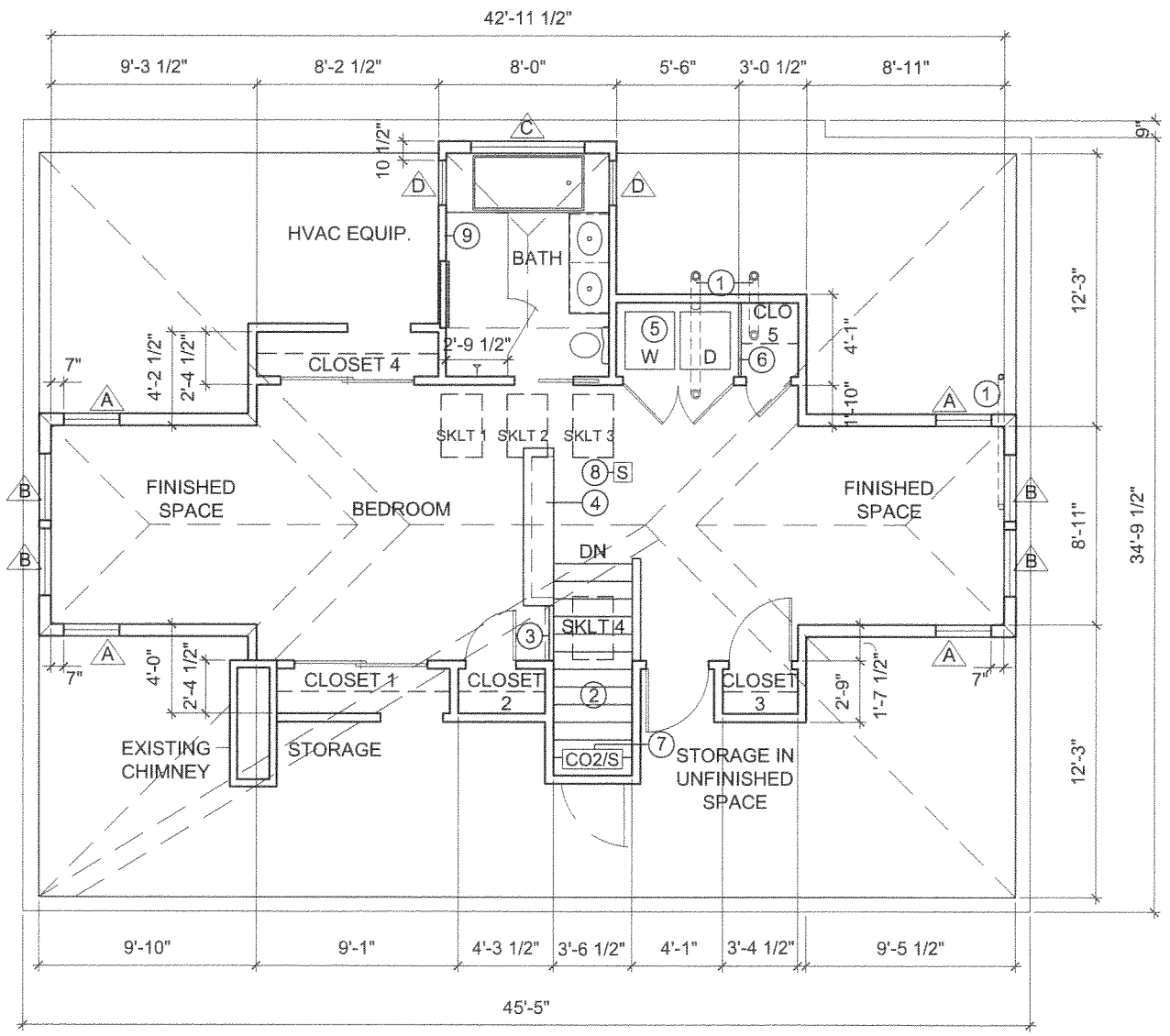
LEGEND:

1. RELOCATE EXISTING VENT PIPES.
2. EXIST. STAIR DOWN TO 2ND. FLOOR.
3. 4 FT HIGH GLASS WALL.
4. 6 FT HIGH FREE-STANDING DOUBLE-SIDED STORAGE. SEE DWG. S-1 FOR DETAIL.
5. CEILING IN LAUNDRY CLOSET & CLOSET 5 TO FOLLOW ROOF SLOPE. BACK WALL IS APPROX. 46" HIGH.
6. INSTALL 2X PAINTED WOOD PARTITION BETWEEN LAUNDRY CLOSET & CLOSET 5.
7. INSTALL COMBINATION DETECTOR (PHOTOELECTRIC SMOKE AND CARBON MONOXIDE DETECTOR) ABOVE BEDROOM DOOR.
   CO2/S = SMOKE & CO2 DETECTOR DEVICE
8. INSTALL PHOTOELECTRIC SMOKE DETECTOR AT CEILING IN LOCATION SHOWN.
   S = SMOKE DETECTOR DEVICE
9. TOWEL HOOKS LOCATION.

* ALL NEW WINDOWS TO BE WOOD. LOW-E & U-VALUE LESS THAN 0.33:
  - A AWNING 2'-6" W X 2'-6" H
  - B DOUBLE-HUNG 3'-0" W X 4'-0" H
  - C PICTURE WINDOW 5'-7"W X 3'-6"H. INSTALL IN EXISTING OPENING.
  - D AWNING 2'-0" W X 2'-0" H. INSTALL AT SAME HEAD HT AS WINDOW C
* COORDINATE W/OWNER FOR AMOUNT OF SHELVES AND/OR CLOTH POLES IN ALL CLOSETS.
* COORDINATE LENGTH OF SHOWER W/ TUB DIMENSIONS SELECTED BY OWNER. INSTALL LINEAR DRAIN IN SHOWER.



NOTES:

NOTE 1: REFER TO DRAWING S-1 FOR STRUCTURAL SCOPE
NOTE 2: ALL NEW EXTERIOR WALLS TO BE 2X6
NOTE 3: RE: INSULATION:
-USE BLOW-IN LOOSE FILL INSULATION FOR WALLS AND ROOF RAFTERS. IF NECESSARY, AND TO ACHIEVE REQUIRED R-VALUE, CONTRACTOR TO INCREASE EXISTING INTERIOR CEILING JOIST HEIGHT BY USING ADDITIONAL BOARDS.
-CONTRACTOR TO INSULATE BETWEEN THE STUDS AND RAFTERS OF EXTERIOR WALLS AND ROOF & BETWEEN THE STUDS OF KNEE WALLS.
-EXISTING FRAMING MUST BE FILLED WITH INSULATION WITH AN R-VALUE OF 3.5.

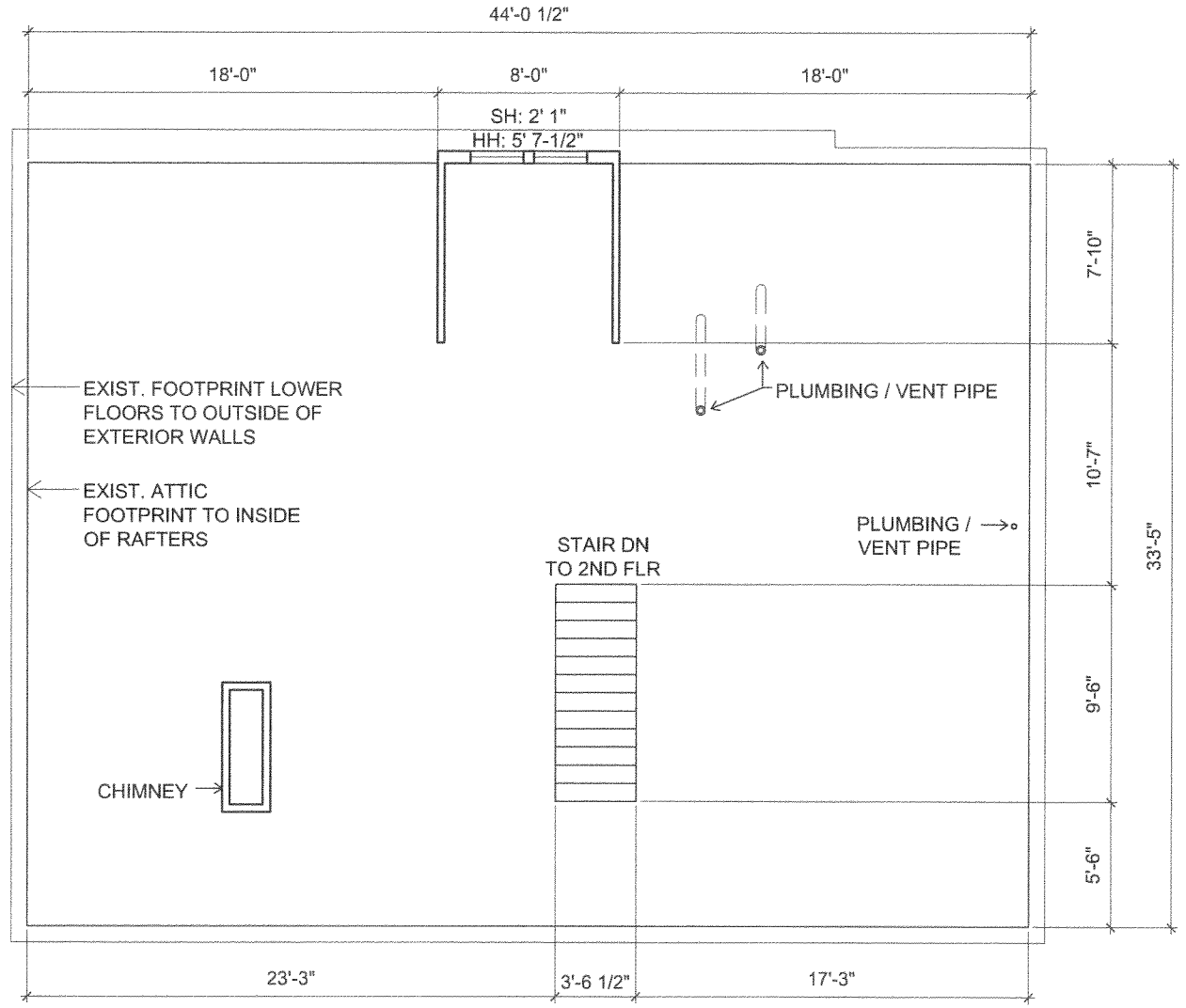
USE CLOSED CELL INSULATION FOR:
- NEW WALLS BETWEEN FINISHED/UNFINISHED SPACE TO ACHIEVE AN R-VALUE= 21
- ATTIC ROOF TO ACHIEVE AN R-VALUE= 38

DOOR SCHEDULE:

- CLOSETS 1&4:
  SLIDING DOORS 6'-0"Wx6'-0"H
- CLOSET 2:
  SINGLE SWING DOOR 2'-3"Wx6'-0"H
- CLOSET 3:
  SINGLE SWING DOOR 2'-10"Wx6'-0"H
- CLOSET 5:
  SINGLE SWING DOOR 2'-0"Wx6'-0"H
- BATHROOM DOOR:
  POCKET DOOR 2'-8"Wx6'-0"H
- LAUNDRY CLOSET:
  DOUBLE DOOR 5'-0"Wx6'-0'H

* GC TO CONFIRM CEILING HEIGHTS PRIOR TO ORDERING DOORS.

PROPOSED ATTIC PLAN



EXISTING ATTIC PLAN

ingrid.núñez
design.create
ingrid@indesigncreate.com

RENOVATIONS TO:
47 LEWIS STREET
NEWTON, MA

06.05.18

SCALE:1/8"=1'-0"

ATTIC
FLOOR PLANS

A-1

PROPOSED SIDE ELEVATION 1
LEFT SIDE- HOLLAND STREET

EXISTING SIDE ELEVATION 1
LEFT SIDE - HOLLAND STREET

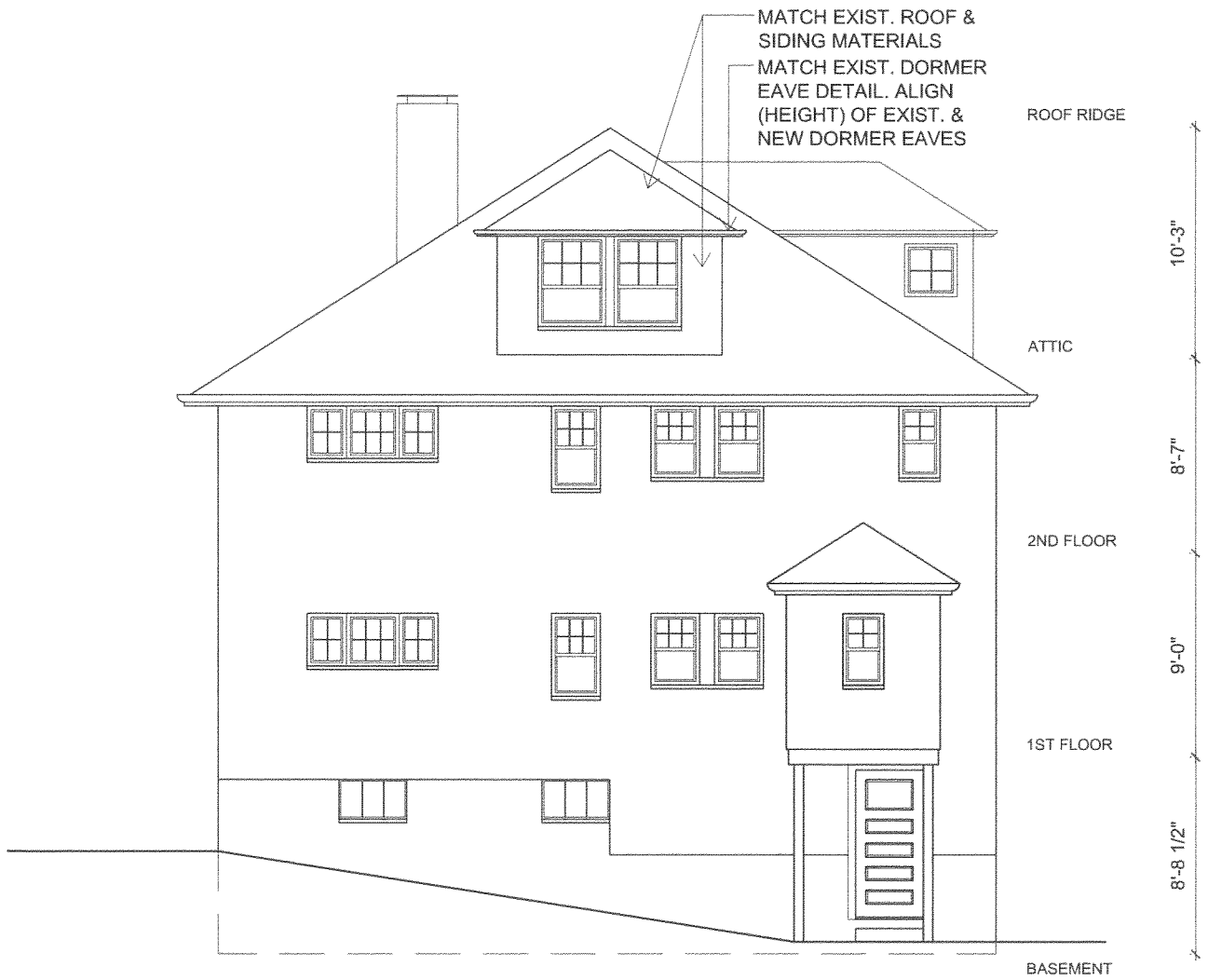
NOTE: EXISTING FRONT AND REAR ELEVATIONS ARE NOT ALTERED BY NEW CONSTRUCTION.

A-2

ingrid.núñez
design.create
ingrid@indesigncreate.com

RENOVATIONS TO:
47 LEWIS STREET
NEWTON, MA
SCALE:1/8"=1'-0"
06.05.18

EXTERIOR
ELEVATIONS



PROPOSED SIDE ELEVATION 2
RIGHT SIDE

EXISTING SIDE ELEVATION 2
RIGHT SIDE

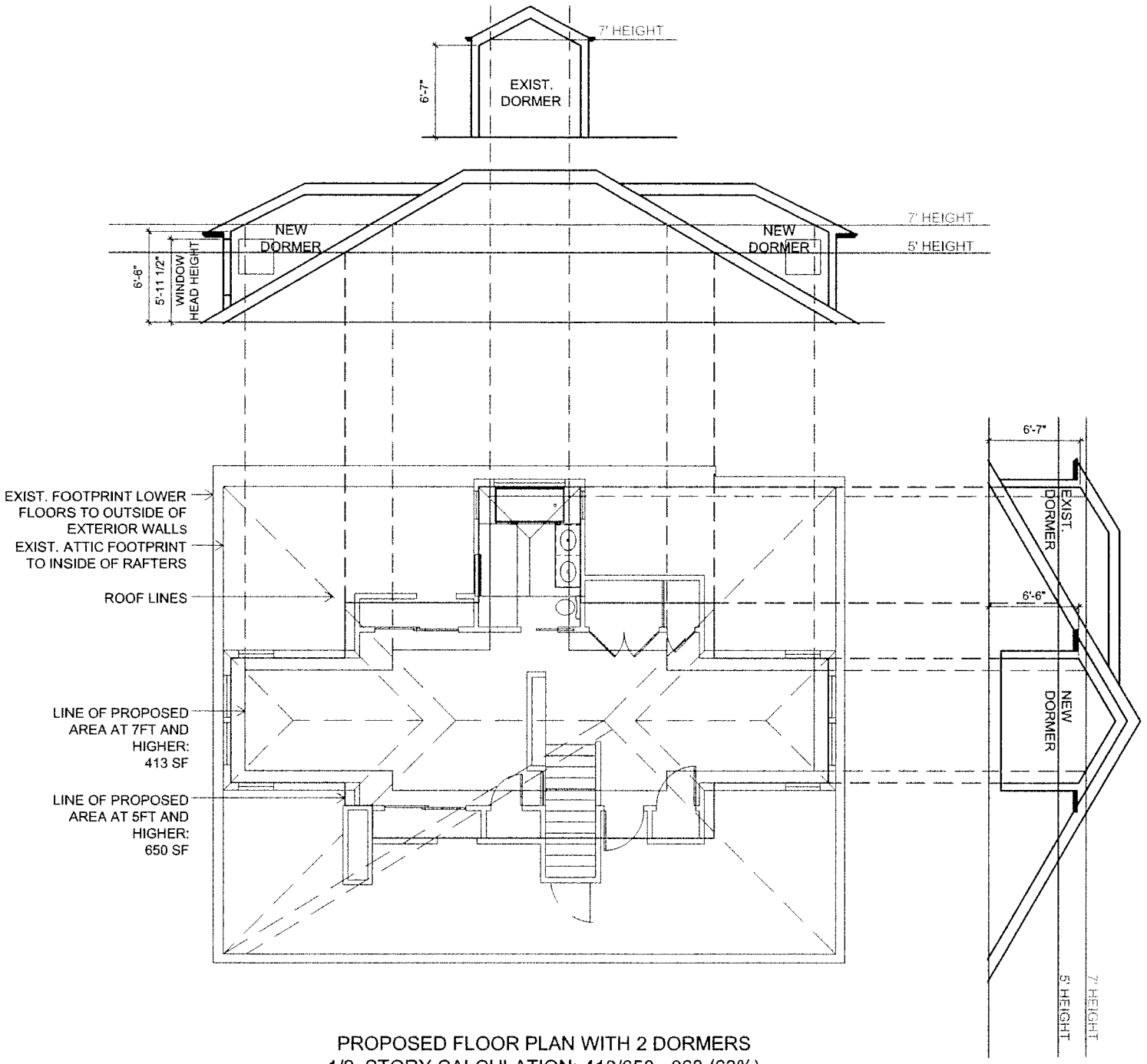
NOTE: EXISTING FRONT AND REAR ELEVATIONS ARE NOT ALTERED BY NEW CONSTRUCTION.

A-3

ingrid.núñez
design.create
ingrid@indesigncreate.com

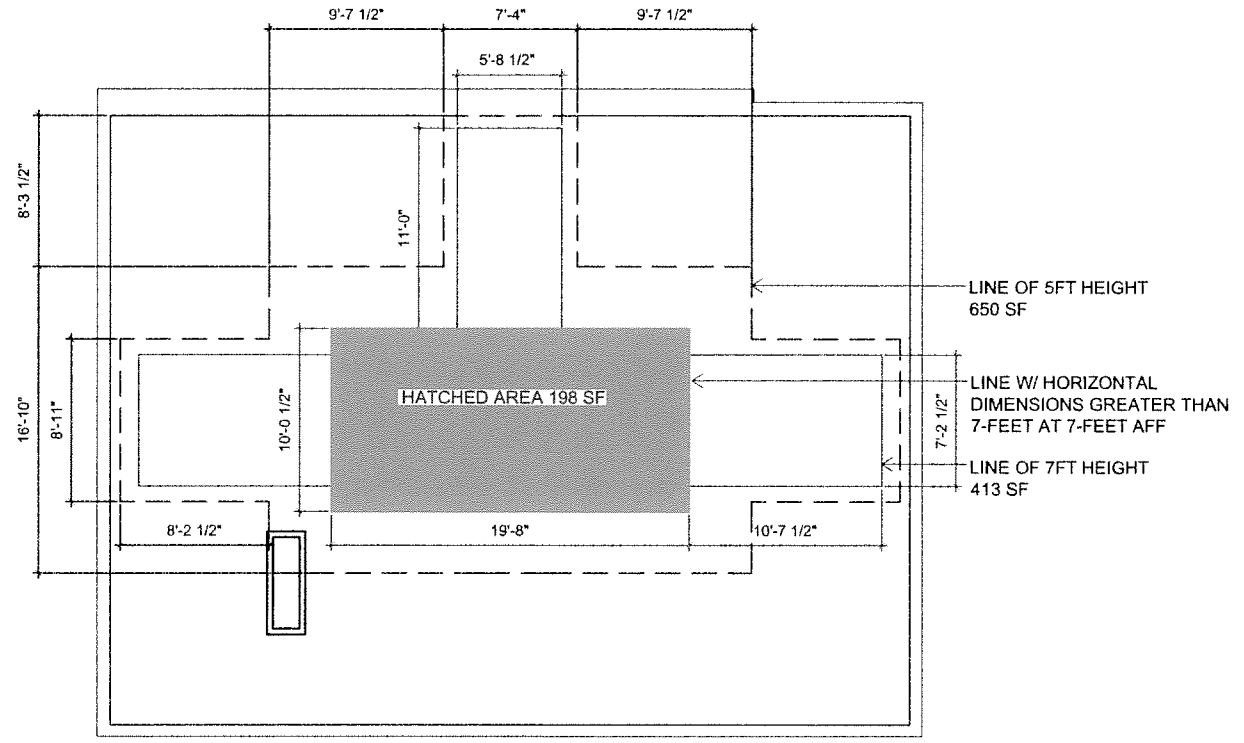
RENOVATIONS TO:
47 LEWIS STREET
NEWTON, MA
SCALE:1/8"=1'-0"
06.05.18

EXTERIOR
ELEVATIONS



PROPOSED FLOOR PLAN WITH 2 DORMERS
1/2 STORY CALCULATION: 413/650=.063 (63%)

NOTE: SEE SHEET A-1 FOR
DIMENSIONED DRAWINGS



HATCHED AREA SHOWN HAS HORIZONTAL DIMENSIONS
GREATER THAN 7-FEET AND AREA GREATER THAN 70 SF
REQUIRED FOR A HABITABLE ROOM
(SEE SECTION R304 OF 2009 INTERNATIONAL RESIDENTIAL CODE)

HABITABLE ROOM

ingrid.núñez
design.create
ingrid@indesigncreate.com

RENOVATIONS TO:
47 LEWIS STREET
NEWTON, MA

06.05.18

SCALE:3/32"=1'-0"

1

1/2 STORY
CALCULATION

1/2 STORY CALCULATION

RENOVATIONS TO:

47 LEWIS STREET

NEWTON, MA

SCALE:3/32"=1'-0"

06.05.18

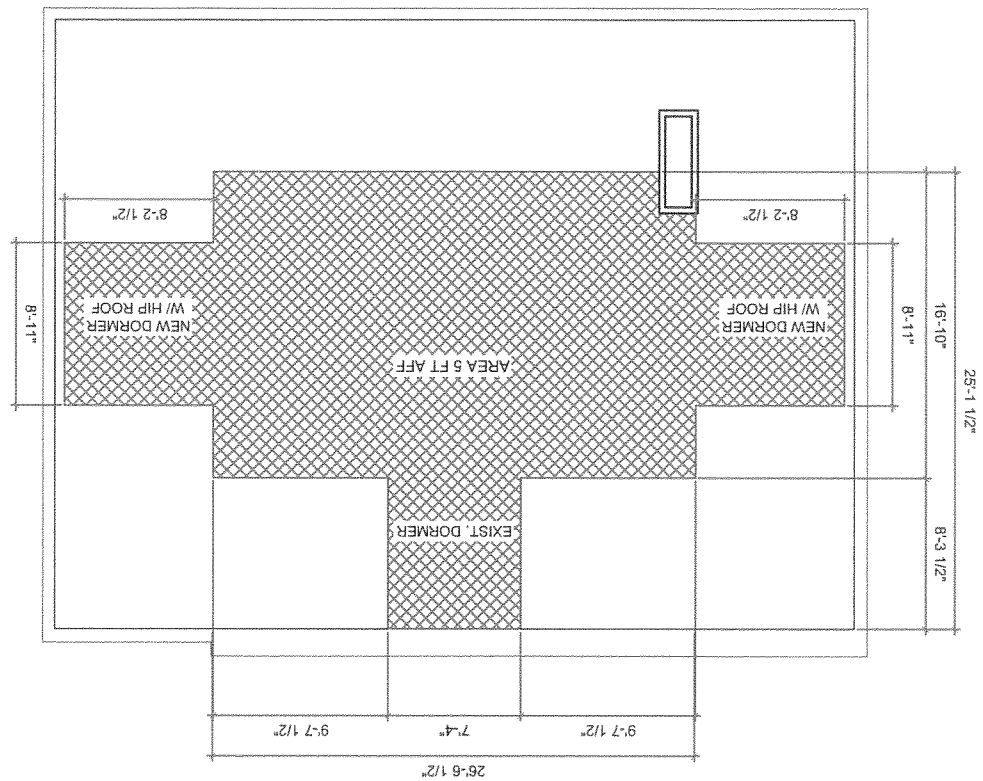
ingrid.nuñez
design.create
ingrid@indesigncreate.com

2

DIMENSIONS FOR THE AREA AT 5-FEET ABOVE FINISHED FLOOR
AREA AT 5-FEET AFF= 650 SF

1/2 STORY CALCULATION
PROPOSED

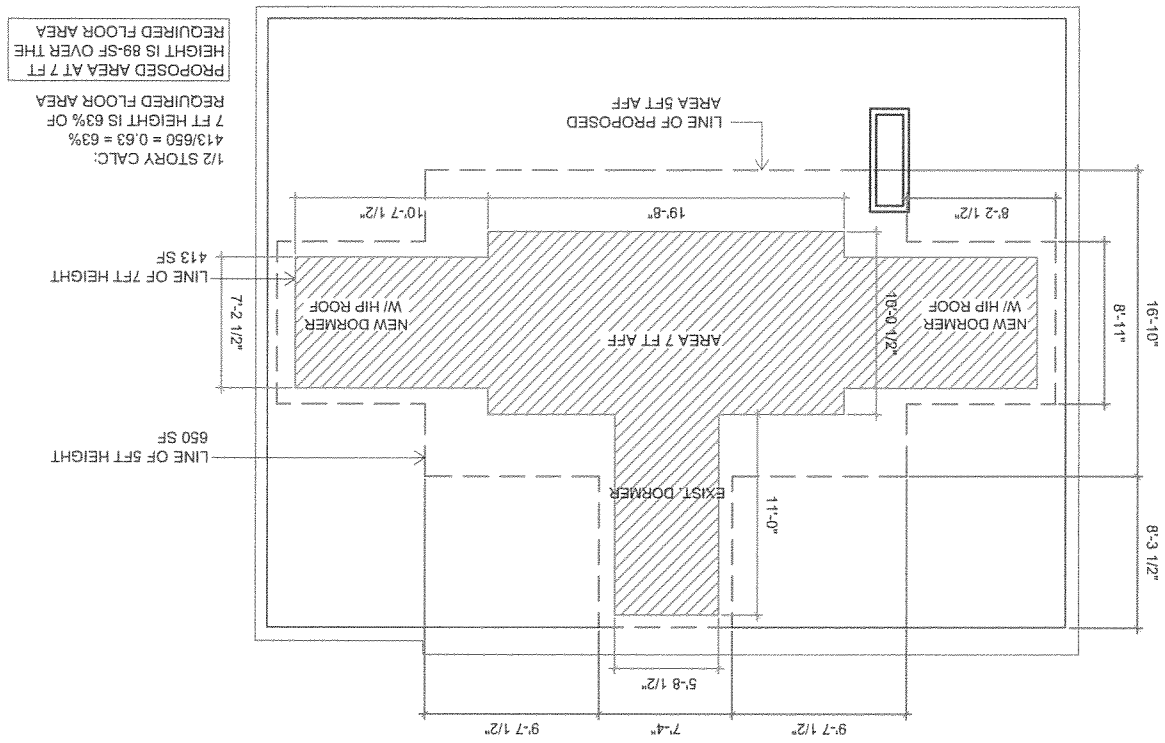
NOTE: SEE SHEET A-1 FOR DIMENSIONED DRAWINGS



DIMENSIONS FOR THE AREA AT 7-FEET ABOVE FINISHED FLOOR
AREA AT 7-FEET AFF= 413 SF (63% OF REQUIRED FLOOR AREA)

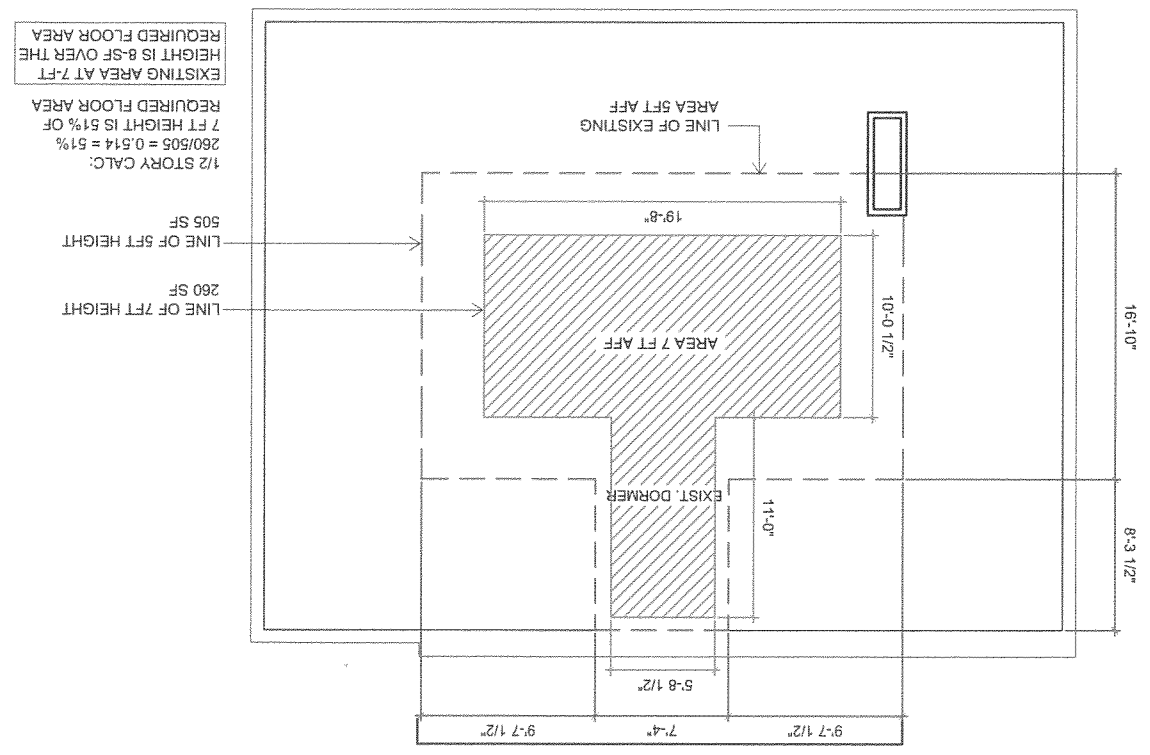
1/2 STORY CALCULATION
PROPOSED

NOTE: SEE SHEET A-1 FOR DIMENSIONED DRAWINGS



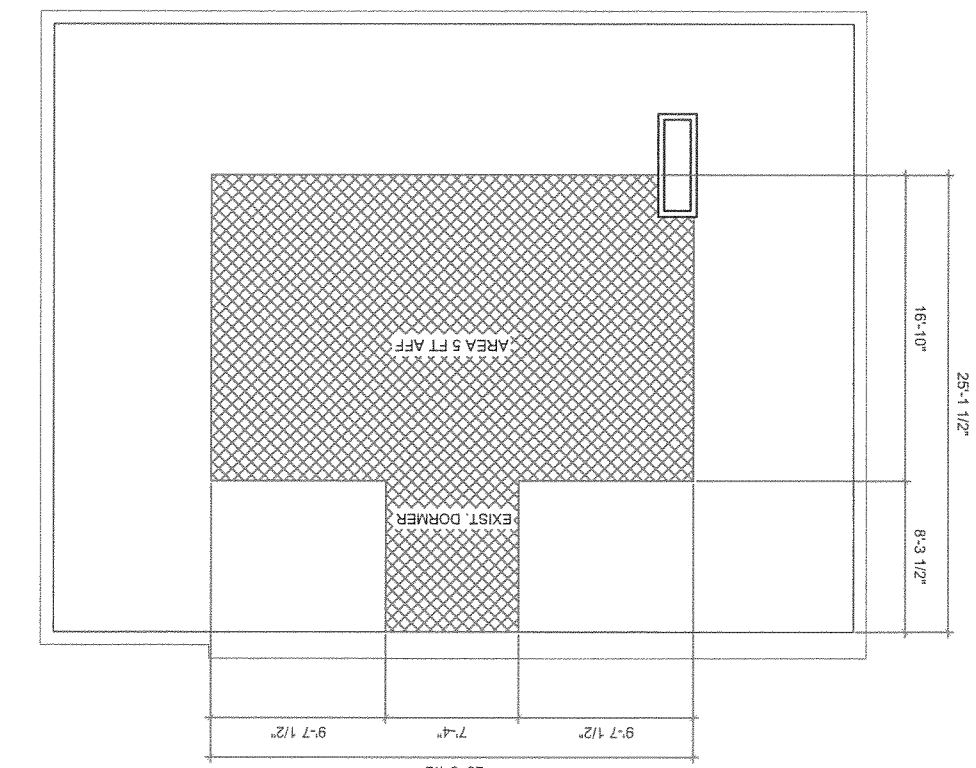
DIMENSIONS FOR THE AREA AT 7-FEET ABOVE FINISHED FLOOR
AREA AT 7-FEET AFF= 260 SF (51% OF REQUIRED FLOOR AREA)

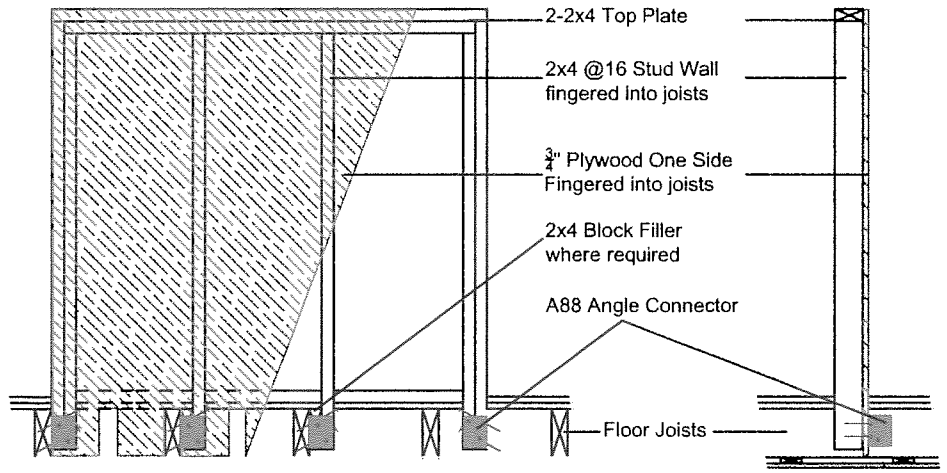
1/2 STORY CALCULATION
EXISTING



DIMENSIONS FOR THE AREA AT 5-FEET ABOVE FINISHED FLOOR
AREA AT 5-FEET AFF= 505 SF

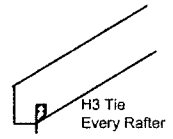
1/2 STORY CALCULATION
EXISTING



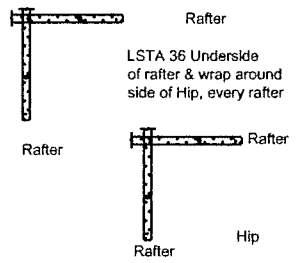


Half Wall Section and Detail

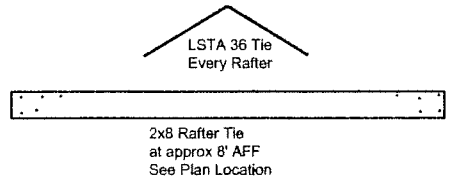
$\frac{1}{2}$" = 1'-0"



Existing Wall Plate Section

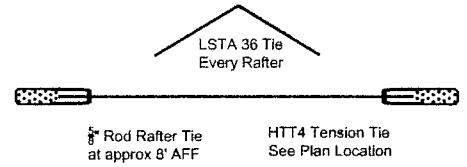


Hip/Rafter Connection Plan View

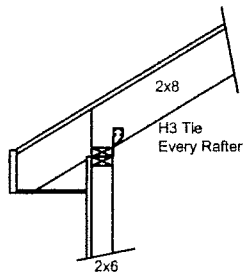


Ridge Section

OR



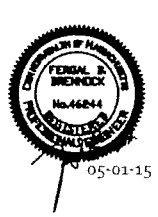
Ridge Section



New Dormer Wall Rafter Section

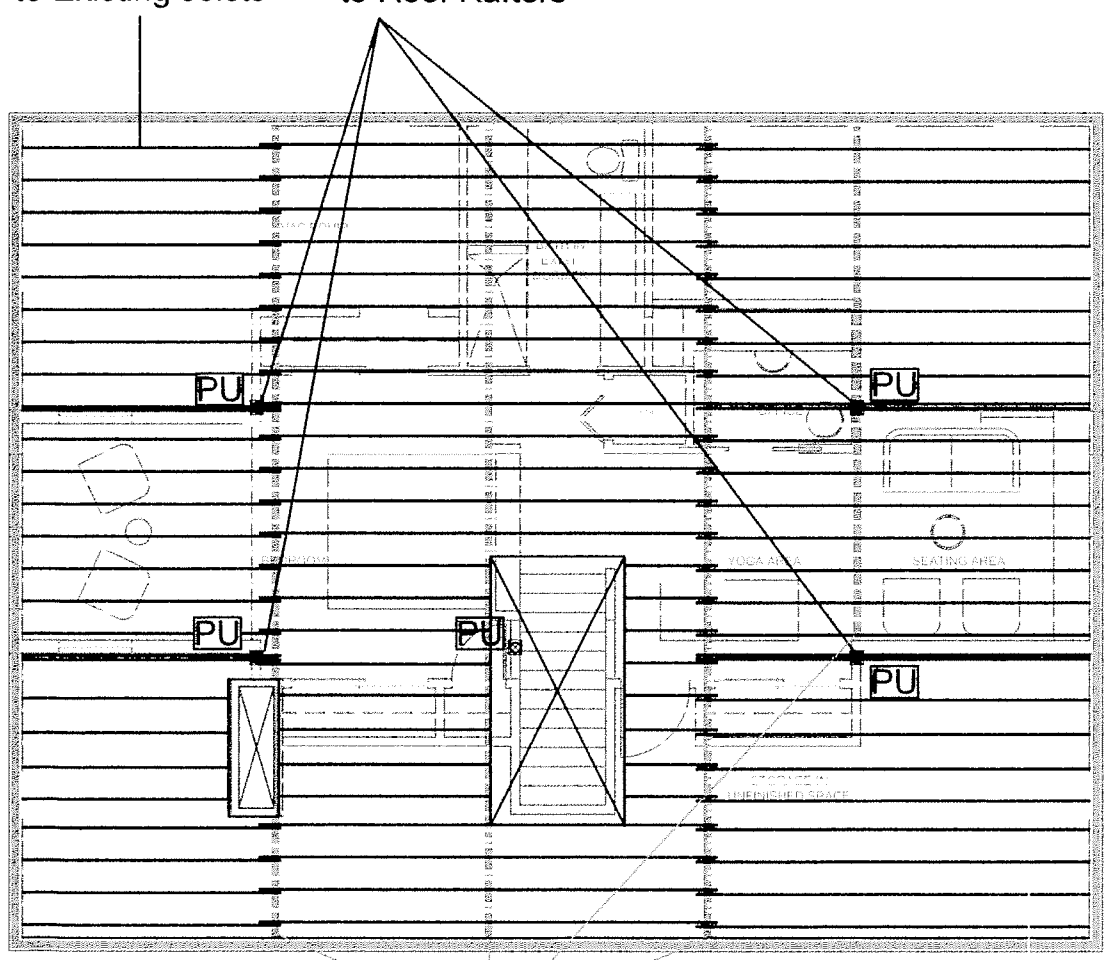
Connection Details

nts



New 2x6 Joists in between or sistered to Existing Joists

2-2x6 Joists at (4) Post Up Locations to Roof Rafters



Load Bearing to Foundation

Attic Floor Framing Plan

$\frac{1}{8}$" = 1'-0"

New 2x8 Rafters @16 at Dormers (2) with 2x12 ridge and hip. 2x10 layover on Flat at Existing Roof, 2-2x8 rafters at each side of dormer

New 2-2x8 Rafters at Skylights top plate to ridge, typical of (4)

PD/PU 4x4

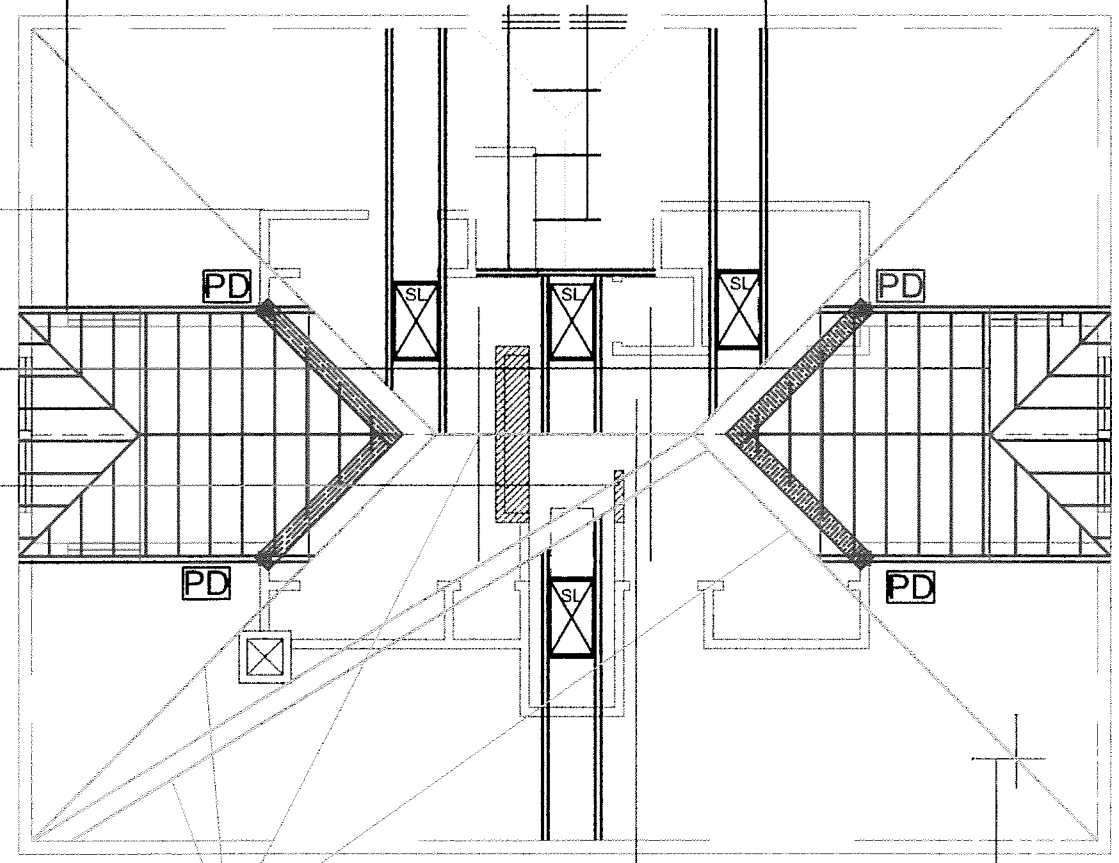
New 2-2x8 Header

2x8 Ties

Interior partition walls non-structural

Rafter Ties 2x8 or $\frac{5}{8}$" Steel Rod See Detail

Hall Walls See Detail



LSTA 36 Strap typ. all rafters

Hip/Ridge Existing Rafters

Roof Framing Plan

$\frac{1}{8}$" = 1'-0"

S-1

ingrid.núñez
design.create
ingrid@indesigncreate.com

RENOVATIONS TO:
47 LEWIS STREET
NEWTON, MA

05.27.15

SCALE: 1/8"=1'-0"

ATTIC STRUCTURAL PLAN