

ORIGINAL PLANS WERE DESIGNED BY CHARLES DEMARCO, ARCHITECT,  
DEMARCO ASSOCIATES, COMPLETION OF CONSTRUCTION DOCS. BY  
RONALD F. JAREK, ARCHITECT.

### GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE COMMONWEALTH OF MASSACHUSETTS STATE BUILDING CODE, THE REQUIREMENTS OF THE CITY OF NEWTON, THE OCCUPATIONAL SAFETY AND HEALTH STANDARDS AND ALL OTHER APPLICABLE REGULATIONS, LAWS, ORDINANCES, ETC. GOVERNING THIS WORK INCLUDING HERF RATINGS.
2. PRIOR TO SUBMITTING BID, CONTRACTOR MUST THOROUGHLY EXAMINE THE DRAWINGS AND INSPECT THE BUILDING TO FULLY UNDERSTAND THE FACILITY, DIFFICULTIES AND RESTRICTIONS AFFECTING THE EXECUTION OF THE WORK UNDER THIS CONTRACT. THE FAILURE OF THE CONTRACTOR TO RECEIVE OR EXAMINE ANY FORM OF INSTRUMENT OR DOCUMENT OR TO VISIT THE SITE SHALL IN NO WAY RELIEVE ANY OBLIGATION WITH RESPECT TO THIS WORK. NO CLAIMS FOR ANY ADDITIONAL COST WILL BE ALLOWED DUE TO LACK OF FULL KNOWLEDGE OF EXISTING CONDITIONS.
3. CONTRACTOR'S BID PRICE SHALL REFLECT ALL SPECIFIED WORK.
4. DRAWING INFORMATION IS TAKEN FROM EXISTING CONDITIONS AND RANDOM FIELD MEASUREMENTS AND IS PROVIDED ONLY TO ASSIST THE CONTRACTOR IN ESTABLISHING THE SCOPE OF WORK.
5. ALL EXISTING CONDITIONS AND PLAN AND DETAIL DIMENSIONS SHOULD BE VERIFIED IN THE FIELD PRIOR TO COMMENCING THE WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES FOUND IN THE PLANS OR SPECIFICATIONS BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
6. DO NOT SCALE THESE DRAWINGS FOR DIMENSIONS, LENGTHS, SIZES, AREAS, ETC.
7. IT IS NOT INTENDED THAT THESE DRAWINGS BE USED FOR CONSTRUCTION OF THIS SYSTEM, HOWEVER, THE CONTRACTOR SHALL FURNISH A COMPLETE PRODUCT IN ACCORDANCE WITH THE SPECIFICATIONS AND THE ACTION OF THE ARCHITECT AND THE OWNER, AND IN STRICT CONFORMANCE WITH ALL APPLICABLE LOCAL AND STATE BUILDING CODE REGULATIONS.
8. CONTRACTOR SHALL REPAIR ALL AREAS DAMAGED BY DEMOLITION PRIOR TO INSTALLATION OF NEW MATERIAL.
9. IF HAZARDOUS WASTE IS ENCOUNTERED, STOP WORK & CONTACT THE OWNER & ARCHITECT IMMEDIATELY TO INITIATE ABATEMENT PROCEDURES IN ACCORDANCE WITH DHD0 STANDARDS.

### GENERAL NOTES STRUCTURAL

1. ALL WORK SHALL COMPLY WITH THE STATE OF MASSACHUSETTS BUILDING CODE, REQUIREMENTS OF THE CITY OF NEWTON, AND ALL OTHER LOCAL, STATE AND FEDERAL STANDARDS AND REGULATIONS.
2. DO NOT SCALE THIS DRAWING. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS, LIMITS AND LOCATIONS REGARDING LAYOUT OF ALL STRUCTURAL FRAMING MEMBERS AND COMPONENTS. REFER TO ARCH, DWGS. FOR ALL ELEVATIONS.
3. THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND THESE DRAWINGS SHALL BE REFERRED TO FOR SIZE AND LOCATION OF APPURTENANCES.
4. DIMENSIONS SHOWN ON THE DRAWINGS MUST BE COORDINATED WITH ARCHITECTURAL DRAWINGS PRIOR TO DETAILING, FABRICATION AND ERECTION OF ALL STRUCTURAL MEMBERS.
5. EXISTING LAYOUT ITEMS AND CONDITIONS MAY DIFFER FROM AS SHOWN. ALL EXISTING CONDITIONS AND DIMENSIONS MUST BE VERIFIED IN FIELD PRIOR TO COMMENCING THE WORK. ANY DISCREPANCIES FOUND SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
6. IT IS THE BIDDER'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE PRIOR TO BIDDING. FAILURE TO SO EXAMINE THE SITE AND THE DRAWINGS WILL BE ACCEPTED AS CONSTRUCTION UNDER THE BID. A SUBMITTAL UNDER THE BID A SUBMITTAL LOCATION, LIMITS AND EXTENT OF ALL MEMBERS, 7. FABRICATOR FOR EACH STRUCTURAL TRADE SHALL PREPARE SHOP DRAWINGS FOR APPROVAL. NO REVISIONS SHALL BE PERFORMED WITHOUT THE APPROVAL OF SHOP DRAWINGS.
8. THE CONTRACTOR SHALL TAKE ADEQUATE PRECAUTIONS AT ALL TIMES TO PROTECT ADJOINING PROPERTY FROM DAMAGE. ALL ADJUTING WORK SHALL BE RESTORED TO PRESENT CONDITION.
9. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ITEMS FOR APPROVAL.

### FOUNDATION NOTES

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

### PLYWOOD NOTES

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

### CONCRETE NOTES

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

### WOOD NOTES

1. ALL STRUCTURAL WOODWORK, MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION'S SPECIFICATION FOR DESIGN, FABRICATION AND ERECTION OF WOOD STRUCTURES.
2. ALL STRUCTURAL LUMBER SHALL BE SOUTHERN PINE, DOUGLAS FIR, GRADE 1 OR APPROVED EQUAL WITH MINIMUM PROPERTIES OF: E = 1,800,000 PSI, Fb = 1500 PSI, Fv = 190 PSI.

### NOTE – DIMENSION

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

### PRODUCTS

- SEE ATTACHED MATERIALS LIST FOR PRODUCTS AND/OR FINISHES

EXTERIOR MATERIALS LIST:  
143 Lincoln St, Newton Highlands, MA 02461

### ROOF:

- 30 year Simulated Synthetic Shingles
- Corrugated (black) Ridge Vent
- Black Vent Pipes
- Natural Heating Exhaust Stacks (flush style)

### TRIM

- Azek or equal Rake, Cornice, Frieze, Water-table, Belt, Brackets, Dentals, Corner and/or Running Trim

### SIDING

- Hardie Plank or equal, 4.5" to weather, texture side out
- Synthetic Standard or Scalloped Shingles at Pediments (2)
- Painted MDO Plywood at Pediments
- Azek or equal Direct Vent Exhaust Block Outs, Lighting Block outs
- Painted Side-wall Vents (Dyer, Exhaust Fans) through Azek or equal Blocks outs

### DOWN SPOUTS AND GUTTERS

- Baked on Color Finish, Aluminum Box Trough Style w/ Round Leaders and Fittings
- Marwin, Jeldwin or equal Insulated Glass, Simulated 2 over 1 Divided Lies and Ovals

### DOORS

- Synthetic Panel Entry Units with Vision Lies and/or Simulated Divided Side Lies
- Synthetic Panel Style Garage Doors

### COLUMNS

- Azek or equal Square field built Columns, Plinth and Capital

### PORCH, DECK and STEPS

- Ttex or equal Porch, Deck and Stair Treads
- Azek or equal Risers and Stringers
- Synthetic Balustrade and Square field built Newel Posts

### LIGHTING

- Wall Mounted Lantern Style

### HARDWARE

- Stainless Steel Lever or Thumb Latch Style
- Mail Boxes Stainless Steel
- House Numbers Stainless Steel

### WALKS

- Modular Pervious Pavers at Entry Points

### DRIVEWAY

- Bituminous and Pervious Pavers

FAR /	SQ. FT.	CALCULATIONS, SR2 ZONE,	LOT SIZE	11,775 SF
AREA	UNIT "A"	UNIT "B"	TOTAL S.F. PROVIDED = 0.42 FAR INCREASE	INSTEAD OF 0.42 FAR INCREASE (14827 S.F.)
GARAGE	284 SF.	284 SF.	568 S.F.	REQUESTED
FIRST FLOOR	854 SF.	1033 SF.	1887 SF.	
SECOND FLOOR	817 SF.	*1040 SF.	1857 SF.	
HT ATTIC FL. AREA MORE 7'-0"	397 SF.	276 SF.	673 SF.	
TOTAL SQ. FT.	2,352 SF.	2,633 SF.	4,988 SF.	156 SF. ABOVE PREVIOUS = 0.42 INCREASE REQUESTED

\* Does not include 30 square foot deduction for 2nd floor perimeter chase space below 5'-0" (corrected unit: total 6-17-2015)

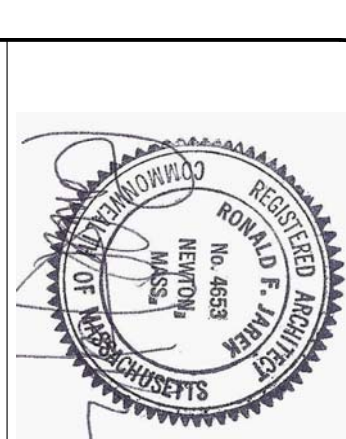
### LEGEND

- (H) = HEAT DETECTOR
- (CO) = CARBON MONOXIDE DETECTOR
- (S) = SMOKE DETECTOR
- (C/S) = COMBO DETECTOR

- 1" = NEW OR EXISTING DOORS @ EITHER 1.5", 2.25", 2.5", 2.66", 3" X 6.66"
- ▬ = NEW 2x4 NON-LOAD BEARING PARTITION
- ▬▬▬ = EXISTING PARTITIONS TO REMAIN
- ▬▬▬ = OUT GERING OR NON-LOAD BEARING WALL TO BE REMOVED
- VF = VEERY IN FIELD

NOTE -- CURRENTLY INSTALLED WINDOWS MEET ESCOPE AND RESOCE OPENING REQUIREMENTS ELECTRICAL, SWITCHING AND OUTLETS ARE DESIGN BASED. 0819 0501 0151 WORK UNFINISHED

# Special Permit Approval Set 6/15/15



### NOTES, FAR & MATERIALS

143 LINCOLN STREET  
NEWTON HIGHLANDS, MA 02461

PROJECT: ADDITIONS & ALTERATIONS  
2 FAMILY RESIDENCE - 143 LINCOLN STREET,  
NEWTON HIGHLANDS, MA 02461

CLIENT: ARMAN CHITCHIAN  
79 BRANDEIS ROAD  
NEWTON CENTER, MA 02459

Ronald F. Jarek, Architect

487 Watertown Street  
Newtonville, MA 02460

DATE:	APPROVED BY:	SCALE:	AS SHOWN
06/15/15	RJ	N/A	
06/20/14			
06/20/14			
06/20/14			

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