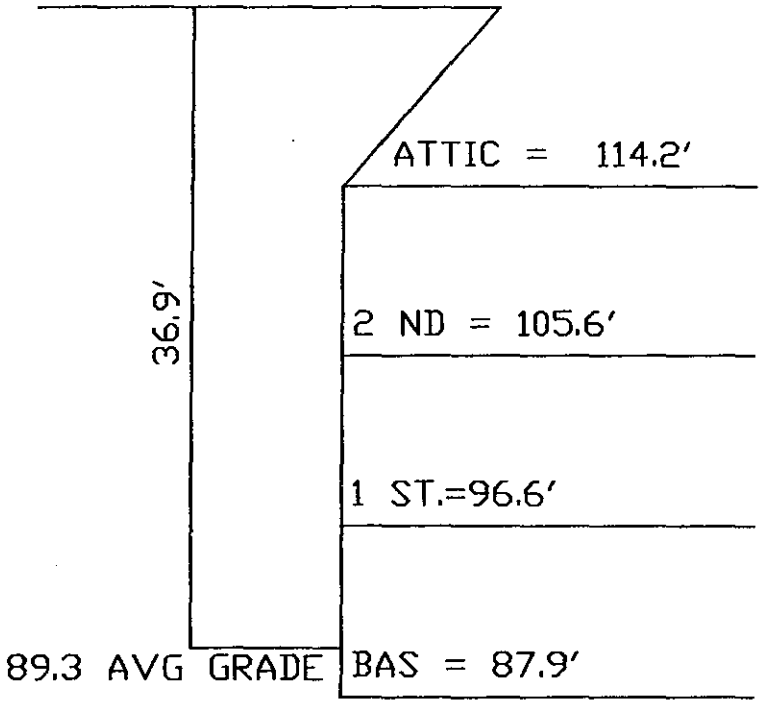


PEAK = 126.2

SPOT GRADE 92X0

- (94.3 + 92.9)/2 X 36.5 = 3416.4
- (92.9 + 92.6) /2 X 10 = 927.5
- (90.3 + 84.7)/2 X 25 = 2187.5
- (84.7 + 88) /2 X 46.5 = 4015.2
- (89.1 + 92) /2 X 35 = 3169.2
- (92.8 + 94.3) /2 X 10 = 935.5
- 14561.3/164 = 89.3 AVG GRADE



NOTE:

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED FROM AN ACTUAL ON THE GROUND INSTRUMENT SURVEY.

PLOT PLAN OF LAND  
IN  
NEWTON, MA

PREPARED BY:  
PJF & ASSOCIATES  
4 HIGHLAND AVE WAKEFIELD, MA  
PAUL J. FINOCCHIO-P.L.S.  
(781)246-5426

SCALE: 1" = 20'

DEED REF.: BK.59106 PG 258

DATE: OCTOBER 30, 2013

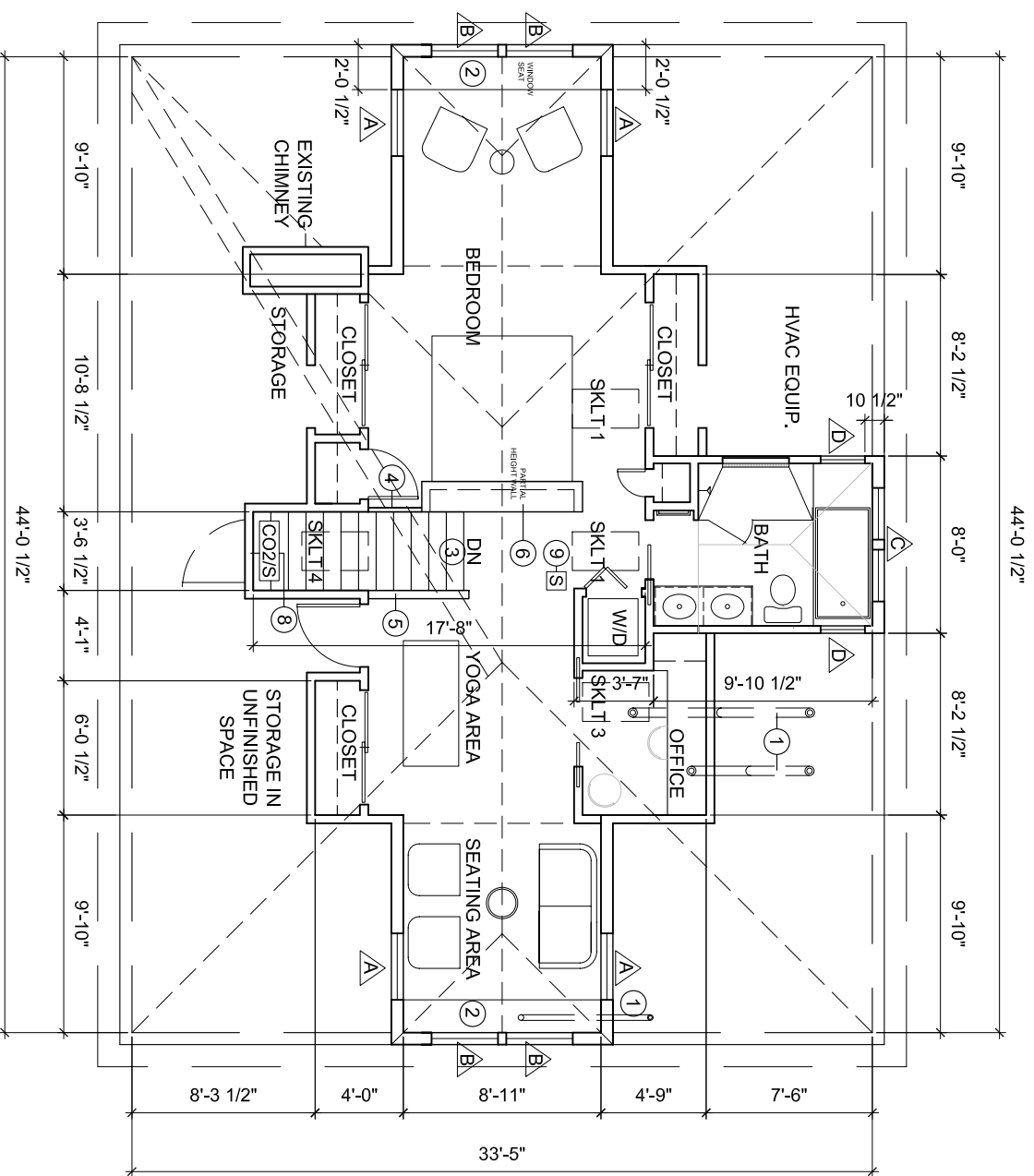
FILE No.: 6493A

PAUL J. FINOCCHIO P.L.S. No.36115 DATE



LEGEND:

- ① RELOCATE EXISTING VENT PIPES.
- ② WINDOW SEAT CREATED TO RUN HVAC PIPES.
- ③ EXIST. STAIR DOWN TO 2ND FLOOR.
- ④ 4 FT HIGH GLASS WALL.
- ⑤ 4 FT HIGH GWB WALL.
- ⑥ 6 FT HIGH FREE-STANDING DOUBLE-SIDED STORAGE. SEE DWG. S-1 FOR DETAIL.
- ⑦ ALL NEW WINDOWS TO BE WOOD. LOW-E & U-VALUE LESS THAN 0.33:
- ⑧ INSTALL COMINATION DETECTOR (PHOTOELECTRIC SMOKE AND CARBON MONOXIDE DETECTOR) ABOVE BEDROOM DOOR.
- ⑨ INSTALL PHOTOELECTRIC SMOKE DETECTOR AT CEILING IN LOCATION SHOWN.
- △ DOUBLE-HUNG 3'-0" W X 2'-6" H
- △ DOUBLE-HUNG 3'-0" W X 4'-0" H
- △ REPLACE EXIST. DOUBLE-HUNG WINDOWS W/NEW. DIMENSIONS TO BE V.I.F.
- △ AWNING 2'-0" W X 2'-0" H



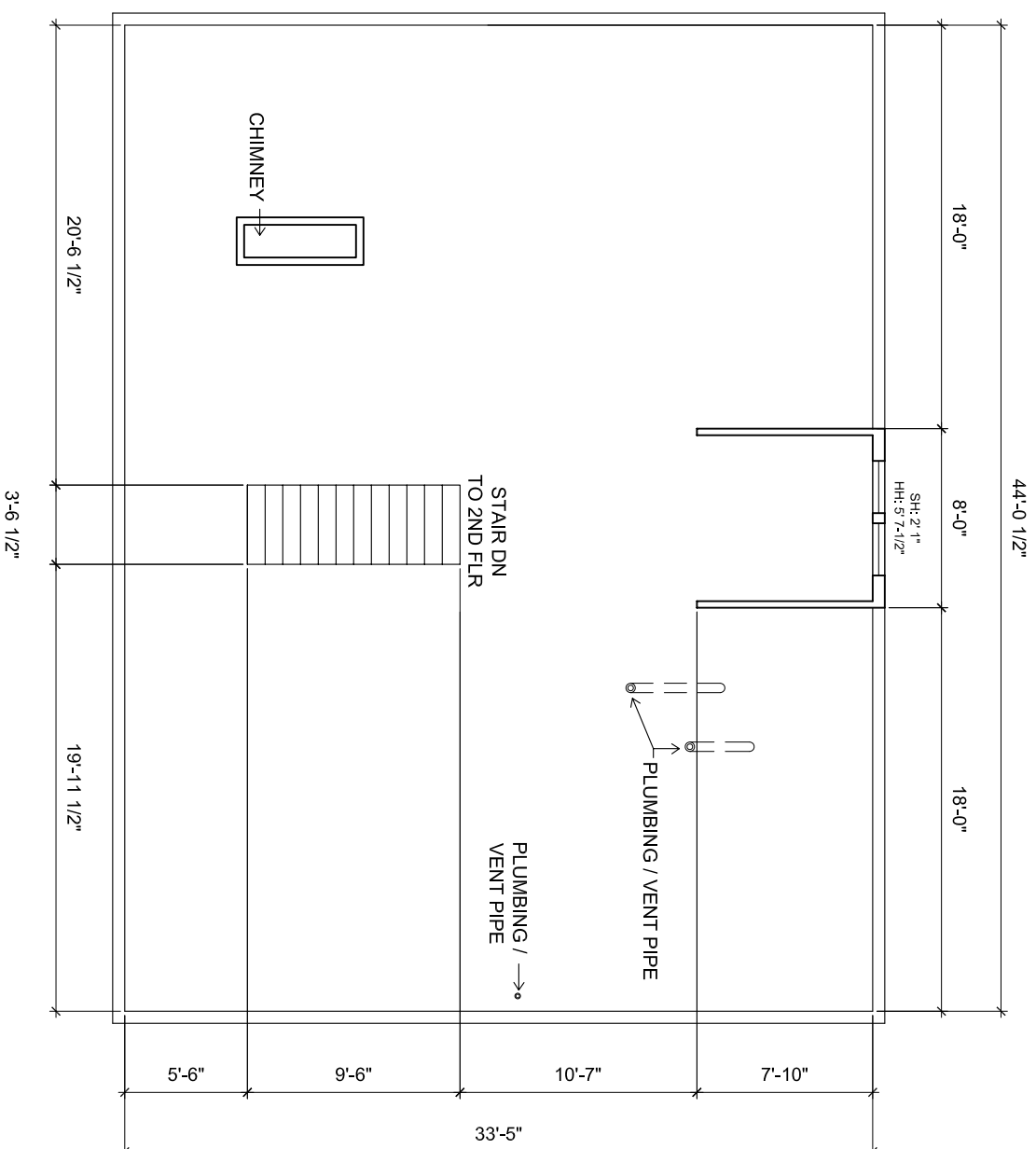
NOTES:

- NOTE 1: REFER TO DRAWING S-1 FOR STRUCTURAL SCOPE
- NOTE 2: ALL NEW 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.  
INSULATION FOR NEW WALLS BETWEEN FINISHED/UNFINISHED SPACE MUST HAVE AN R-VALUE=21

PROPOSED ATTIC PLAN



EXISTING ATTIC PLAN

ATTIC FLOOR PLANS

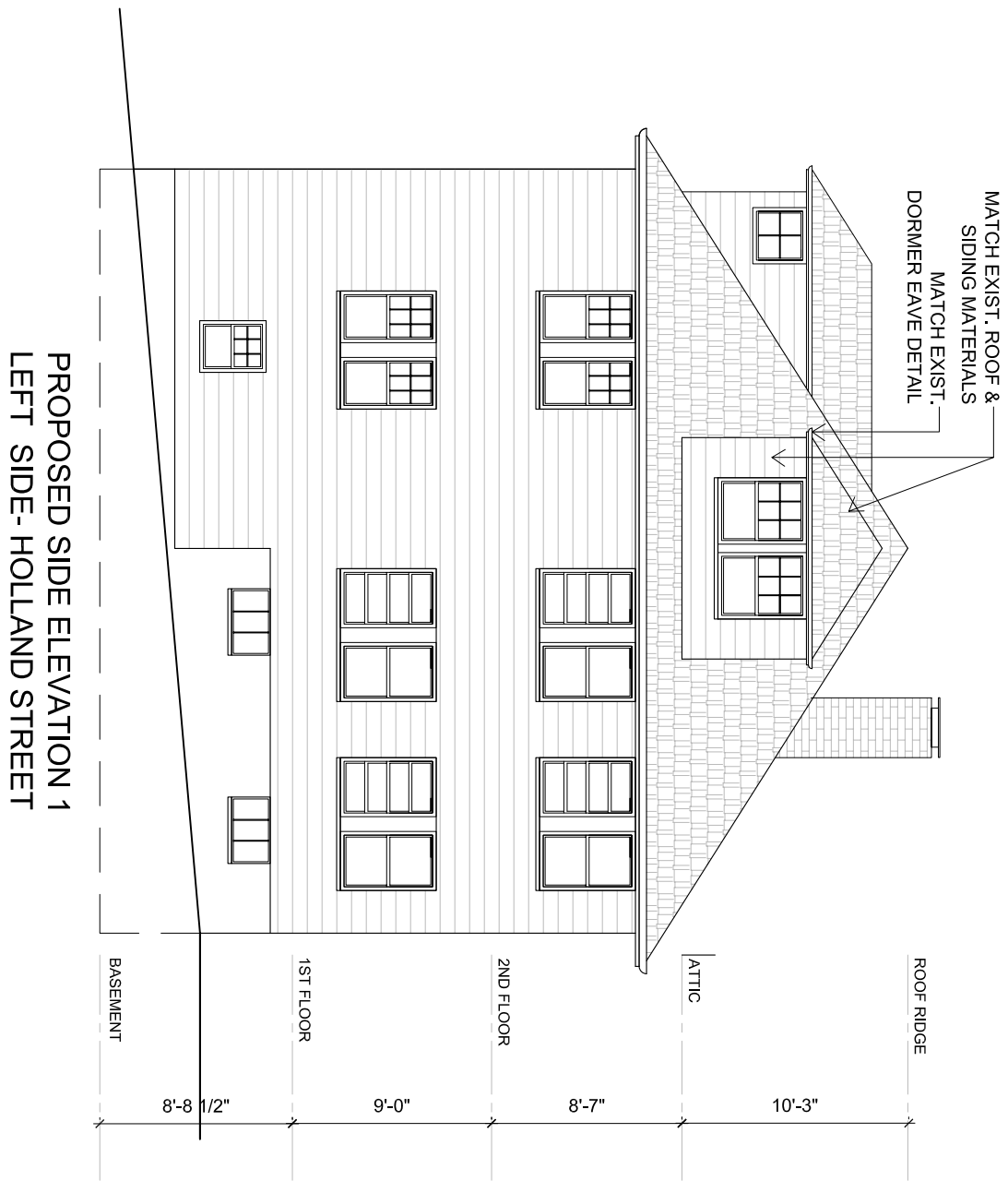
RENOVATIONS TO:  
**47 LEWIS STREET**  
NEWTON, MA

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

06.01.15



**A-1**



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

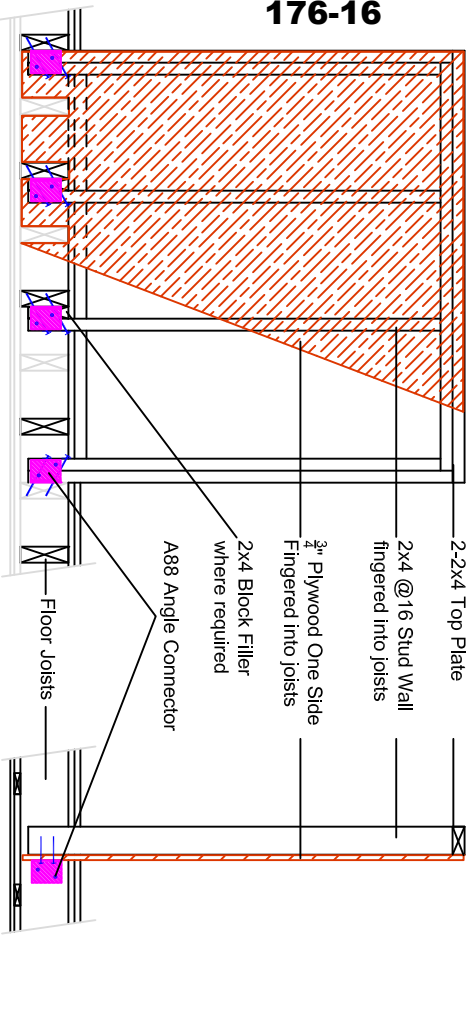


NOTE: EXISTING FRONT AND REAR ELEVATIONS ARE NOT ALTERED BY NEW CONSTRUCTION.

EXTERIOR ELEVATIONS

RENOVATIONS TO:  
**47 LEWIS STREET**  
NEWTON, MA  
SCALE: 1/8"=1'-0" 06.01.15



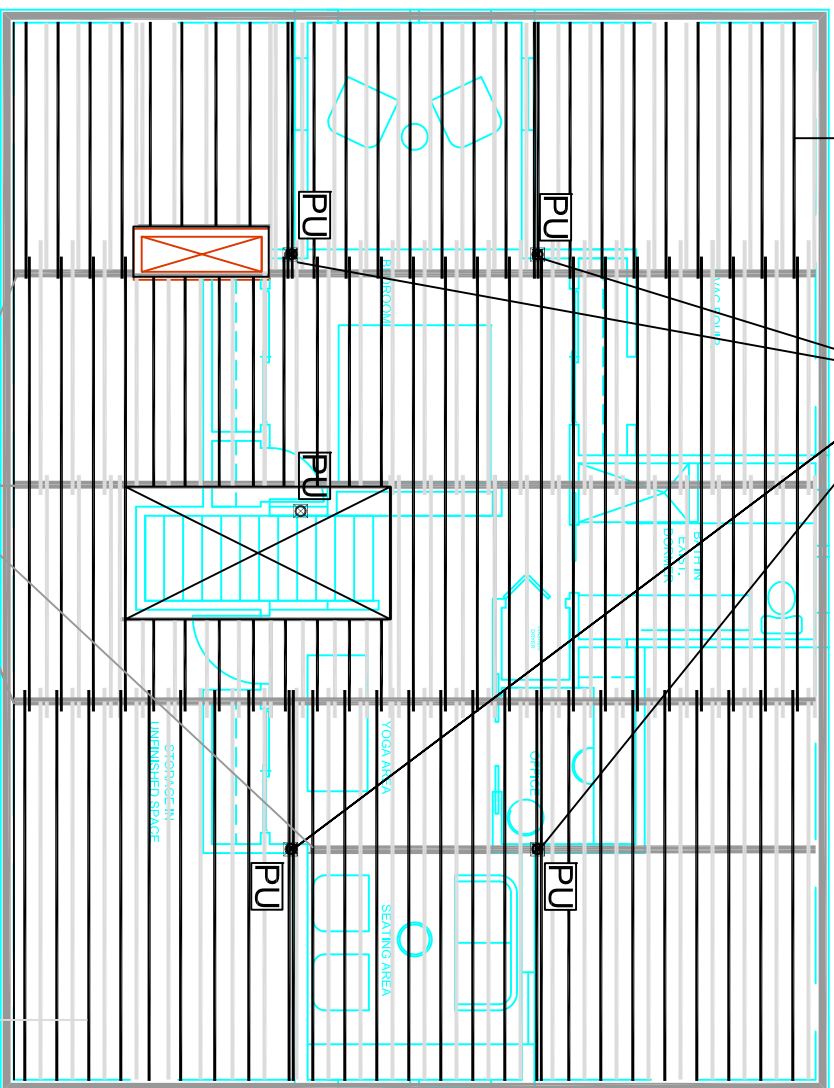


**Half Wall Section and Detail**

1/2" = 1'-0"

New 2x6 Joists in between or sistered to Existing Joists

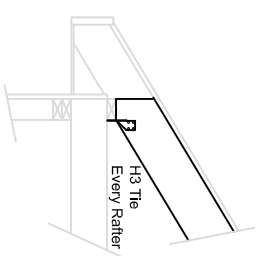
2-2x6 Joists at (4) Post Up Locations to Roof Rafter



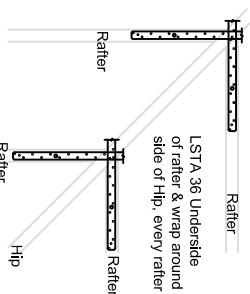
Load Bearing to Foundation 2x6@16 Existing Joists

**Attic Floor Framing Plan**

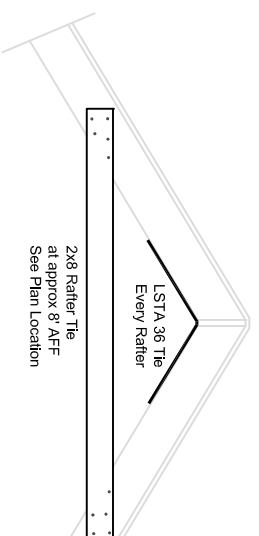
1/8" = 1'-0"



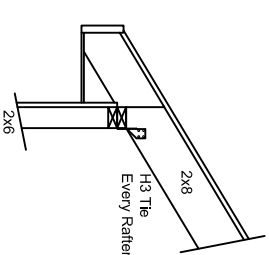
**Existing Wall Plate Section**



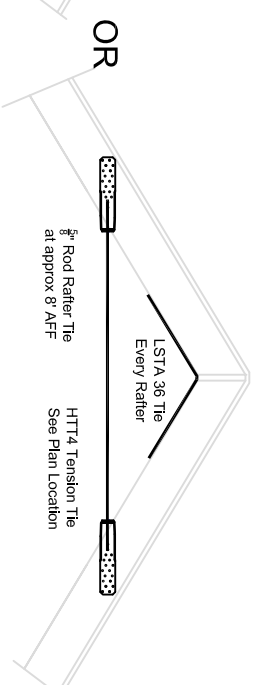
**Hip/Rafter Connection Plan View**



**Ridge Section**



**New Dormer Wall Rafter Section**



**Ridge Section**

**Connection Details**

nts

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

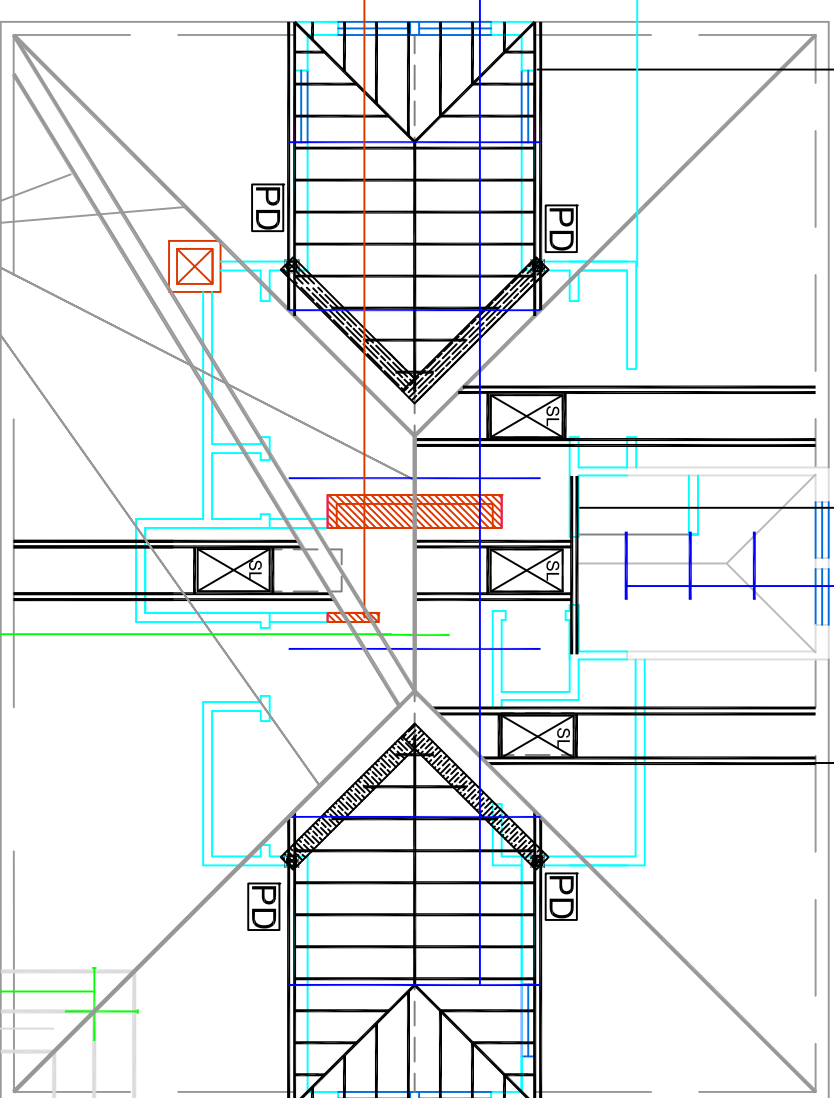
New 2-2x8 Header 2x8 Ties

2x8 Ties

PD/PU 4x4



Interior partition walls non-structural  
Rafter Ties 2x8 or 5" Steel Rod See Detail  
Hall Walls See Detail



Hip/Ridge Existing Rafters

True 2x7.75@20 Existing Rafters Typical

LSTA 36 Strap typ. all rafters

**Roof Framing Plan**

1/8" = 1'-0"

RENOVATIONS TO:  
**47 LEWIS STREET**  
NEWTON, MA

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

05.27.15



**S-1**

**ATTIC STRUCTURAL PLAN**