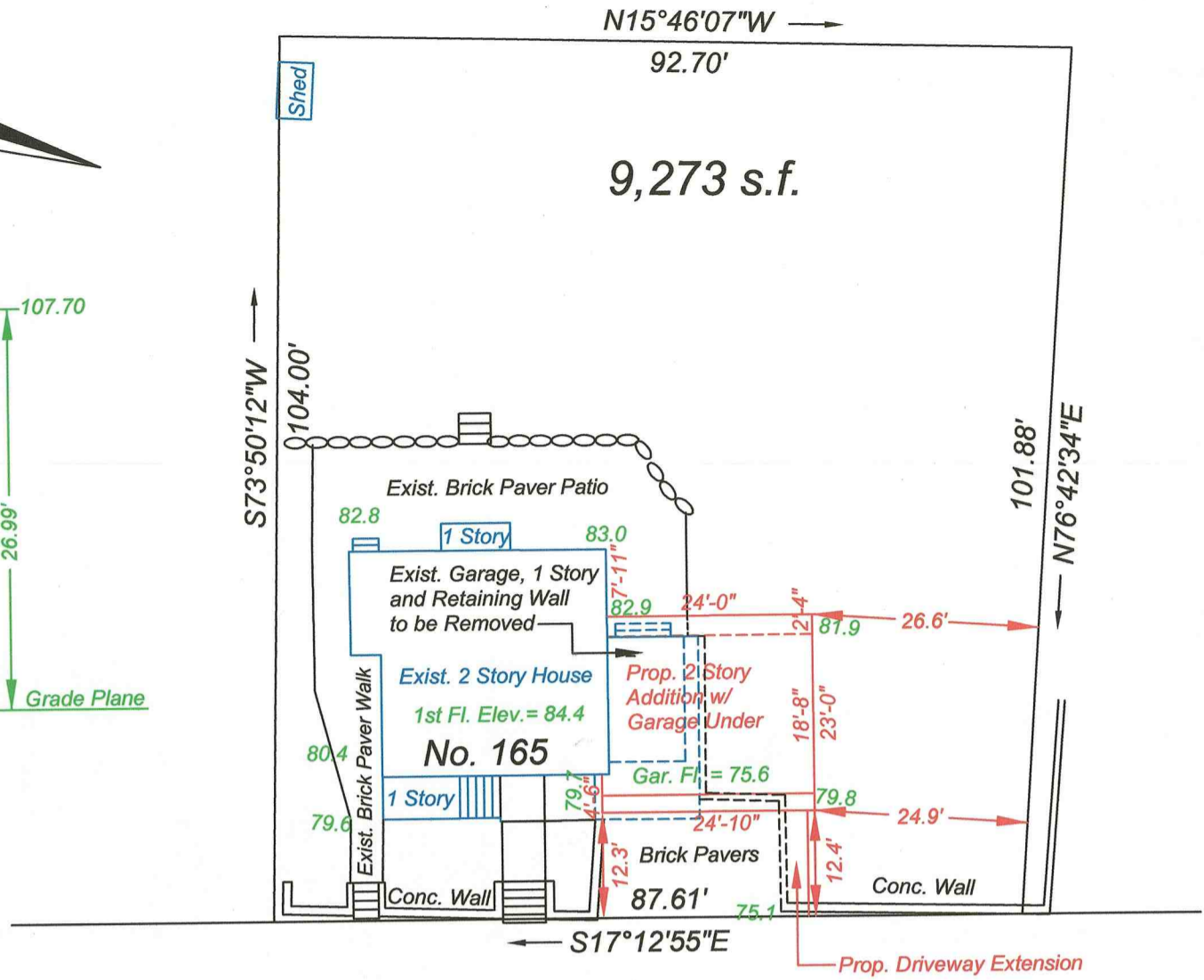
$$\frac{82.9 + 81.9}{2} (24) = 1,977.6$$

$$\frac{81.9 + 79.8}{2} (20.7) = 1,673.6$$

$$\frac{75.6 + 75.6}{2} (24.8) = 1,874.9$$

$$\frac{79.7 + 79.6}{2} (35.1) = 2,795.7$$

$$\frac{15,044.1}{186.4} = 80.71$$



Harvard Street (Public - 40' Wide)

1st Floor	1,239 s.f.	(450 s.f. Addition + 789 s.f. Existing)
2nd Floor	1,251 s.f.	(506 s.f. Addition + 745 s.f. Existing)
Attic Floor	58 s.f.	(0 s.f. Addition + 58 s.f. Existing)
Basement	761 S.f.	(499 s.f. Addition + 262 s.f. Existing)
Total Floor Area	3,309 s.f.	3,309 divided by 9,273 s.f. Lot Size = 0.357

The Maximum Allowable FAR (MR-1 Zone) = 0.53 - [0.00017(9,273 - 7,000)] = 0.491

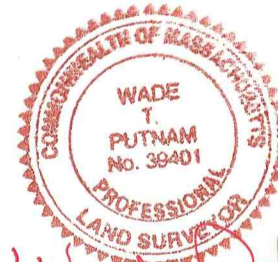
Total Basement Floor Area: 789 s.f.
Perimeter Length where the first floor is more than 4'-0" above the exterior grade: 40.8'
Total perimeter of foundation: 123.0'

$$\frac{40.8}{123.0} (789) = 261.7 \text{ s.f.}$$

NOTE: The net increase in Impervious Area for this project is 369 s.f.

Zone: MR-1 (Old Lot)
Proposed Lot Coverage: 15.0%
Proposed Open Space: 81.7%

Deed: Book 43,162, Page 67
Plan: Plan Book 20A, Plan 33



Wade Putnam

Plan of Land

IN **Newton, Massachusetts**

AT **165 Harvard Street**

Owned by: **Diego Tebaldi & Nina Tebaldi**

Scale: 1 inch = 20.00 feet

August 8, 2012

Wade T. Putnam

Professional Land Surveyor

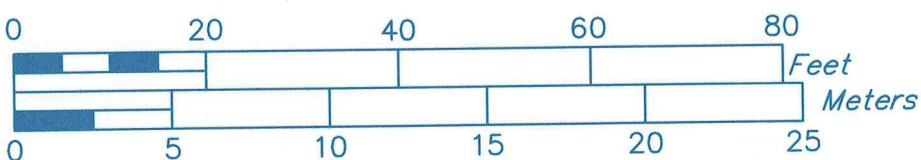
12 Nutting Road

Waltham, Mass. 02451-3113

Phone (617) 924-7877

Email: rah55@comcast.net

GRAPHIC SCALE



To obtain meters, multiply feet by 0.3048